

±50,000 RSF AVAILABLE FOR LEASE | SUBDIVIDABLE



ONE
INNOVATION DRIVE
WORCESTER, MA

ONE INNOVATION DRIVE WORCESTER, MA

One Innovation Drive at UMass Medicine Science Park is one of the nation's leading centers for biotechnology research and production, providing a nurturing environment for companies during all stages of growth.

Ranging from start-up incubator space to full-building headquarters, the five-building park accommodates a variety of quality laboratory tenants within an extraordinary 10-acre campus setting.

The nearly 470,000-square-foot park is home to dozens of biotechnology companies, as well as several non-profit and academic institutions.

**±50,000 SF OFFICE / LAB BUILDING | SUBDIVIDABLE
IMMEDIATE OCCUPANCY**



PROPERTY HIGHLIGHTS



LOCATED NEXT
TO UMASS CHAN
MEDICAL SCHOOL
CAMPUS



10-ACRE
SCIENCE PARK
CAMPUS SETTING



A THREE STORY LAB
BUILDING W/ 28K SF
FLOOR SIZES



CONFERENCE
ROOM



MEETING
PRESENTATION
FACILITIES



MBTA TRAIN STATION
AND BUS HUB
2 MILES



2.5 PER 1,000/KSF
PARKING
RATIO



BIKING & RUNNING
ALONG LAKE
QUINSIGAMOND



PROPERTY SPECIFICATIONS

PROFILE

- 4-Story Building Built in 1991
- Lot Size: 5.6 Acres
- Zoning: ML-0.5 (R&D w/ Manufacturing)
- Rentable Area (BRA): ±47,000 SF
- Average Floor Size:
 - Floors 1 – 3: 30,000 SF
 - Floor 4: 15,000 SF
- Typical Configuration: 60% Lab, 40% Office
- Parking Ratio: 2.5 / 1000 SF

FEATURES

- Reverse Osmosis Deionized Water System (RODI)
- Microbulk Gas Distribution System (1,000L)
- pH Neutralization System
- Compressed Air and Vacuum Systems
- Vertical Ventilation System for Chemistry & Biology Applications, w/ Exhaust Fans & Chimney Stacks
- Emergency Generator (Caterpillar 150kW 480/277V three-phase diesel)
- Radioactive Waste Room
- Make-Up Air Units
- Roof-Mounted Enclosed Chillers & Cooling Towers
- Freezer Farm & Cold Rooms
- Glass Washroom

BUILDING SYSTEMS

- Elevators: 1 Passenger & 1 Hydraulic Freight w/ 4,000 LB Cab
- Power: 1500 kVA Pad-Mounted Unit w/ 1200A 3-Phase, 4-wire, 800A Circuit Breakers
- Utilities: Electricity: National Grid
Gas: Eversource
Water & Sewer: City of Worcester
Internet: Verizon, Spectrum

