



4 MAGUIRE

TWO STORIES

54,633 SF

NEW, ROBUST LABORATORY INFRASTRUCTURE

TENANT OCCUPANCY **Q1 2022**

THE
RMR
GROUP

NEWMARK



Ideally
Positioned
in the Hartwell
Avenue Life
Science Cluster

**NEW LAB READY
CORE & SHELL**

.....

MODERN REDESIGN

.....

COVERED BIKE STORAGE

.....

PATIO / COURTYARD

.....

NEW SHOWERS

.....



SITE INFORMATION

Land Area: 7.58 Acres
Parking Spaces: 3.6 / 1,000 RSF

BUILDING INFORMATION

Year Renovated: 2021
Building Size: 54,633 RSF
Lab/Office Ratio: 50/50 Split
Number of Stories: 2
Vertical Heights: +/- 12'-6" Floor-to-floor
Floor Live Load: 100 LBS/SF
Elevators: 1 Passenger / Service, 7' x 8' Cab
Loading Docks: 2 Overhead Doors, Truck Height, Dumpster

LAB SYSTEMS INFORMATION

Lab Waste: pH Neutralization System
Non-Potable Hot Water: 2 HW Heaters, Gas
Potable & Tempered Water: 2 HW Heaters, Gas
Compressed Air: 2 Compressors
Vacuum: 2 Vacuum Pumps

BUILDING SYSTEMS INFORMATION (EXISTING)

Lab HVAC: 2 MUA's, 25,100 cfm 100% OA; 2 EAHU with Energy Recovery (1.5 CFM Per USF Lab)
Supplemental Cooling: Chilled Water Capacity Available for Tenant Needs at 5 Watts Per USF
Electrical Service: 2,500A, 480/277V Providing the Building 43 Watts Per USF, with Tenants Having 6 Watts Per USF for Office and 13 Watts Per USF for Lab
Generators: 2 Standby 100KW & 150KW kVA; Diesel Providing 4 Watts Per USF for Tenant Standby Power Consumption

PROJECT TEAM

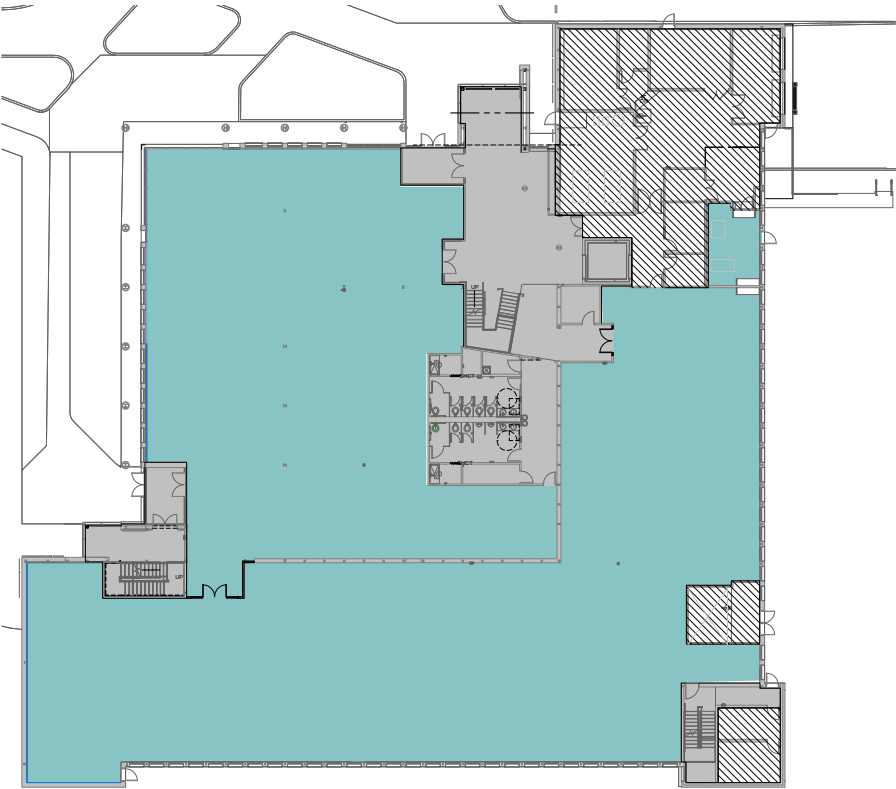
Owner	Manager	Contractor	Architect	Engineer	Leasing
					

