

# EXCHANGE IS HERE

MADE IN  
MALDEN



EXCHANGE  
TWO HUNDRED



**MADE IN  
MALDEN**



# ALL OF THE BENEFITS



**Exchange 200 in Malden** offers new lab, creative office, tech, and ground-floor retail/restaurant space in an outstanding transit oriented location.

The 350,000 SF building has undergone a comprehensive redevelopment, transforming the property into an innovation hub and creating a dynamic work environment built to house innovative companies, facilitate the creation of cutting edge technologies, and promote new discoveries within the region's lab/life sciences, R&D, and light manufacturing ecosystems.

200 Exchange offers a unique combination of immediate transit access, building infrastructure, and compelling economics, all situated in the midst of a strong, talented workforce. The building features a host of first-class amenities including an extensive fitness center, locker and shower room facilities, and bike storage, all bolstered by vibrant ground-floor restaurant, café, and outdoor patio space anchored by Starbucks, Evviva Trattoria, and 110 Grill.

Located in Malden Center and steps from the T, Exchange 200 is at the heart of an ongoing surge of activity in Malden, with new breweries, restaurants, entertainment and high-end apartments all attracting the region's top talent to live, work, and play in the city. Join them in their backyard and share the vision of **#MadelnMalden**.

- Seconds from the T, Orange Line, Commuter Rail and buses
- Access to a diverse, talented labor pool
- Located in Malden Center's dynamic live-work-play community

**LOCATION**

- Groundfloor restaurants, cafe, and patio space featuring Starbucks, Evviva Trattoria, and 110 Grill
- 300 parking spaces in adjacent garage and ample nearby public parking
- Bike storage, fitness center, and locker / shower facilities

**AMENITIES**

- Rents at a significant value to Boston, Somerville, and Cambridge.
- Access to all of the benefits of an urban location; abundant transit and amenity options
- Welcoming business environment

**VALUE**

- Third Floor Lab Spec Suites
- Move-in ready Lab space
- 12,000 - 15,000 RSF suites, with ability to combine spaces

**TIMING**



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# URBAN LOCATION

**TOP 1**

Most diverse school system in Massachusetts

Malden has added more than

**2,094**

units of housing since 2010

**1/2**

Nearly 1/2 of Malden's workforce commutes to Boston, when they could work in their own backyard

Within half a mile of Exchange 200

**16.6%**

of people are 25-34 years old.

**TOP 10**

Malden is one of the top 10 communities in Greater Boston for life sciences, business/financial, architectural/engineering and computer/mathematics employees

**96**

Exchange 200 is a walker's paradise, with an impressive walkscore of 96



Exchange 200 is perfectly positioned in Malden Center

Exchange 200 provides convenient access to multiple means of transit and a vibrant, growing restaurant, brewery and residential scene, providing all of the urban amenities that today's employees are demanding.