ON-SITE AMENITIES

- Lecture Hall
- Conference Space

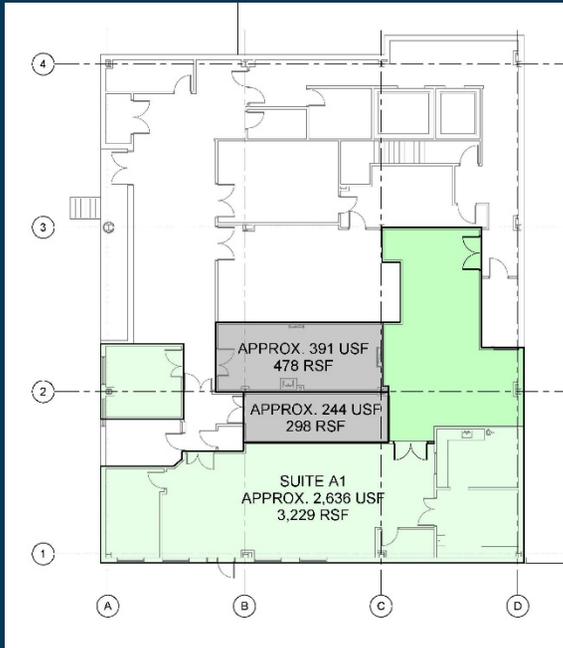
OFF-SITE AMENITIES

- Beechwood Hotel
- Residence Inn Worcester

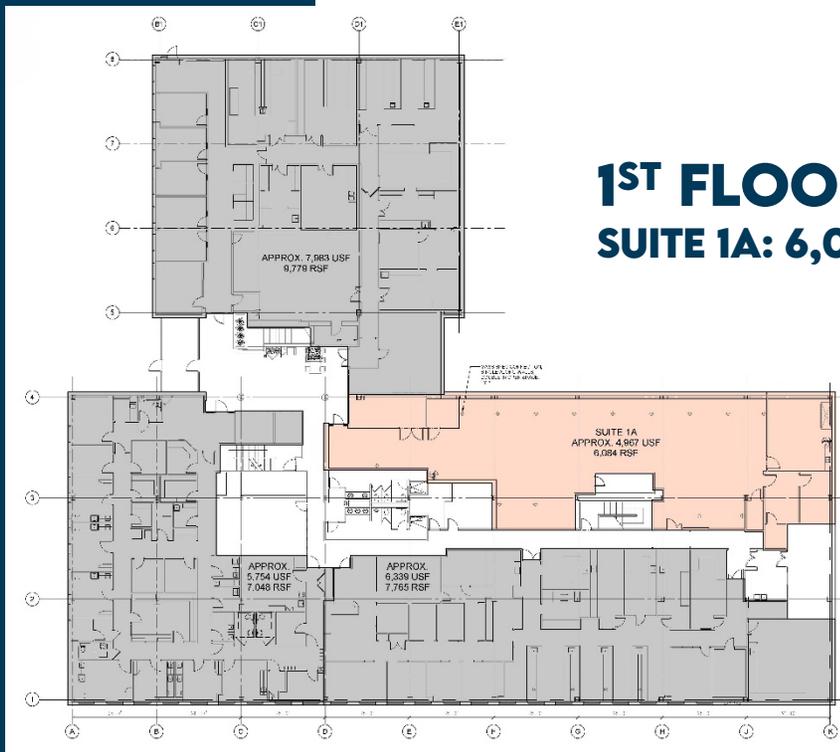


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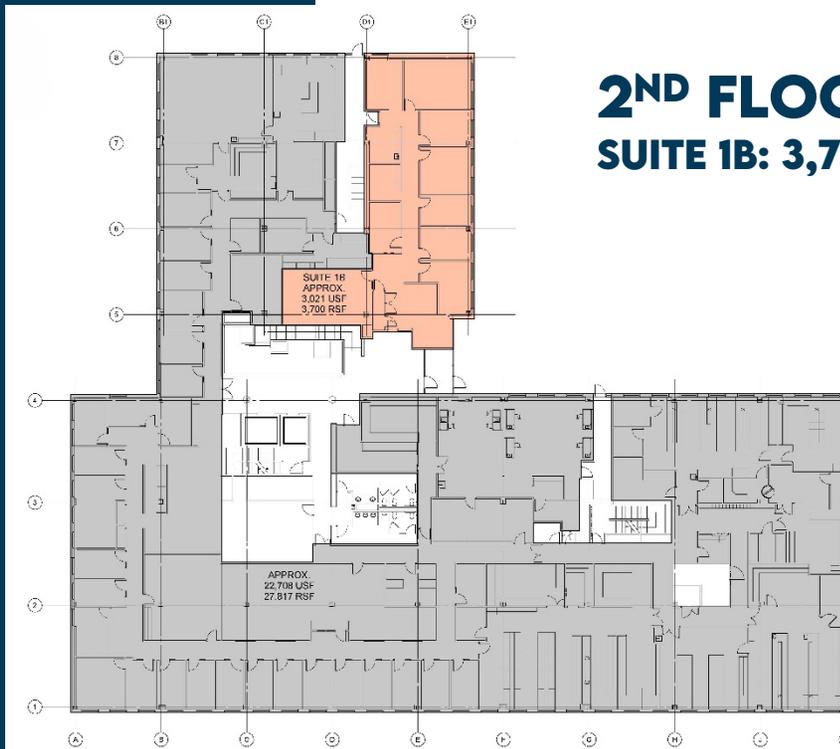
AVAILABLE FOR LEASE



