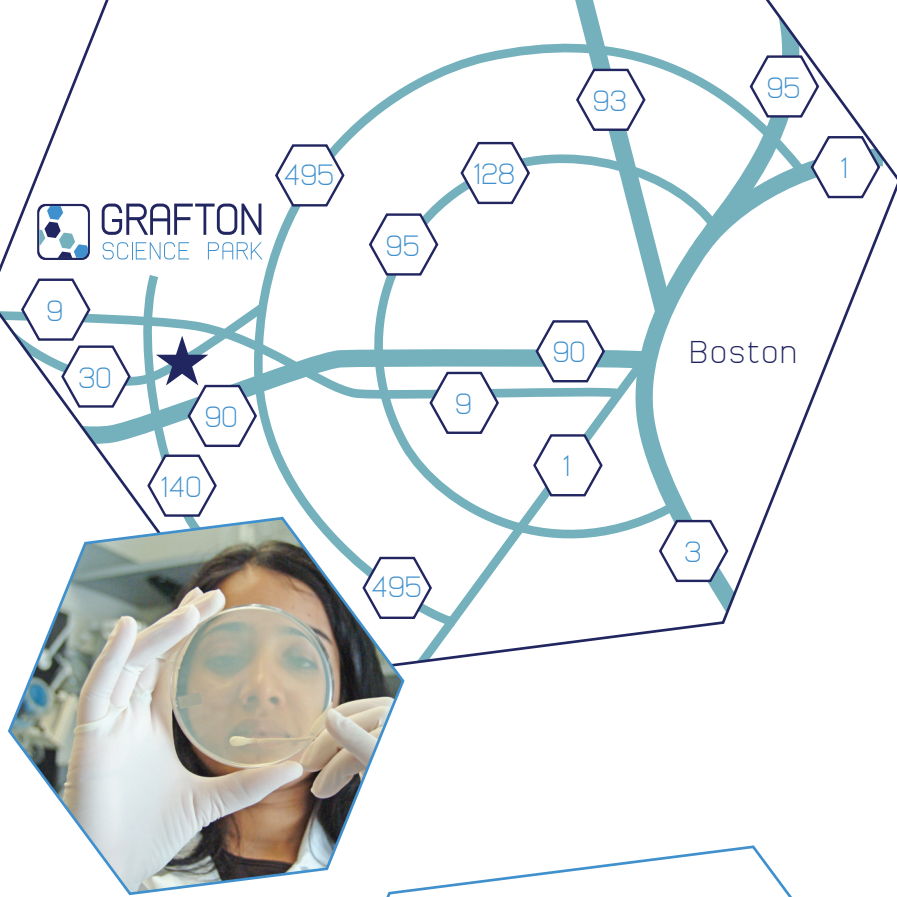




GRAFTON SCIENCE PARK

A Tufts Life Sciences Campus



The first phase of Grafton Science Park is a new 348,000 square foot lab, research and office development on Tufts University's Cummings School of Veterinary Medicine Grafton campus. The unique build-to-suit project reflects Tufts stature as a world class institution committed to sustainable development.

Grafton Science Park sits on a 100-acre site on Route 30, on the western edge of the school's expansive 594-acre campus abutting the Grafton MBTA commuter rail station. The approved master plan accommodates up to 702,000 square feet in three-story buildings, allowing for complete flexibility in actual building sizes and site areas. All major permits are in place. Construction of infrastructure and public utilities is complete.

Occupants of the park will be on the campus of New England's only veterinary school, in an enriching environment surrounded by Tufts' world class faculty, students, and translational research. On-site amenities include a full service cafeteria, fitness center, and shared conference facilities.

Worcester County has evolved into a growing, active area for technology, life sciences and innovation. The park is within an Economic Target Area. It is convenient to Worcester Polytechnic Institute, the University of Massachusetts Medical School, and leading life science companies throughout the I-495 and the Metrowest region.

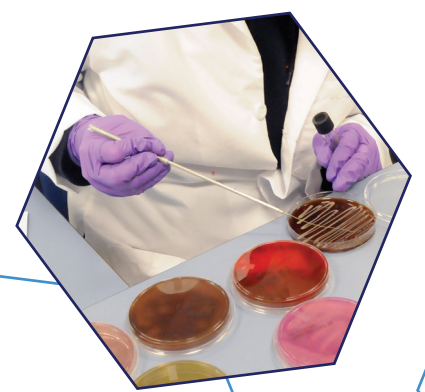
Pad ready sites are ready to be customized to your company's needs.

