

# THE LABS AT

SUBURBAN BOSTON



FOUR-BUILDING OFFICE / LABORATORY CAMPUS

**NEWMARK**

## THE LAB HUB AT 9/90

The Lab Hub at 9/90, a four-building, 400,000+ square foot office/laboratory campus located 25 miles west of Boston at the intersection of Route 9 and I-90 in Framingham, Massachusetts.

### AVAILABILITIES



**100**  
CROSSING blvd

1st Fl – 13,893 SF

**200**  
CROSSING blvd

1st Fl – 14,614 SF JUL 26  
2nd Fl – 25,569 SF JUL 26  
3rd Fl – 7,509 SF  
4th Fl – 27,681 SF

**200**  
STAPLES drive

2nd Fl – 17,500 SF

**175**  
CROSSING blvd

1st Fl – 4,659-9,601 SF  
2nd Fl – 8,345 SF  
3rd Fl – 2,160-24,428 SF  
4th Fl – 10,307 SF  
5th Fl – 10,748 SF

## MAJOR TENANTS

**cyprotex**  
AN EVOTEC COMPANY

 **Schrödinger**

 **KalVista**  
Pharmaceuticals

**bostonheart**  
diagnostics®

**Complete**  
GENOMICS™

**SOFREGEN**

**HealthDrive**  
*bringing integrated healthcare to you*

 **Brown & Brown**

 **OLARIS**  
METABOLITES TRANSFORMING MEDICINES

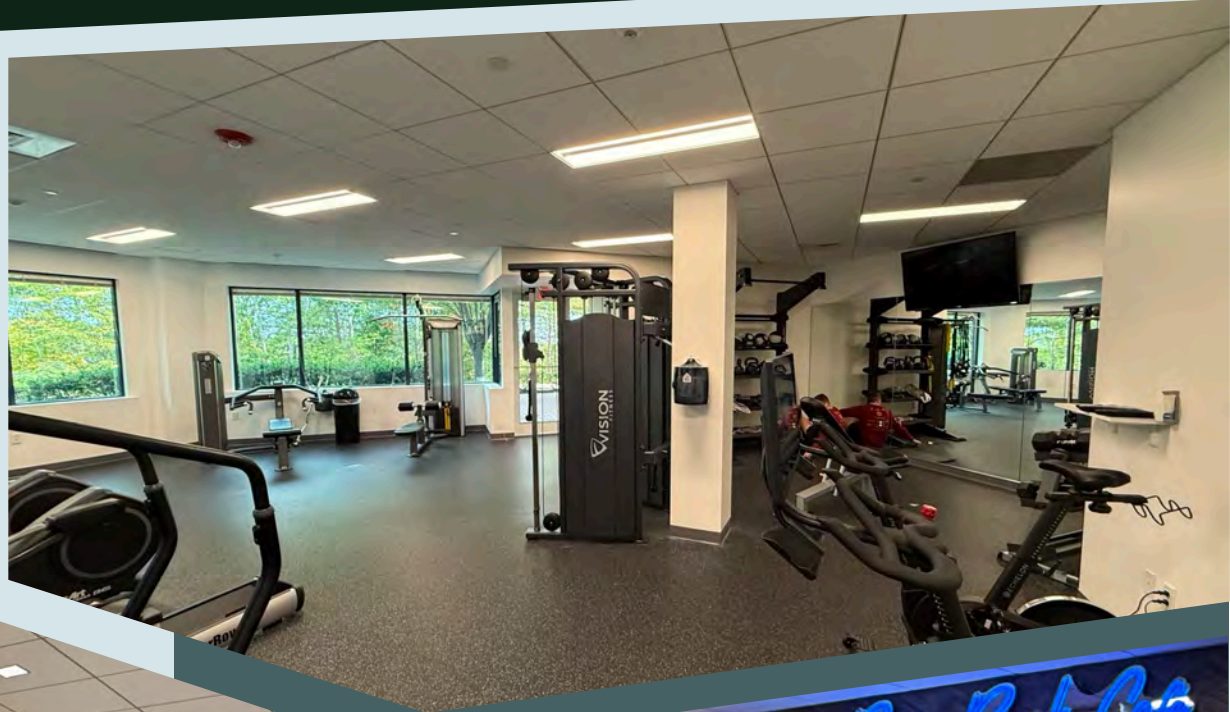
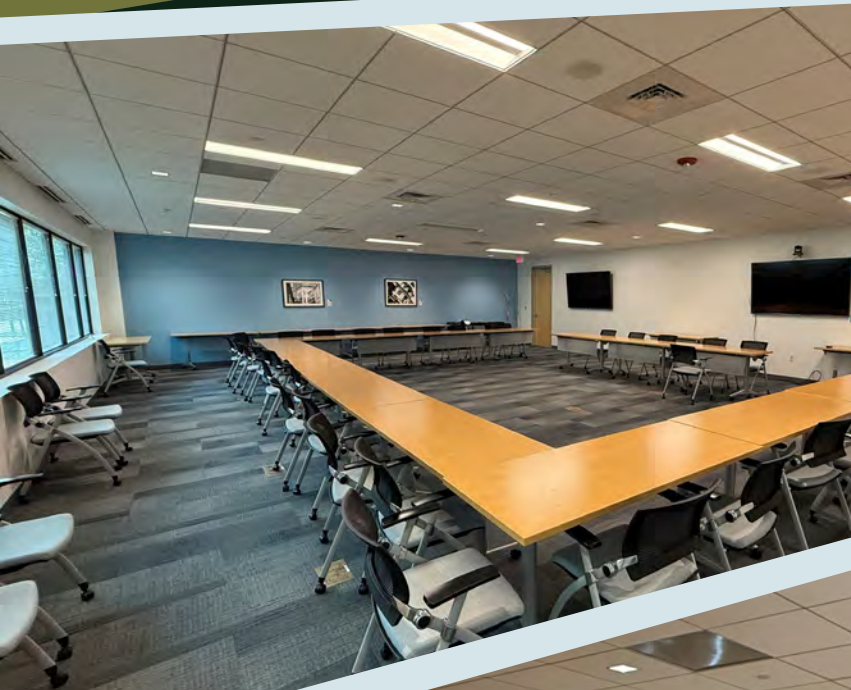
 **TEKsystems**  
*Own change*

