

THE CATALYST

BURLINGTON MALL ROAD



107,000 RSF
Lab/R&D Facility
With Dedicated GMP Space

Lincoln



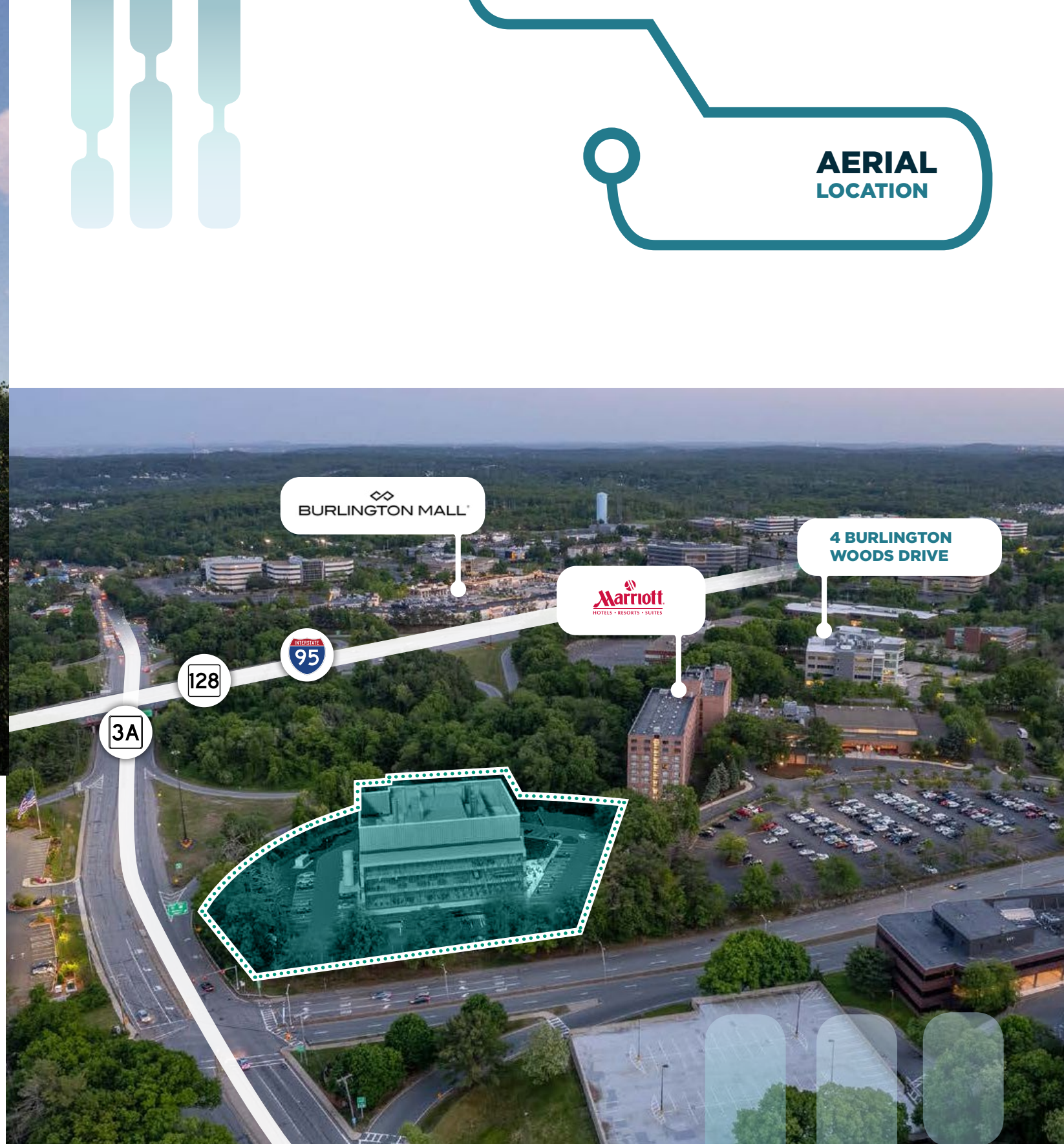
THE CATALYST

BURLINGTON MALL ROAD

NEXT-GEN FACILITY

RESEARCH | DEVELOPMENT | ADVANCED MANUFACTURING

The Catalyst is a state-of-the-art facility where collaboration and innovation come together with research, development, and manufacturing all under one roof. The Catalyst provides dynamic R&D and production spaces to meet the scientific research and advanced manufacturing needs of cutting-edge industries from pharmaceuticals and biomanufacturing to clean energy and transformative technologies.