LEVEL A
SUITE A1: 3,229 RSF



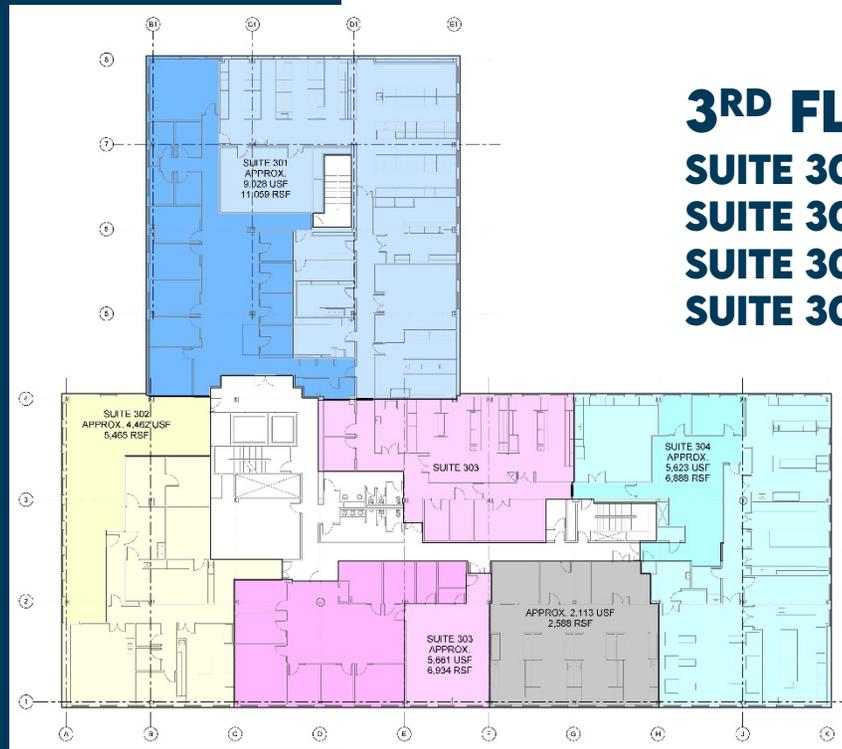
1ST FLOOR
SUITE 1A: 6,084 RSF



2ND FLOOR
SUITE 1B: 3,700 RSF

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**AVAILABLE
FOR
LEASE**



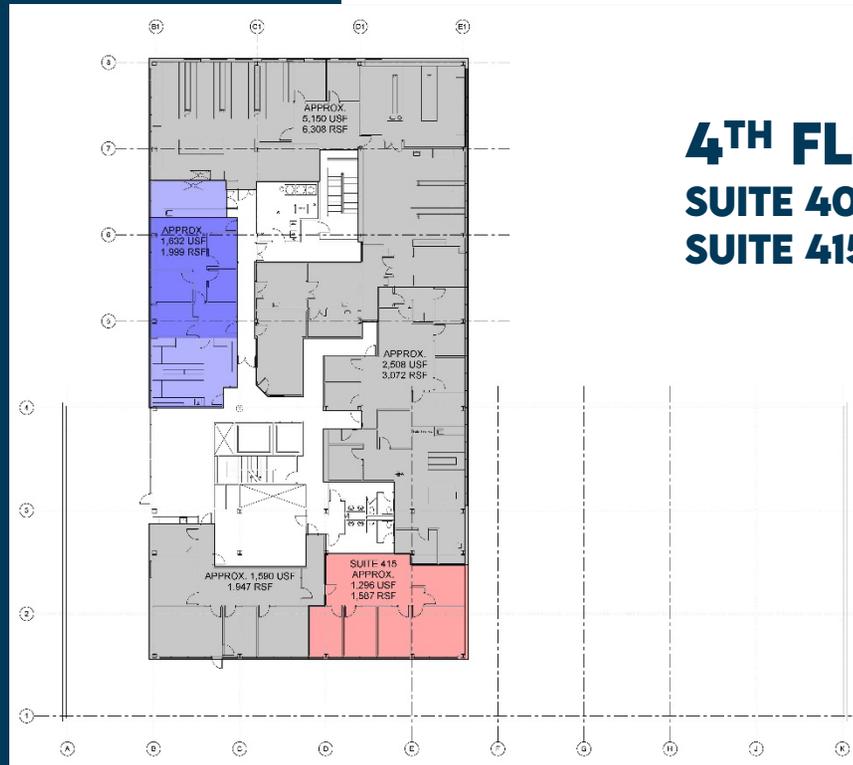
3RD FLOOR

SUITE 301: 11,059 RSF

SUITE 302: 5,465 RSF

SUITE 303: 6,934 RSF

SUITE 304: 6,888 RSF

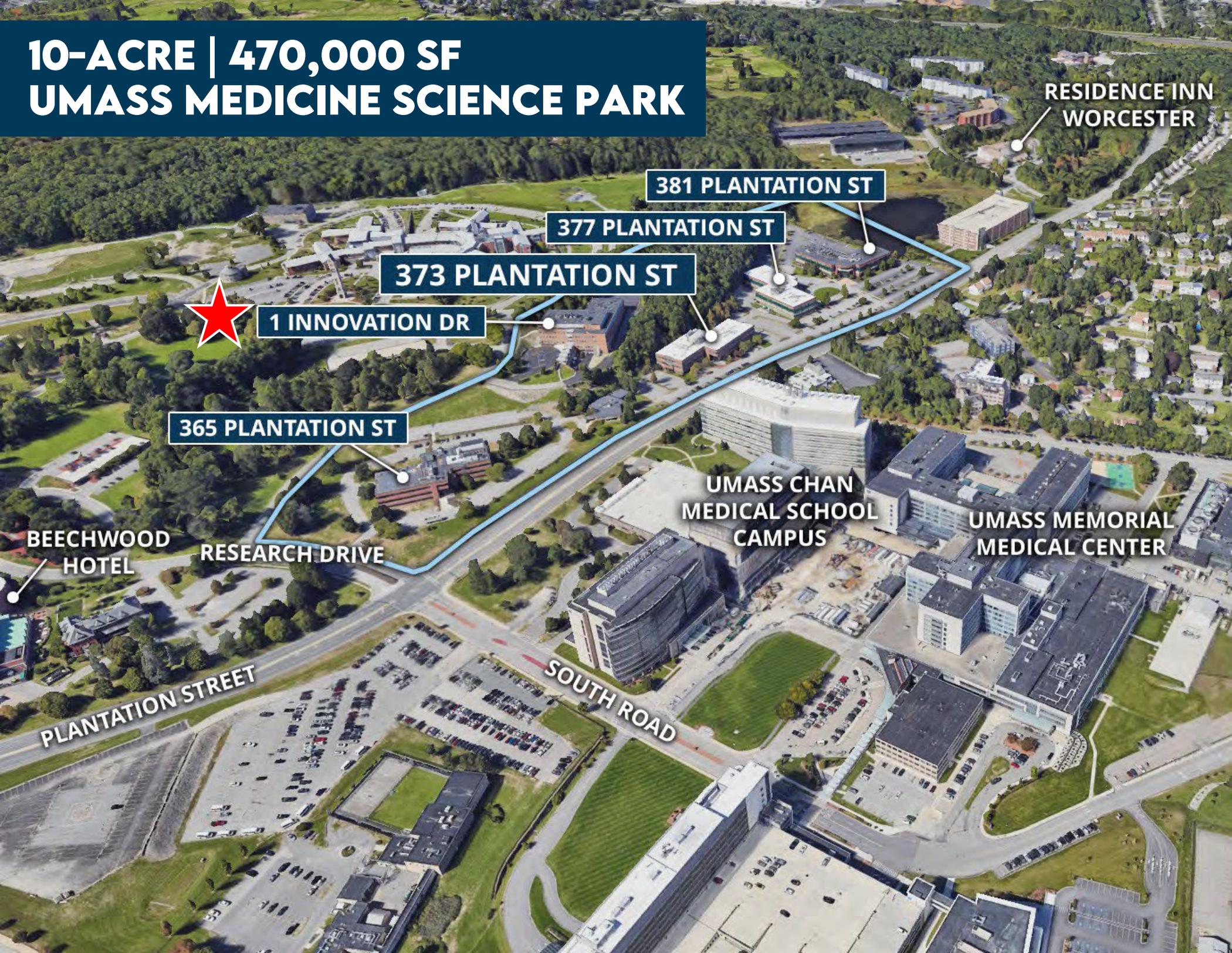


4TH FLOOR

SUITE 400: 1,999 RSF

SUITE 415: 1,587 RSF

10-ACRE | 470,000 SF UMASS MEDICINE SCIENCE PARK



RESIDENCE INN
WORCESTER

381 PLANTATION ST

377 PLANTATION ST