**Capital Brands**

 **LFB**  
USA

**eppendorf**

# BUILDING AMENITIES



# BUILDING SPECS

200  
STAPLES drive

## SITE DESCRIPTION

**Property Address:** 200 Staples Drive, Framingham  
**Land Area:** 3.44 acres  
**Zone Code:** M-1 (Light Manufacturing)

## IMPROVEMENT DETAILS

**Building Profile** Laboratory Conversion Opportunity  
**Year Built | Renovated** 2005  
**Floors** Two (potential to add a third)  
**Availability:** 17,500 SF  
**Avg. Floor Size:** ±30,000 SF

## CONSTRUCTION

**Roof:** 2005, Firestone VersiGard Roofing system  
**Ceiling Height** Floor 1 – 13'4"  
**(Slab-to-Slab):** Floor 2 – 13'6"  
**Loading:** (1) single-door on East side of building  
**Parking:** 5.8 / 1,000 SF | 350 total spaces  
 154 surface spaces & 196 garage spaces  
 (Garage located in 100 Staples & available by easement)

## BUILDING SYSTEMS

**Elevators** (1) hydraulic gear elevator, 2005  
**HVAC System** (2) 40-ton trane rooftop units, 2005  
**Electric Service** (2) 800-amp main breakers (480 volts)  
 (1) 1200-amp main breaker (480 volts)  
**Energy Management** Trane Tracer Summit Software System  
**Life Safety** Notifier Fire Alarm panel, 2005;  
 100% wet pipe automatic sprinkler system coverage