ELEMENTS

- SITE**
100 acres within the Tufts Cummings School of Veterinary Medicine
- LOCATION**
Westboro Road (Route 30) in Grafton, MA
- ZONING**
Expedited permitting process via Office/Light Industry and Campus Development Overlay
- PERMITTED USES**
Research and development, manufacturing, and activities related to life science, medical and pharmaceutical industries
Accessory services include food, administrative and conference facilities
- UTILITIES**
Water, public sewer, natural gas; fiber optic voice and data lines are all available
- ON-SITE AMENITIES**
New cafeteria, fitness center and interior courtyard with seating



► VET.TUFTS.EDU/GRAFTONSCIENCEPARK

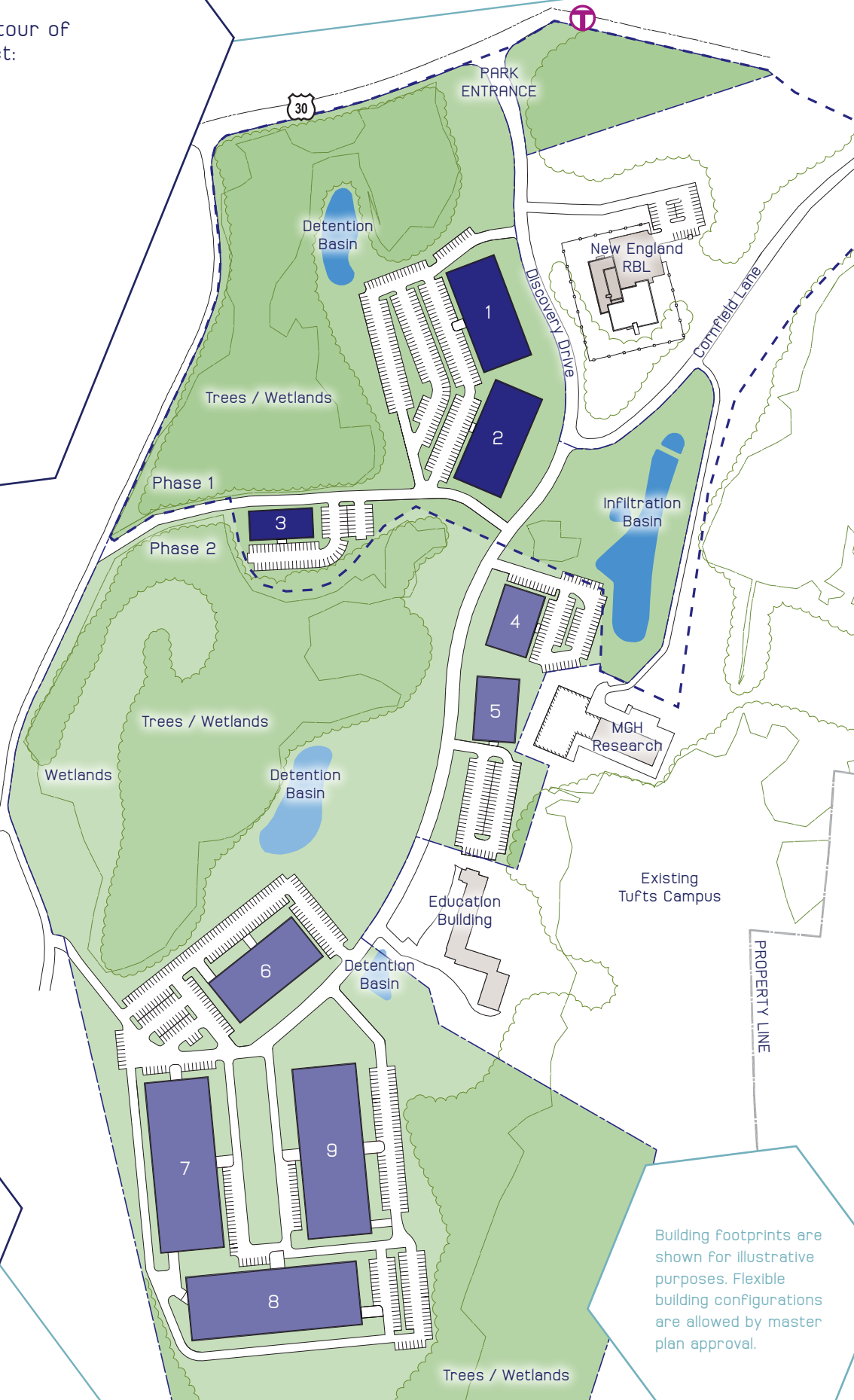


For more information and a tour of Grafton Science Park contact:

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OWNER:



LEASING AGENT:



Building footprints are shown for illustrative purposes. Flexible building configurations are allowed by master plan approval.