AERIAL
LOCATION

**Development
HIGHLIGHTS**

**Immediate Access to
I-95/Route 128**



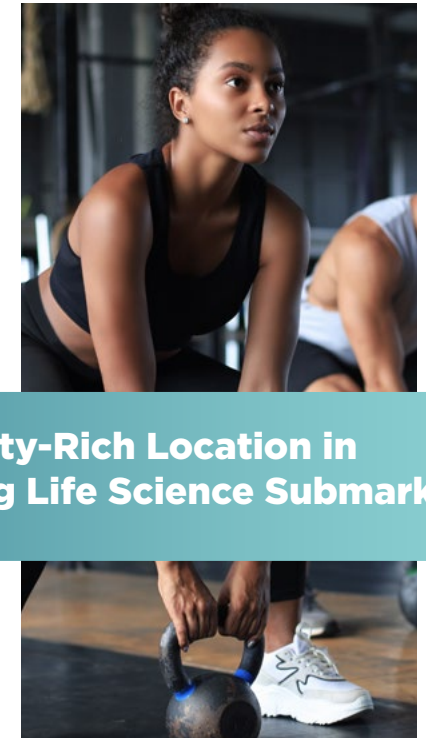
Clear Heights from 15' to 30'



**Dedicated High Bay
Manufacturing Space**



**Amenity-Rich Location in
Fast-Growing Life Science Submarket**



**Loading Dock Access Designed for
Manufacturing & Lab Use**



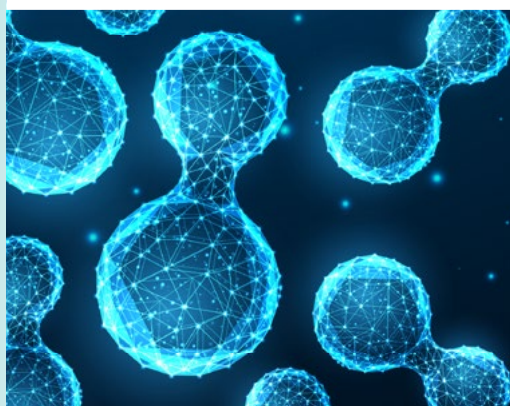
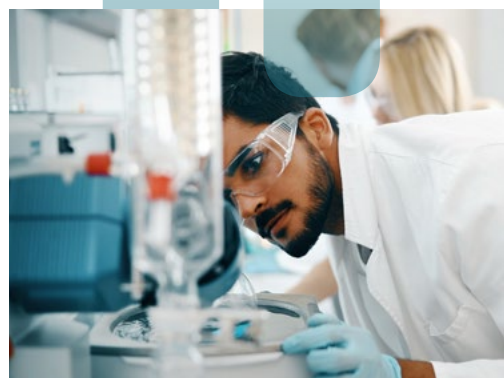
PURPOSE-BUILT TRANSFORMATIVE DISCOVERY & DEVELOPMENT