## SECOND FLOOR

AVAILABLE  
17,500 SF



LAB B ■ SERVICE SHAFTS & ELEVATORS ■  
 LAB A ■ BUILDING SERVICES ■



# BUILDING SPECS

100  
CROSSING blvd

## SITE DESCRIPTION

**Property Address:** 100 Crossing Blvd, Framingham

**Land Area:** 7.76 acres

**Zone Code:** M-1 (Light Manufacturing)

## IMPROVEMENT DETAILS

**Building Profile** Office

**Year Built | Renovated** 1997/2009/2019

**Floors** Three

**Building Size:** 100,502 SF

**Availability:** 13,893 SF

**Avg. Floor Size:** ±33,500 SF

## CONSTRUCTION

**Roof:** Firestone Red Shield single-ply membrane ballasted roof system installed in 1997

**Ceiling Height:** Slab-to-Slab – 13'4"  
Finished – 8'9"

**Loading:** (1) two-door loading dock at rear of the building

**Parking:** 4.0 / 1,000 SF | 400 total spaces;  
Sealcoated & restriped in 2019

## BUILDING SYSTEMS

**Elevators** (2) hydraulic elevators installed in 1997;  
cabs refurbished in 2019

**HVAC System** (2) 40-ton trane rooftop units, 1997  
(1) 60-ton trane rooftop unit, 1997

**Energy Management** Base building HVAC system features energy management software

**Life Safety** Notifier Fire Alarm panel, 1997; upgraded in 2019  
100% wet pipe automatic sprinkler system coverage



## FIRST FLOOR



AVAILABLE  
13,893 SF





## SITE DESCRIPTION

**Property Address:** 175 Crossing Blvd, Framingham

**Land Area:** 2.04 acres

**Zone Code:** M-1 (Light Manufacturing)

## IMPROVEMENT DETAILS

**Building Profile** Office / Laboratory Opportunity

**Year Built | Renovated** 1998

**Floors** Five

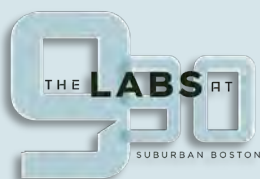
**Building Size:** 169,795 SF

**Availability:** 1<sup>st</sup> Floor – 4,659-9,601 SF  
2<sup>nd</sup> Floor – 8,345 SF  
3<sup>rd</sup> Floor – 2,160-24,428 SF  
4<sup>th</sup> Floor – 10,307 SF  
5<sup>th</sup> Floor – 10,748 SF