373 PLANTATION ST

1 INNOVATION DR

365 PLANTATION ST

BEECHWOOD
HOTEL

RESEARCH DRIVE

UMASS CHAN
MEDICAL SCHOOL
CAMPUS

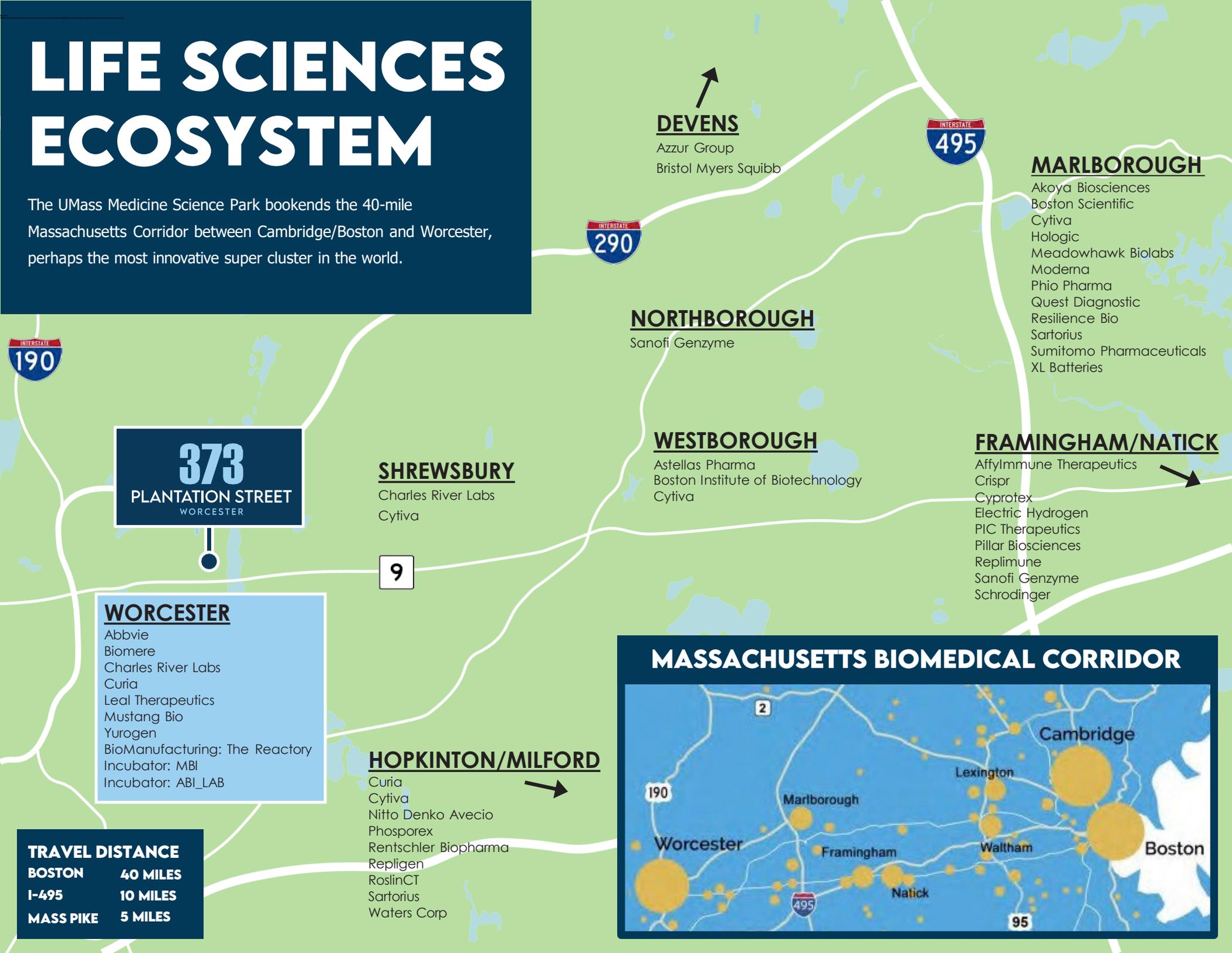
UMASS MEMORIAL
MEDICAL CENTER

PLANTATION STREET

SOUTH ROAD

LIFE SCIENCES ECOSYSTEM

The UMass Medicine Science Park bookends the 40-mile Massachusetts Corridor between Cambridge/Boston and Worcester, perhaps the most innovative super cluster in the world.



DEVENS

Azzur Group
Bristol Myers Squibb

MARLBOROUGH

Akoya Biosciences
Boston Scientific
Cytiva
Hologic
Meadowhawk Biolabs
Moderna
Phio Pharma