cGMP Biomanufacturing

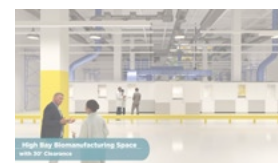
Renewable & Clean Energy Technology

Medical Devices & Equipment

Robotics & 3D Printing

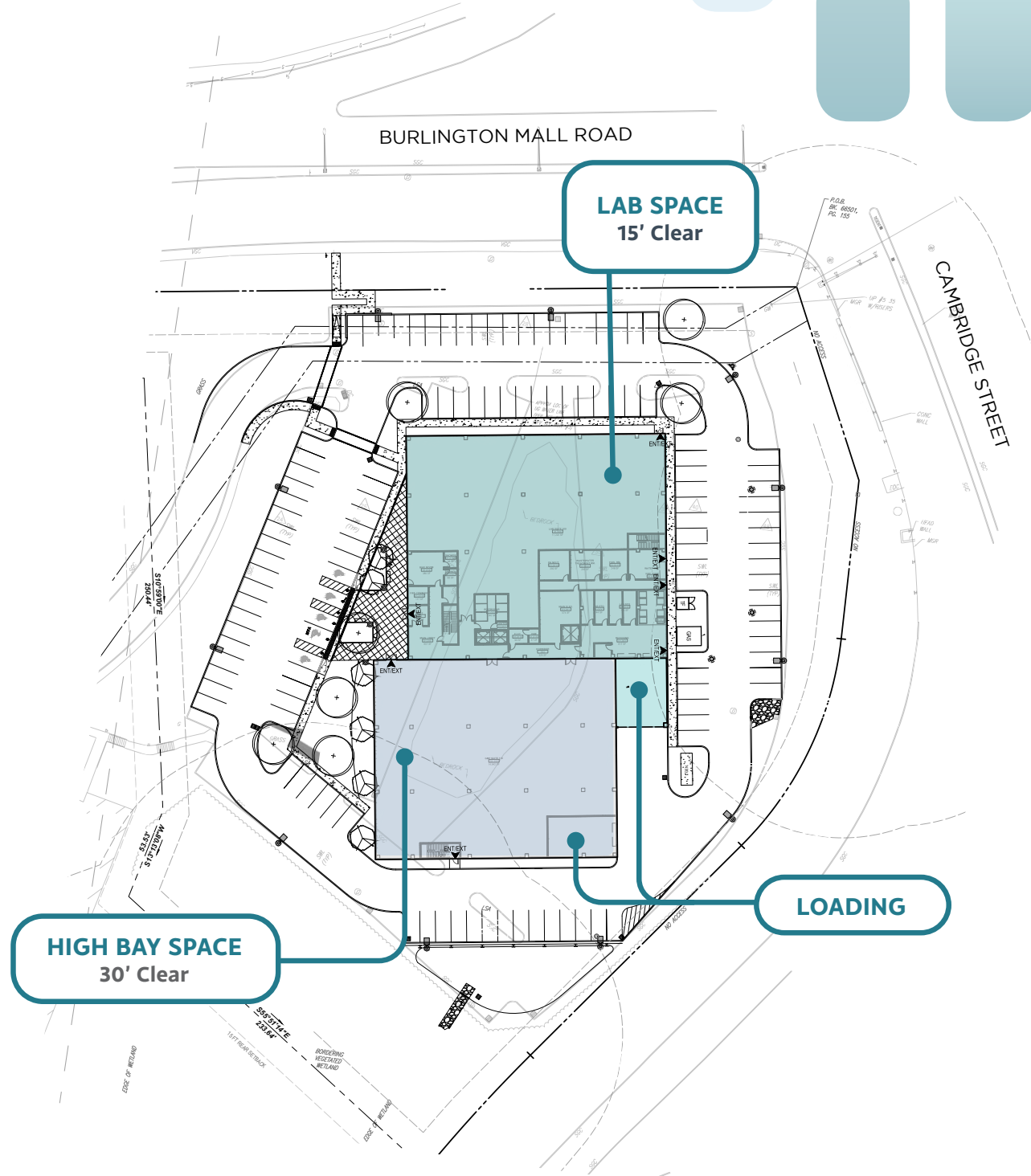


VIRTUAL TOUR

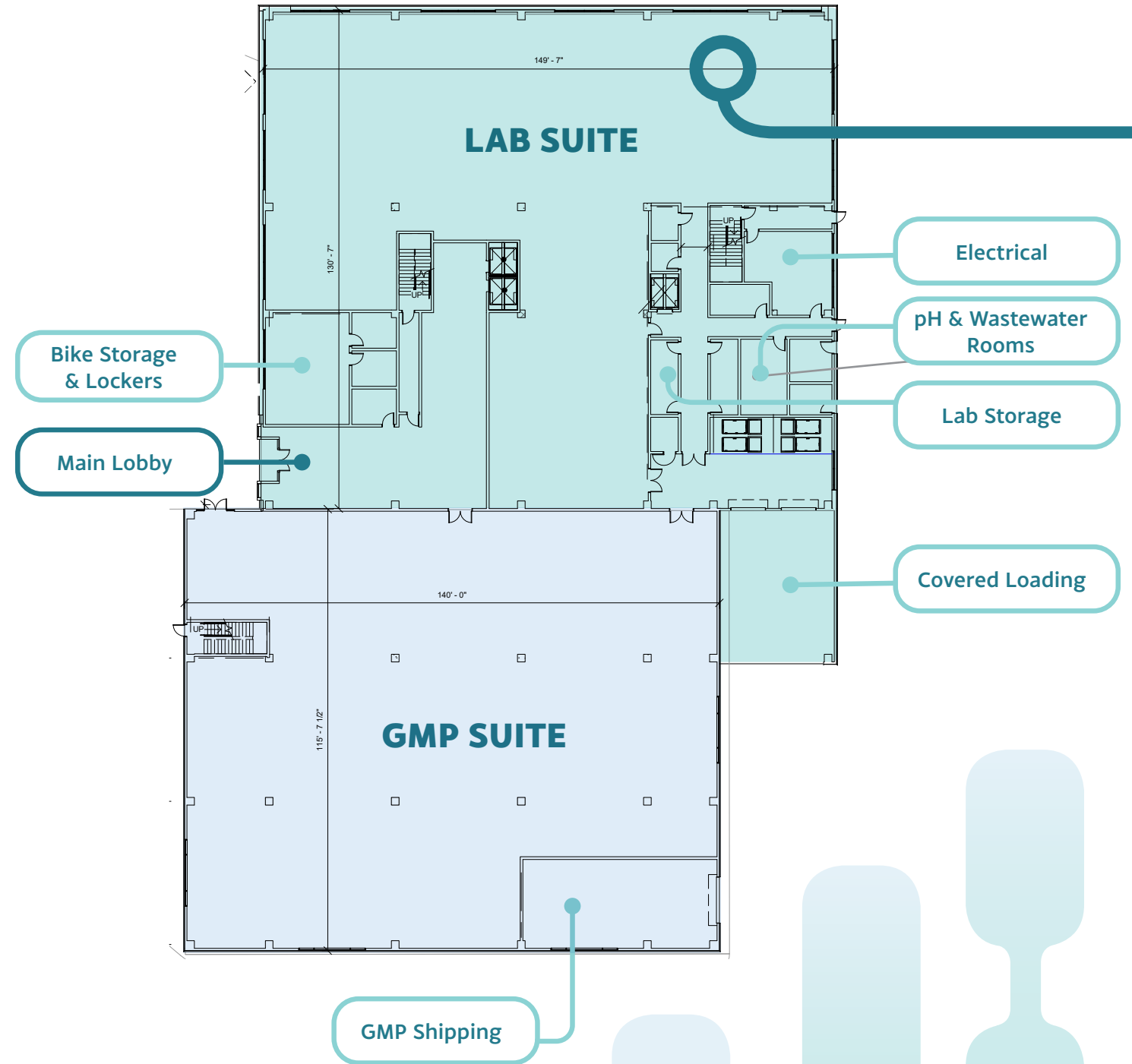


**CLICK TO WATCH
development overview
video including a virtual
tour of THE CATALYST**

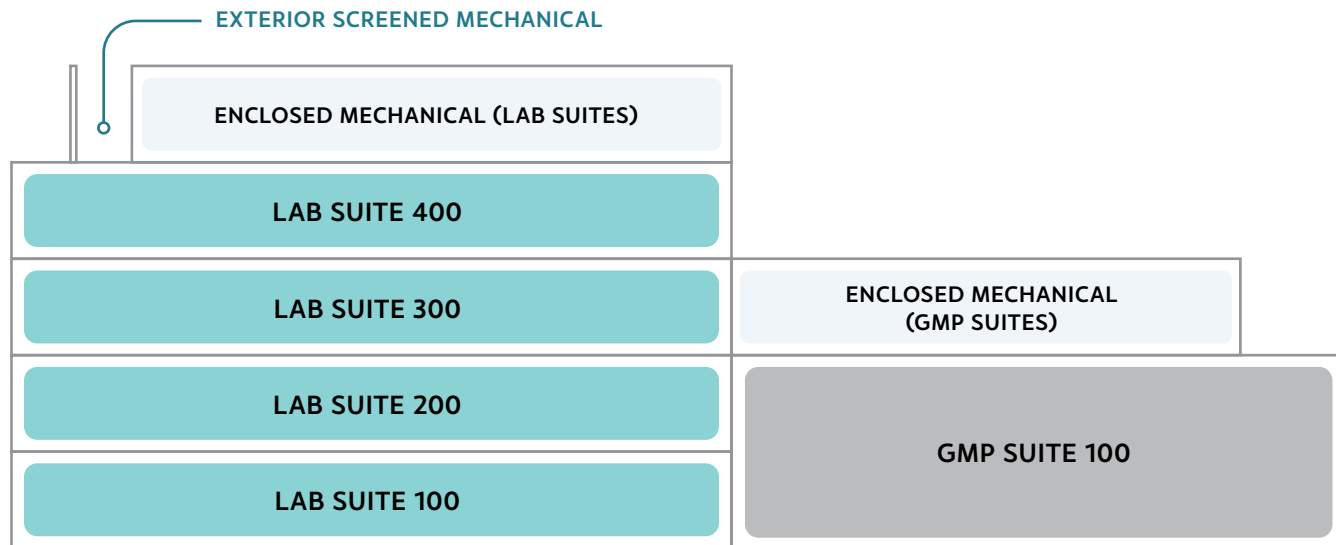
SITE PLAN