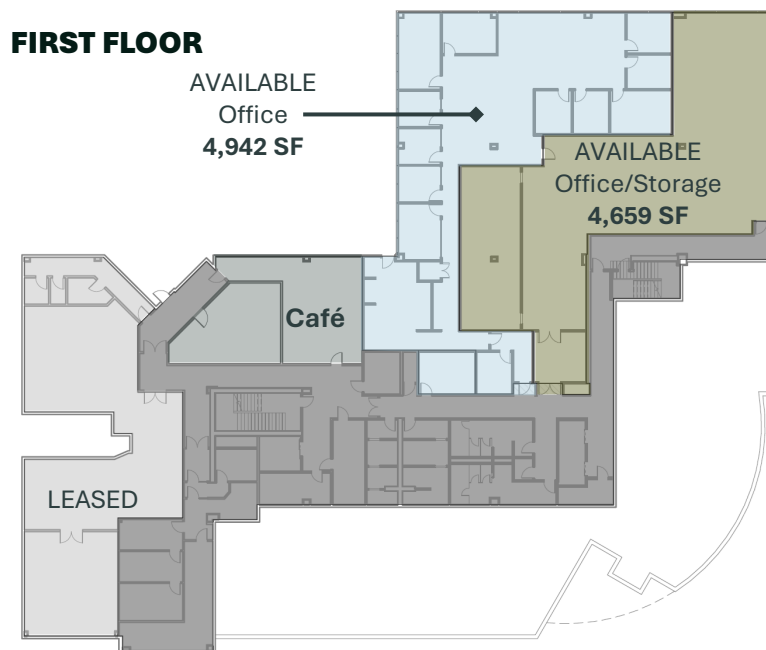
**Avg. Floor Size:** ±25,000 SF

## CONSTRUCTION

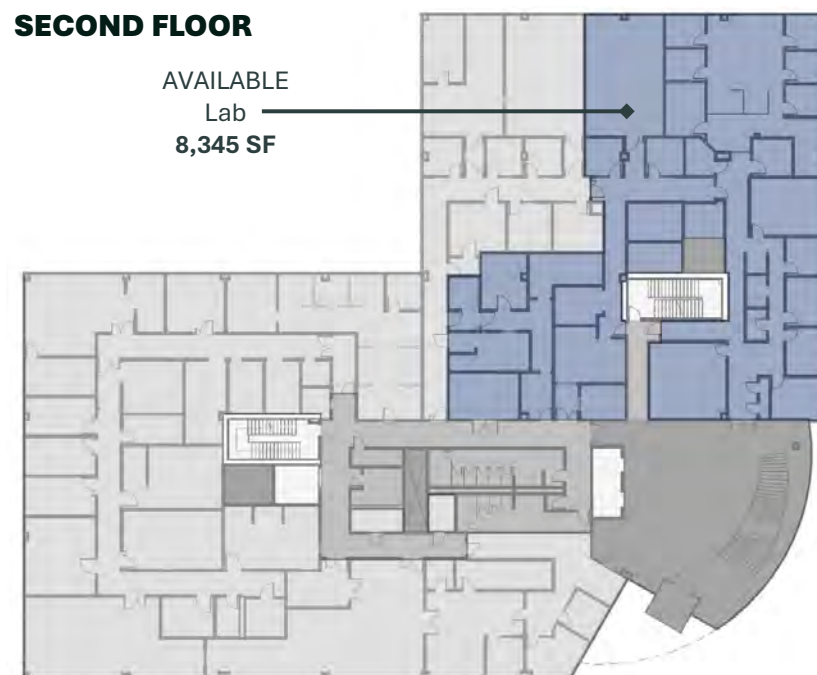
**Parking:** 4.1 / 1,000 SF | 700 total spaces  
(Garage located in 100 Staples & available by easement)