**77**  
Restaurant/Bars



**7**  
Fitness Studios



**18,014**  
Housing Units



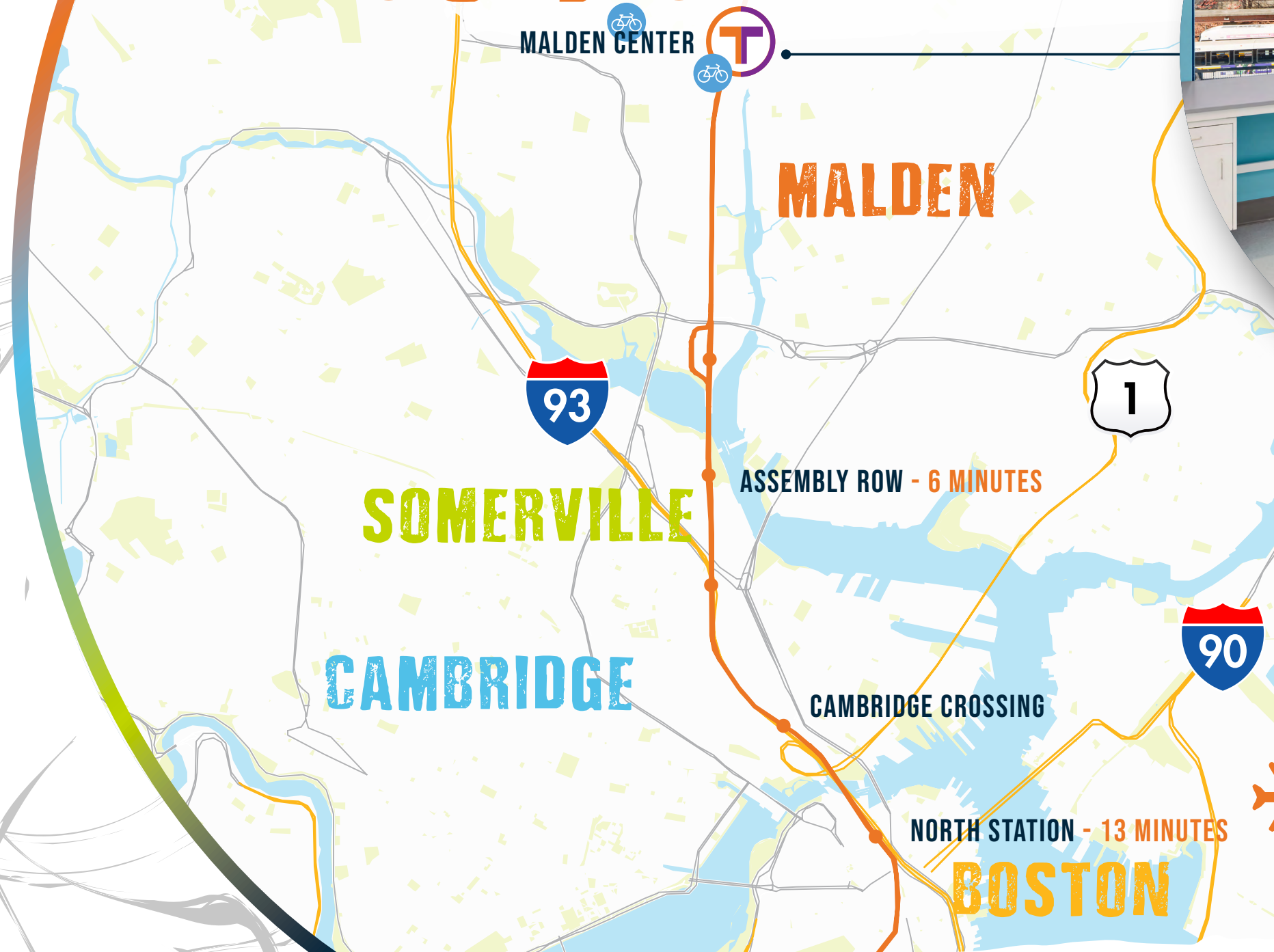
**1.7**  
MSF of Retail

**AMENITIES WITHIN HALF A MILE**



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# PERFECTLY POSITIONED



**Just a two-minute walk** from Malden Station to your desk or bench and only a 13-minute train ride to Downtown Boston

- Seconds from the Orange Line, Commuter Rail, and bus hub
- 13 Minutes to Boston
- 6 minutes to Assembly Row
- Immediate access to Northern Strand Bike Trail
- Conveniently located Blue Bike stations nearby
- Only 5 stops to Downtown Boston on the Orange Line and 1 stop on the Commuter Rail
- Perched between I-93 and Route 1
- Walkscore of 96
- Easy access to Logan Airport via multiple routes



**LOGAN AIRPORT**



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# ORANGE IS THE NEW RED



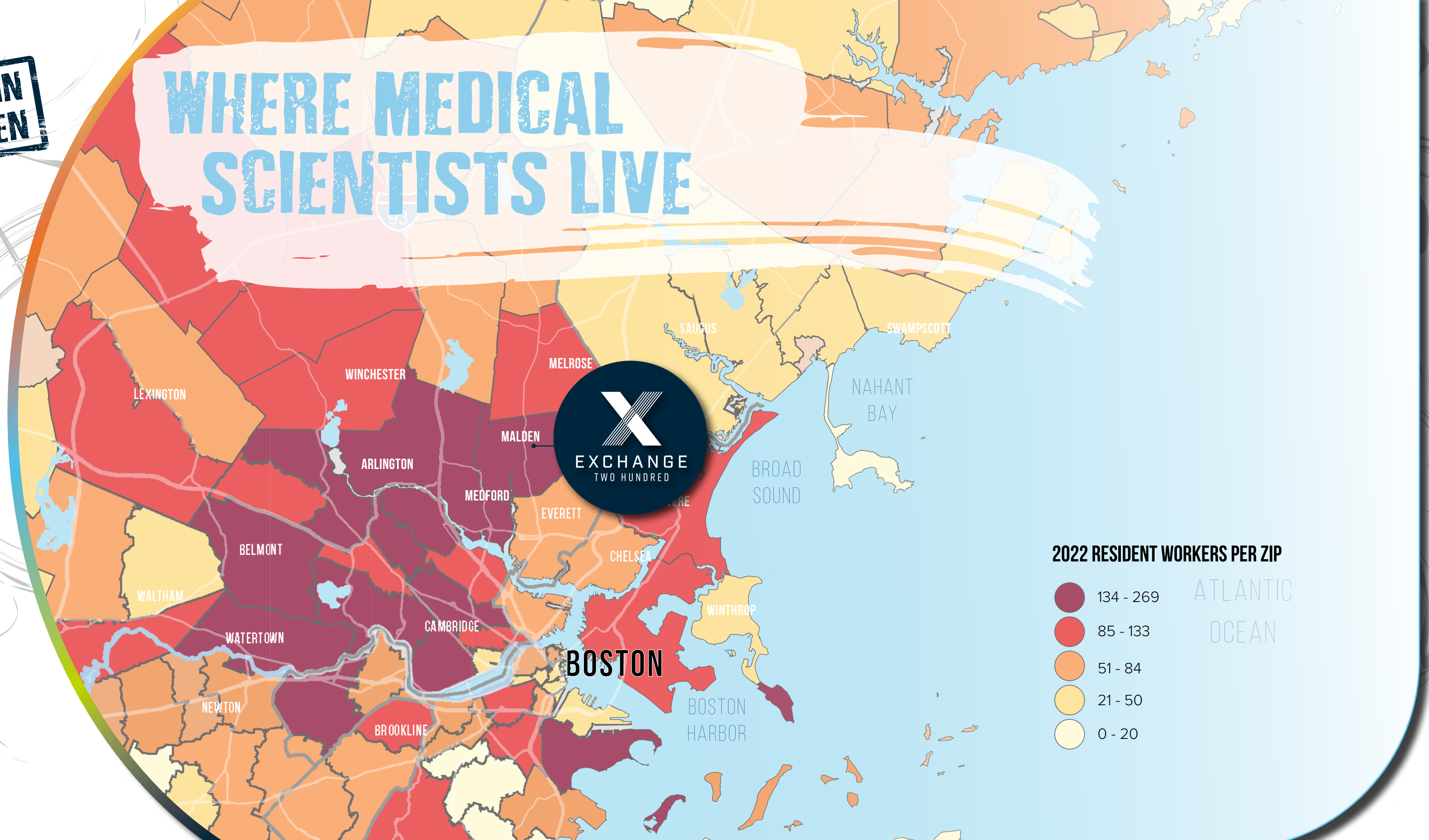
Life sciences companies are increasingly locating along the Orange Line north of Boston, creating a growing node of biotech activity and taking advantage of the strong labor pool.