4 MAGUIRE FLOOR PLANS

Full Floor or Partial Floor Opportunities

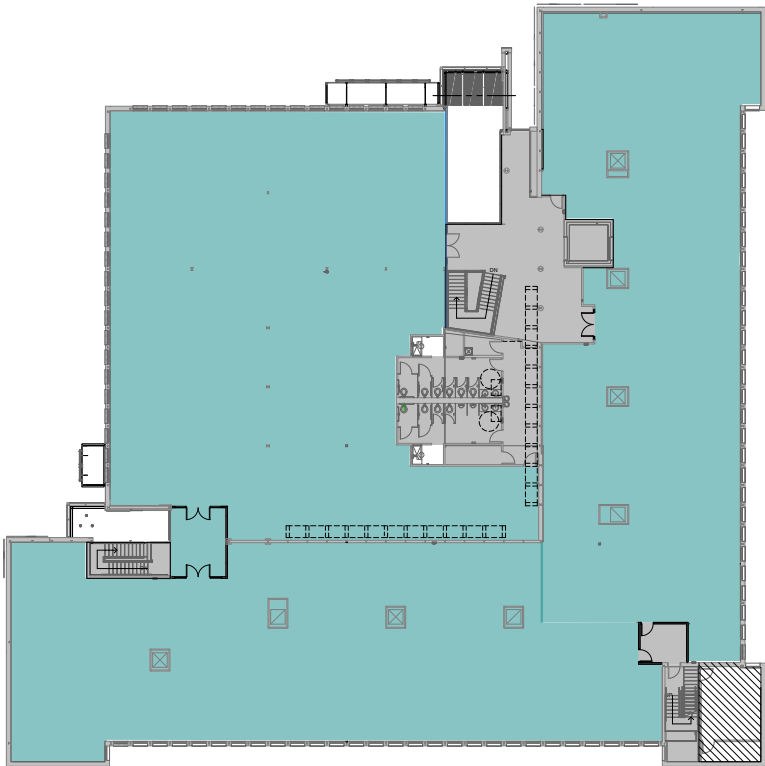
FIRST FLOOR

24,962 RSF



SECOND FLOOR

29,671 RSF





DOWNTOWN BEDFORD AMENITIES



- B. Good
- Bruegger's Bagels
- Bedford House of Roast Beef
- Chipotle
- Domino's Pizza
- Dunkin Donuts
- Ginger Japanese Cuisine
- Great Wall
- Jamba Juice
- Ken's NY Deli & Brick Oven Pizzeria

- McDonald's
- Minuteman Diner
- Posto
- Red Hat Tavern
- Starbucks
- Steve's House of Pizza
- Subway
- Virsa De Panjap
- Whole Foods



- Bedford Motel
- Homewood Suites by Hilton



- Summit Health & Fitness
- Be Ready Fitness
- Barre3

DOWNTOWN LEXINGTON AMENITIES



- Alexander's Pizza
- Baskin-Robbins
- Beijing Chinese
- Bertucci's Italian
- Fruitee Yogurt
- Cake
- Clay Oven
- Panera Bread
- Love at First Bite
- Mario's Italian

- Neillios Gourmet Deli
- Peet's Coffee
- Qdoba Mexican Eats
- Rancatore's Ice Cream and Yogurt
- Royal India Bistro
- Spice Box
- Starbucks
- The Upper Crust Pizzeria
- Tres Petite Creperie



- Embassy Suites by Hilton
- Hilton Garden Inn
- Holiday Inn Express
- Hyatt Regency



- Btone Fitness
- Lucky Punch Boxing
- One2One BodyScapes



LIFE SCIENCE NEIGHBORS



CONVENIENT COMMUTING



REV BUS

20 MINUTES TO MTBA REDLINE ALEWIFE STATION



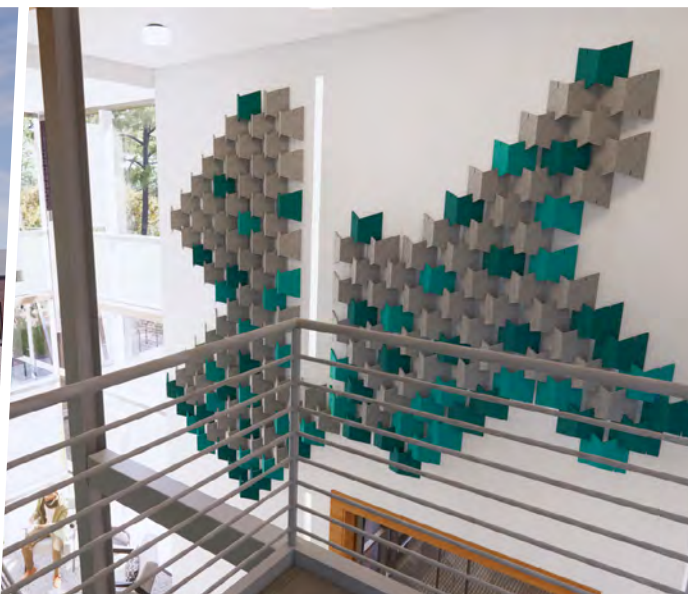
THE MINUTEMAN COMMUTER BIKEWAY

9 MILES TO MTBA REDLINE ALEWIFE STATION



DRIVING

1 MILE TO 128



FOR LEASING INFORMATION, PLEASE CONTACT:

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