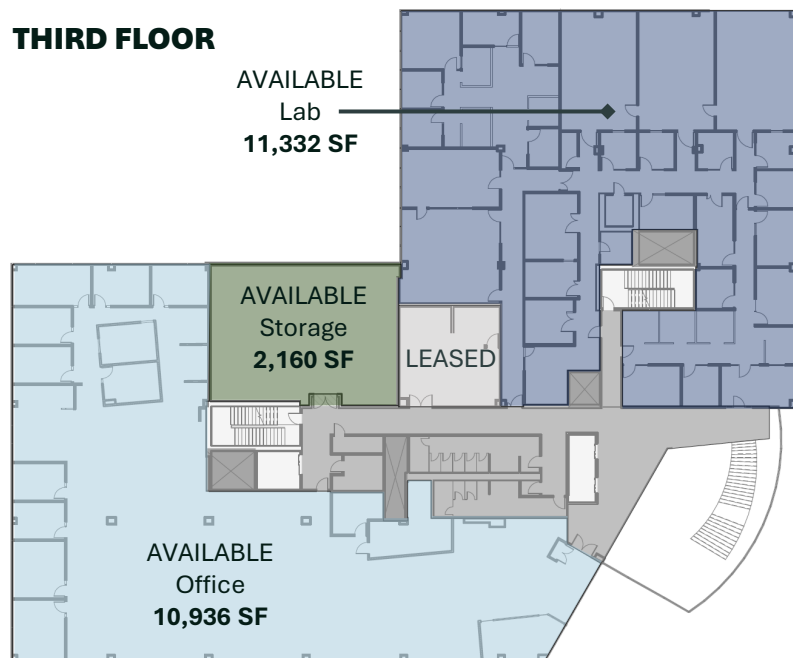
## FIRST FLOOR



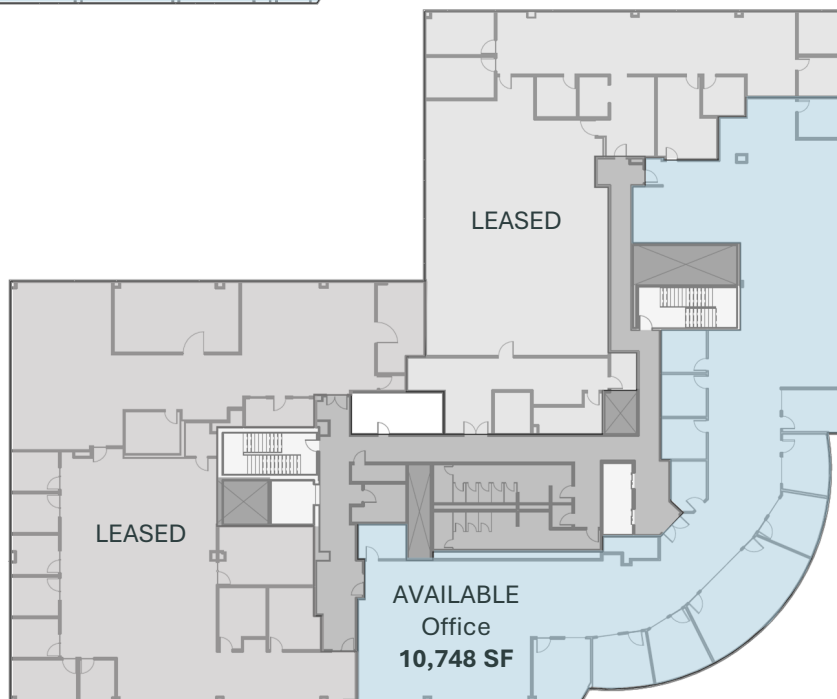
## SECOND FLOOR



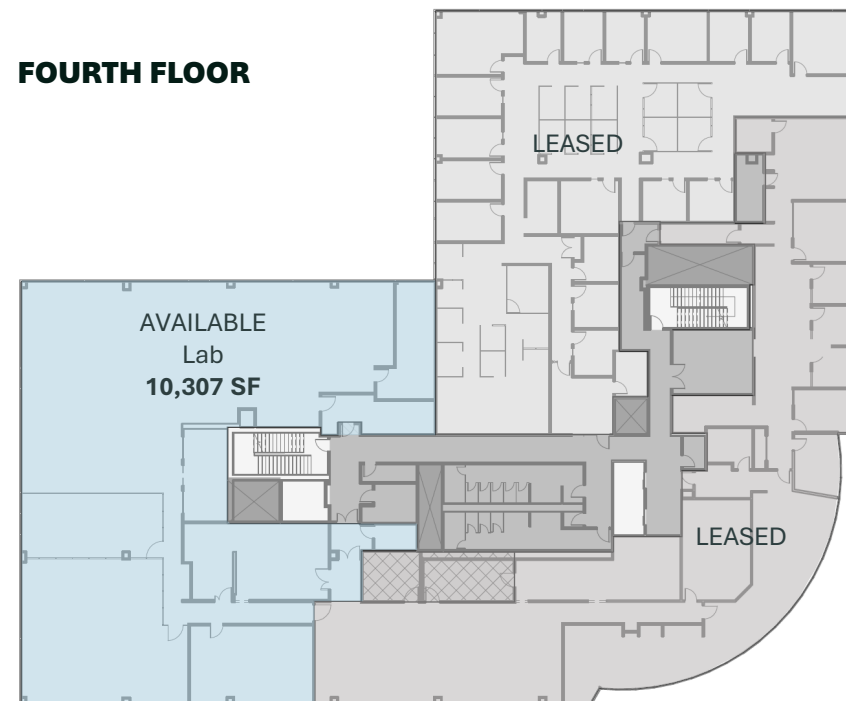
## THIRD FLOOR



## FIFTH FLOOR



## FOURTH FLOOR





## SITE DESCRIPTION

**Property Address:** 200 Crossing Blvd, Framingham

**Land Area:** 4.91 acres

**Zone Code:** M-1 (Light Manufacturing)

## IMPROVEMENT DETAILS

**Building Profile** Office / Laboratory Opportunity

**Year Built | Renovated** 2000

**Floors** Five

**Building Size:** 130,722 SF

**Availability:** 1<sup>st</sup> Floor – 14,614 SF (Avail Jul 2026)  
2<sup>nd</sup> Floor – 25,569 SF (Avail Jul 2026)  
3<sup>rd</sup> Floor – 7,509 SF  
4<sup>th</sup> Floor – 27,681 SF