Quest Diagnostic
Resilience Bio
Sartorius
Sumitomo Pharmaceuticals
XL Batteries

NORTHBOROUGH

Sanofi Genzyme

WESTBOROUGH

Astellas Pharma
Boston Institute of Biotechnology
Cytiva

FRAMINGHAM/NATICK

AffyImmune Therapeutics
Crispr
Cyprotex
Electric Hydrogen
PIC Therapeutics
Pillar Biosciences
Replimune
Sanofi Genzyme
Schrodinger

SHREWSBURY

Charles River Labs
Cytiva

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PLANTATION STREET
WORCESTER

WORCESTER

Abbvie
Biomere
Charles River Labs
Curia
Leal Therapeutics
Mustang Bio
Yurogen
BioManufacturing: The Reactory
Incubator: MBI
Incubator: ABI_LAB

HOPKINTON/MILFORD

Curia
Cytiva
Nitto Denko AVECIO
Phosporex
Rentschler Biopharma
Repligen
RoslinCT
Sartorius
Waters Corp

TRAVEL DISTANCE

BOSTON	40 MILES
I-495	10 MILES
MASS PIKE	5 MILES

MASSACHUSETTS BIOMEDICAL CORRIDOR



WORCESTER WORKFORCE & EDUCATION

Worcester is the 15th largest market in the US for life sciences research talent, according to CBRE Research Talent Report.

Worcester County represents 24% of all biomanufacturing jobs in the Commonwealth with 18% year-over-year job growth, according to MBI.

