

1 STRATHMORE ROAD

Life Science Micro-Cluster | Natick, MA

Lab/Office for Sublease

10,201 SF



FOR SALE OR LEASE:

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Lincoln

Lincoln Property Company

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Life Science Micro Cluster / Natick, MA 01760

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Building Highlights

10,201 SF

Available Space for Sublease

Available Immediately

Sublease Available in Stand-Alone Building

Term through December '28

Sublease term through 12/31/2028

Building Specs

Robust HVAC | Electrical | 20+ Fume Hoods
NMR Suite | Significant benches/casework

Power

480 Volts can be made available

Opportunity Available

Ownership will entertain a Direct Lease



LIFE SCIENCE MICRO-CLUSTER



Floor Plan

10,201 SF

Lab/Office



- Lab
- Office

Building Specifications

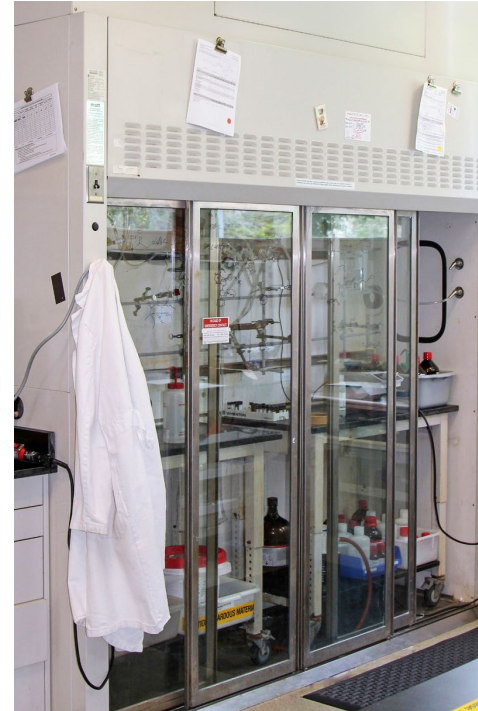
Total Building Area	10,201 SF
Laboratory Type	Chemistry Laboratories
Built / Reno	Constructed in 1960; Main Lab renovated 2002
Control Areas	Whole building control area plus solvent storage room
Exterior Storage	Exterior detached chemical/waste storage shed
Loading	6'Wx12'H overhead door at grade
Building Electric Service	1,200A @ 120/208V
Electric Capacity	42W/SF
100% Outside Make-Up Air	RTU 1: 17,000 CFM O.A. RTU 3: 7,200 CFM 100 %O.A., est. air flows (2) Small standard office units – all units have gas heat
Exhaust Fans	(13) exhaust fan estimated at 25,000 CFM
CFM/RSF Total Leased Area	2.4 CFM/RSF
Water	2" diameter domestic service
Fire Protection	6" diameter service
Natural Gas	Yes, single meter
Slab	14'-9"
Clear Height	11'-8"
Structural	Steel and composite concrete deck
Roof	Fully sprinkled



Building Specifications

Laboratory Amenities

Protected Hot & Cold Water	Yes
TEPID Water	Mixing valve, HW heater, EW at lab sinks, emergency showers, laboratory waste system
Nitrogen (N2)	From 3 Strathmore Road N2 generator
Solvent Storage Room	Surface mtd XP light fixtures, vented Flam cabinets Laboratory Casework Metal casework, epoxytops
Laboratory Casework	Metal casework, epoxytops
Fume Hoods	Main Lab 1: (9) 6' CFH, (2) 8' CFH, (1) 8' Walk-in CFHN2 & CA services PCHW via local chillers Lab 2: (1) 6' CFH, (1) 8' CFH Lab 3: (1) 8' CFH, (1) 8' Walk-in CFH Lab 4: (2) 5' CFH Lab 5: (1) 6' CFH, (1) 8' Walk-in CFH (Hydrogenation lab) Lab 6: (1) 4' CFH Lab 7: (4) 5' CFH NMR SUITE Interior dedicated re-circ. room cooling unit



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Additional Photos



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