**Avg. Floor Size:** 24,424 SF

## CONSTRUCTION

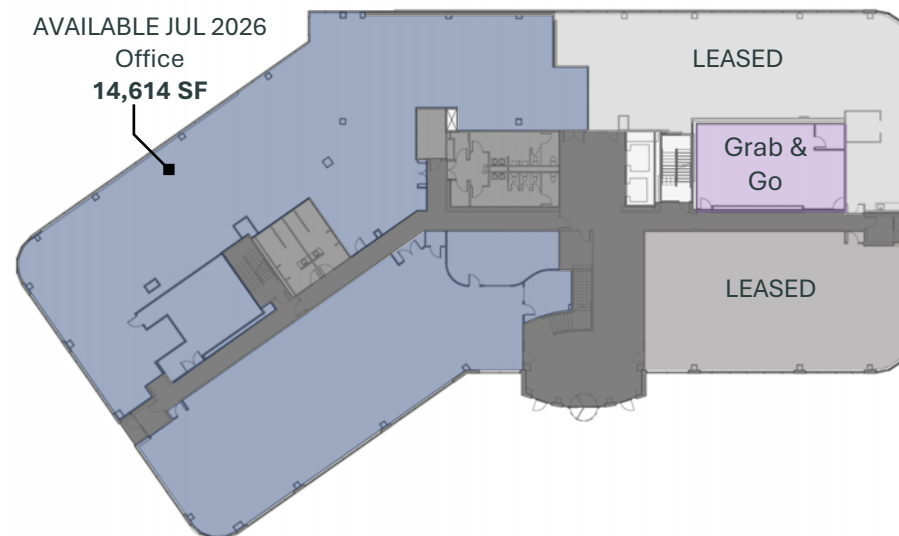
**Parking:** 4.1 / 1,000 SF  
(Garage located in 100 Staples & available by easement)