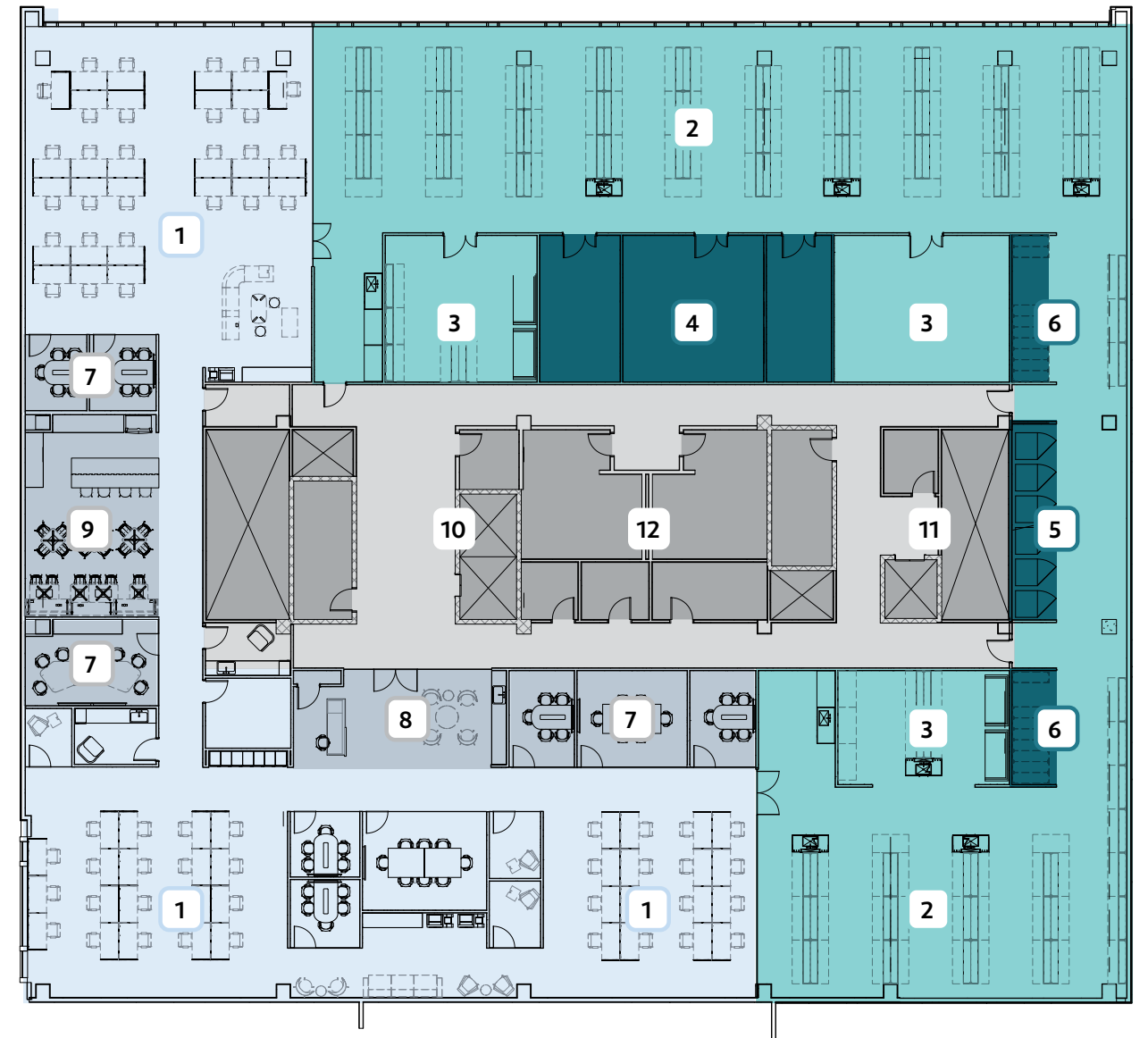
GROUND FLOOR PLAN LAB & GMP



STACKING PLAN FOUR FLOORS LAB, PENTHOUSE & GMP SPACE



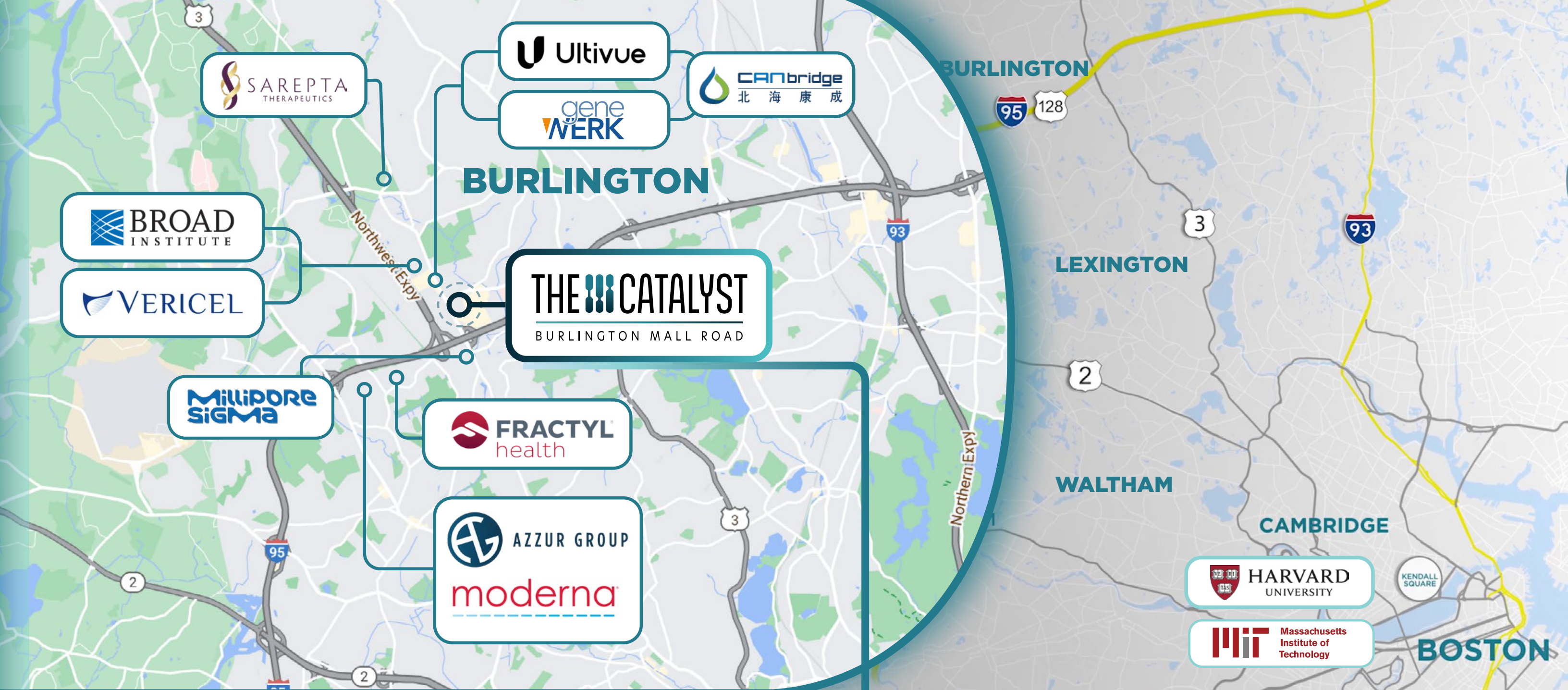
TEST FIT LAB FLOOR



TYPICAL FLOOR PLATE

- Features a center core and column free layout, allowing for maximum layout flexibility.
- Allows for continuous connection between level one of lab and GMP space.
- Allows for direct level two connection to potential future GMP mezzanine.

- | | | | |
|--|----------------|--|-----------------------|
| | 1 Open Office | | 7 Conference / Huddle |
| | 2 Open Lab | | 8 Reception |
| | 3 Closed Lab | | 9 Kitchen / Cafe |
| | 4 Lab Support | | 10 Passenger Elevator |
| | 5 Freezer Farm | | 11 Freight Elevator |
| | 6 Consumable | | 12 Restrooms |



BURLINGTON LIFE SCIENCE CLUSTER

A vibrant ecosystem for innovation

The Catalyst is a dynamic research facility with easy access to Boston, Cambridge and world-class universities and institutions. Located less than 15 miles from Kendall Square, the epicenter of U.S. life science research, Burlington is one of the fastest growing life science clusters in Massachusetts and home to some of the country's leading biotechnology and pharmaceutical companies.