Worcester County is home to 13 colleges and universities with life & health sciences programs at all levels, including:

UMass Chan Medical School

Worcester Polytechnic Institute (WPI)

Massachusetts College of Pharmacy & Health Sciences (MCPHS)

Worcester State University

Cummings School of Veterinary Medicine

College of the Holy Cross

Clark University

Assumption College

Quinsigamond Community College

Nichols College

Anna Maria College

Fitchburg State University

Mount Wachusett Community College



WORCESTER IS A GREAT PLACE TO LIVE AND WORK.

According to Bankrate.com, the cost of living in Worcester is 22% less than in Boston or Cambridge. Costs in the Worcester area are similar to - if not better than - those found in the South. As an example, Worcester and Durham, North Carolina have similar populations, costs, and median incomes. The perception is that North Carolina offers a lower cost of living, yet the average cost of housing in Worcester is 6% less than Durham.

The average commute time for someone living in Worcester is 20 minutes. Try getting to Boston in that amount of time!

Give your employees a lower cost of living, and reduced traffic and commute times with access to Worcester's vibrant urban community, culture, and restaurants.

#6

"TOP 25 BEST PLACES TO LIVE IN THE NORTHEAST" – LIVABILITY

#8

"SAFEST PLACES TO LIVE IN THE US" – US NEWS AND WORLD REPORT

#12

"TOP U.S. MARKETS FOR JOB GROWTH RECOVERY FROM COVID" – BBJ

#13

"BEST METRO AREAS FOR STEM PROFESSIONALS" – WALLETHUB

#41

"BEST CITIES FOR OUTDOOR ACTIVITIES IN AMERICA" – NICHE



AMENITIES WITHIN 3 MILES



DINING

Sonoma, 111 Chop House, VIA, One Mercantile, Ruth's Chris, Burtons Grill, Tavern in the Square, Jimmy's Tavern, Willy's Steakhouse, Piccolo's, Volturmo



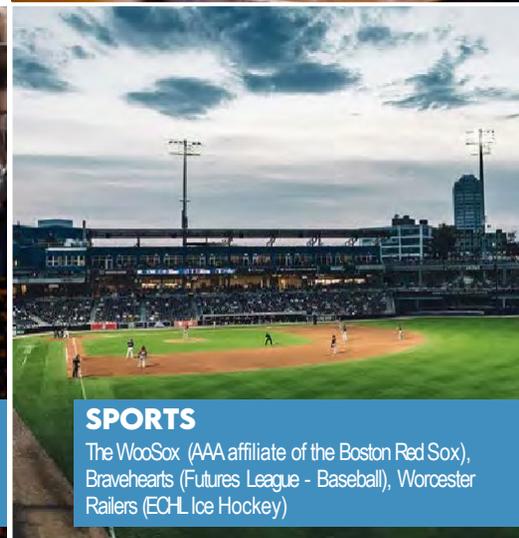
LIVE MUSIC

DCU Center, The Hanover Theatre, Mechanics Hall, The Palladium, Whiskey on Water, Off The Rails, Ralph's Chadwick Square Diner, The Raven, Vincent's



SHOPPING

Worcester Public Market, Whole Foods, Trader Joe's, Crompton Collective, Bud's Goods & Provisions, Major Bloom, TJMaxx, Pottery Barn, Total Wine, Petco, FedEx



SPORTS

The WooSox (AAA affiliate of the Boston Red Sox), Bravehearts (Futures League - Baseball), Worcester Railers (ECHL Ice Hockey)



BREWERIES

Worntown Brewery, Bay State Brewery, Greater Good Imperial Brewing, Wachusett Brewing, Salem's Notch Brewery, Double Down Brewing



THEATER

The Hanover Theatre, BrickBox Theater, WLOCC Theater Company, College of the Holy Cross



MUSEUMS

Worcester Art Museum, Worcester Historical Museum, Worcester EcoTarium



TRANSPORTATION

Union Station (MBTA Commuter Rail and Amtrak), WRTA Transportation Hub

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