## FIRST FLOOR

AVAILABLE JUL 2026

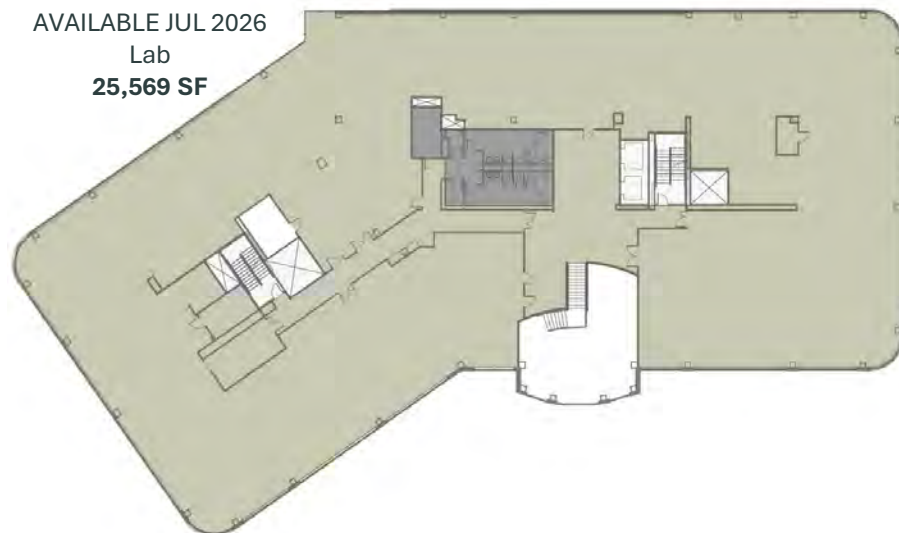
Office  
14,614 SF



## SECOND FLOOR

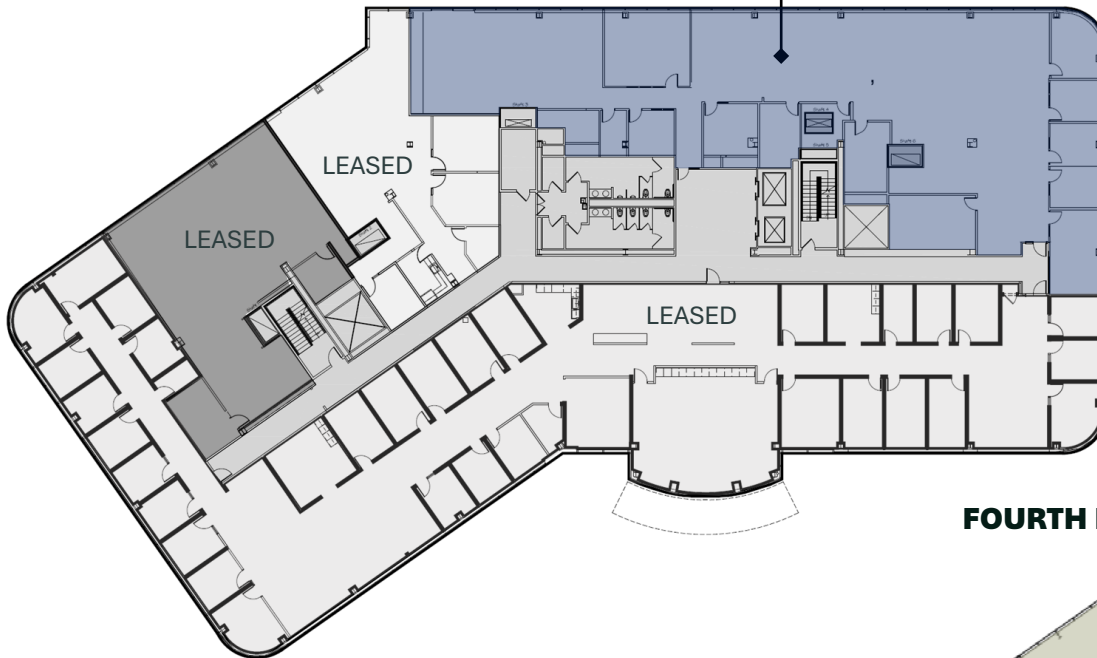
AVAILABLE JUL 2026

Lab  
25,569 SF



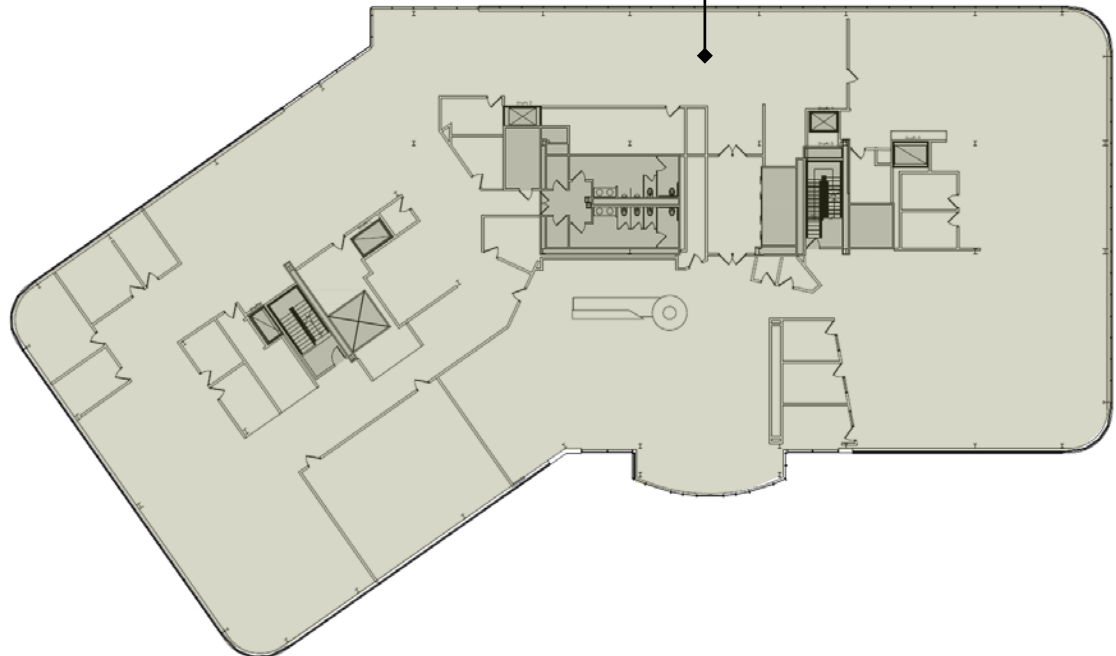
## THIRD FLOOR

AVAILABLE  
Office  
7,509 SF



## FOURTH FLOOR

AVAILABLE  
Office  
27,681 SF



# LOCATION OVERVIEW

## The Framingham/Natick Buzz

Framingham/Natick's well-established office demand and fast-growing life science demand are driven by its ability to provide exceptional highway connectivity and a dynamic mixed-use environment while offering an attractive discount to the skyrocketing rental rates found along Greater Boston's urban core and along its Route 128 corridor.

In particular, 9/90 Corporate Center benefits from a strategic location at the intersection of Route 9 and U.S. Interstate 90 (Massachusetts Turnpike). The park also enjoys convenient shuttle service to the MBTA's Framingham commuter rail station.

### OFFICE

Established corporate headquarters hub

### LIFE SCIENCE

Rapidly-expanding life science sector

### RETAIL

Largest retail cluster outside Boston

## BLUE-CHIP NEIGHBORHOOD EMPLOYERS

AliraHealth

Replimune

CRISPR  
THERAPEUTICS

sanofi

MathWorks

Virgin pulse

ABIOLAB

TJX  
THE TJX COMPANIES, INC.

BOSE

## NATICK MALL

Abercrombie & Fitch ANN TAYLOR ANTHROPOLOGIE  
Apple BANANA REPUBLIC Brooks Brothers  