MassBio | BioReady®
Platinum Community

ACCESS

Driving times

I-93	5 min
Route 2	10 min
Hansom Executive Airport	14 min
I-90 (Mass Pike)	16 min
Cambridge Alewife MBTA Red Line	17 min
Downtown Boston	22 min
Logan Airport	25 min

WAYSIDE COMMONS

L.L.Bean west elm J.CREW



BURLINGTON MALL®



Burlington Mall Rd

THE CATALYST

BURLINGTON MALL ROAD

AMENITY-RICH LOCATION

Attract and retain the best talent to support cutting-edge R&D

Burlington is home to a dynamic mix of restaurants, bars and cafés, shops, fitness, lifestyle and leisure amenities that cater to a contemporary workforce. The Catalyst is ideally situated in an easily-accessible community that offers endless opportunities to connect and collaborate.

100+

restaurants, retail and lifestyle amenities within 1 mile

TOP 1%

Burlington is ranked #18 on the "best small cities" in the U.S. ~ WalletHub 2022



PROPERTY SPECIFICATIONS

Robust building infrastructure and specialized building design to support the most sophisticated life science or advanced manufacturing tenants.

ADDRESS

1R Burlington Mall Road
Burlington, MA

SITE DESCRIPTION

Year Built
2024

Land Area/Zoning
4.43 Acres
C- Commercial District

Permitted Uses
Office, Lab, R&D, cGMP,
Advanced Manufacturing

Total Rentable Area
107,200 RSF

Number of Floors
4 above grade
1 penthouse

Typical Floor Plate
~22,000 RSF (Lab/Office)
~20,000 RSF (GMP/Manufacturing Space)

Floor-to-Floor Height
Lab: 16' (Floors 1/2), 15' (Floors 3/4)
Manufacturing: 32'

Column Spacing
High bay - 33'x40'
R&D - column free tenant space with
55' clear spans.

Floor Capacity
100 lb/sf

CONSTRUCTION SYSTEMS

Structure
TYPE IIB construction, 2 hour rated frame to
support control areas or laboratory units

HVAC System
Lab Space: 1.75 CFM/sf (60/40 Lab/Office ratio)
Office Space: 0.2 CFM/sf

Electrical System
Lab Space: 15W/sf (60/40 Lab/Office ratio)
Office Space: 6W/sf (60/40 Lab/Office ratio)
Manufacturing: 50W/sf

Security
CCTV and access control systems

Elevators
Two (2) 3500lb capacity passenger elevators
serving lobby/tenant floors
One (1) 5000lb capacity service elevator

Building Amenities
EV car chargers, interior bike storage room,
locker/shower room

Parking
122 spaces with 247 spaces available on weekdays

Loading Dock
Two (2) covered loading bays with dock levelers

Lab Services
Central pH neutralization system
Ground floor chemical storage rooms
Available roof/penthouse are for future tenant
equipment

Utilities
Electricity: Eversource
Gas: National Grid
Water/Sewer: Municipal

**Development
TEAM**



Lincoln

**DEVELOPER
NATIONAL LIFE SCIENCE EXPERIENCE**

7.1M SF

Life Science Developments in Progress

\$5.7B+

Ground-up Development & Conversions

2.0M+ SF

Life Science Occupier Projects

6.1M+ SF

Life Science Assets Managed

**LEADING LIFE SCIENCE
OPERATOR IN BOSTON**

25+

Years Experience

OVER 1.1M SF

Life Science in Development Pipeline
(Under Construction, Permitted, Proposed)

Valued at over \$1.2b

4.7M SF

Lab/R&D/GMP Under Management including
over 500,000 SF of GMP space

47-PERSON

Dedicated Life Science Management Team

OVER 2.0M SF

Lab/R&D Leased

**GENERAL CONTRACTOR
ERLAND.**

ARCHITECT

tat

**LAB READINESS
CONSULTANT**

T R I A
the architecture of discovery

LEASING

Lincoln



THE CATALYST

BURLINGTON MALL ROAD

Lincoln

LEASING

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