Crate&Barrel J.CREW J.CREW  
NORDSTROM SEPHORA  
WARBY PARKER

## FRAMINGHAM MALL

Panera BREAD TARGET BJs STOP & SHOP  
HomeGoods LOWE'S STARBUCKS

## SHOPPERS WORLD

GOLF GALAXY KOHL'S CHIPOTLE CAVA  
DSW ATLANTIC POKE Chick-fil-A Marshalls BEST BUY  
HOBBY LOBBY HOME SENSE AMC THEATRES WORLD MARKET Michael's  
TAVERN SQUARE J.CREW FACTORY  
sweetgreen Walmart TJ-maxx BJ's NORDSTROM  
{B} BURTONS GRILL & BAR ULTA RESTAURANT BREWHOUSE

## SHERWOOD PLAZA

BARNES & NOBLE DICK'S SPORTING GOODS  
Dellaria SALONS LAIFITNESS.

An aerial photograph of a suburban development in Boston, featuring several large parking lots, modern buildings, and green spaces. Overlaid on the image are three blue, semi-transparent architectural models of buildings. At the top center, the text 'THE LABS AT' is displayed in a large, white, stylized font, with 'SUBURBAN BOSTON' written in a smaller, white, sans-serif font directly below it.

# THE LABS AT

SUBURBAN BOSTON

**J.R. McDONALD**  
Vice Chairman  
617.863.8502  
[jr.mcdonald@nmrk.com](mailto:jr.mcdonald@nmrk.com)

**TYLER MCGRIL**  
Executive Managing Director  
617.863.8511  
[tyler.mcgrail@nmrk.com](mailto:tyler.mcgrail@nmrk.com)

**ERIC JEREMIAH**  
Associate Director  
617.863.8635  
[eric.jeremiah@nmrk.com](mailto:eric.jeremiah@nmrk.com)

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Terms of sale and availability are subject to change or withdrawal without notice.