The Orange Line improvement program is resulting in an expanded fleet of 152 modern, spacious cars offering faster, more comfortable trips on the most reliable fleet in the T system

The Orange Line corridor will see 1,520 new housing units deliver over the course of 2023 and over 2,700+ new jobs created.

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# WHERE MEDICAL SCIENTISTS LIVE



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# LAB READY SPACE

Exchange 200 provides tenants the unique ability to house their offices, R&D/lab & GMPc facilities under one roof. With expansive floor plates, high performance infrastructure, ample loading access and a variety of nearby amenities, this dynamic lab ready space provides the ideal location for companies of all sizes and needs.

## Building Specifications For Lab\*

<b>FLOOR SIZE</b>	<ul style="list-style-type: none"> <li>○ Approx. 95,000 RSF</li> <li>○ Design and capacity to accommodate GMP on 1st and 2nd floors including dedicated loading/ freight</li> </ul>
<b>CEILING HEIGHT</b>	<ul style="list-style-type: none"> <li>○ 15-16 ft slab to slab</li> </ul>
<b>COLUMN SPACING</b>	<ul style="list-style-type: none"> <li>○ 36'</li> </ul>
<b>HVAC</b>	<ul style="list-style-type: none"> <li>○ Cooling Capacity:             <ul style="list-style-type: none"> <li>- 110 SF/Ton for Lab</li> <li>- 300 SF/Ton for Office</li> </ul> </li> <li>○ Make Up Air Capacity:             <ul style="list-style-type: none"> <li>- 1.75 CFM/SqFt for lab space</li> <li>- 0.10 CFM/SqFt for office space</li> </ul> </li> </ul>
<b>WATER/SEWER</b>	<ul style="list-style-type: none"> <li>○ 2" Domestic water line</li> <li>○ Sanitary Riser</li> <li>○ 6" lab waste and 4" lab vent risers, directed to central pH neutralization system</li> </ul>
<b>GAS</b>	<ul style="list-style-type: none"> <li>○ 6" at street</li> </ul>
<b>CHEM STORAGE</b>	<ul style="list-style-type: none"> <li>○ Ground floor chemical storage space available</li> </ul>
<b>LOADING</b>	<ul style="list-style-type: none"> <li>○ Floor load capacities range from 85-280 lb/sf</li> <li>○ Six (6) loading docks, private and common available</li> <li>○ Freight elevator with 10,000 lb capacity</li> </ul>
<b>ELECTRIC</b>	<ul style="list-style-type: none"> <li>○ 15 W/SF for lab space</li> <li>○ 7.5 W/SF for office space</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>○ Ample Rooftop space to accommodate Tenant equipment</li> </ul>
<b>POWER</b>	<ul style="list-style-type: none"> <li>○ Tenant-optional standby generator</li> <li>- 500kW/625-kVA, 277/480-volt.</li> <li>- Redundant power available if required.</li> </ul>
<b>LAB WASTE</b>	<ul style="list-style-type: none"> <li>○ Central pH with Landlord holding MWRA permit</li> </ul>

\*These specifications include upgrades that may be modified to fit tenant needs.



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CLICK TO VIEW THE LOBBY



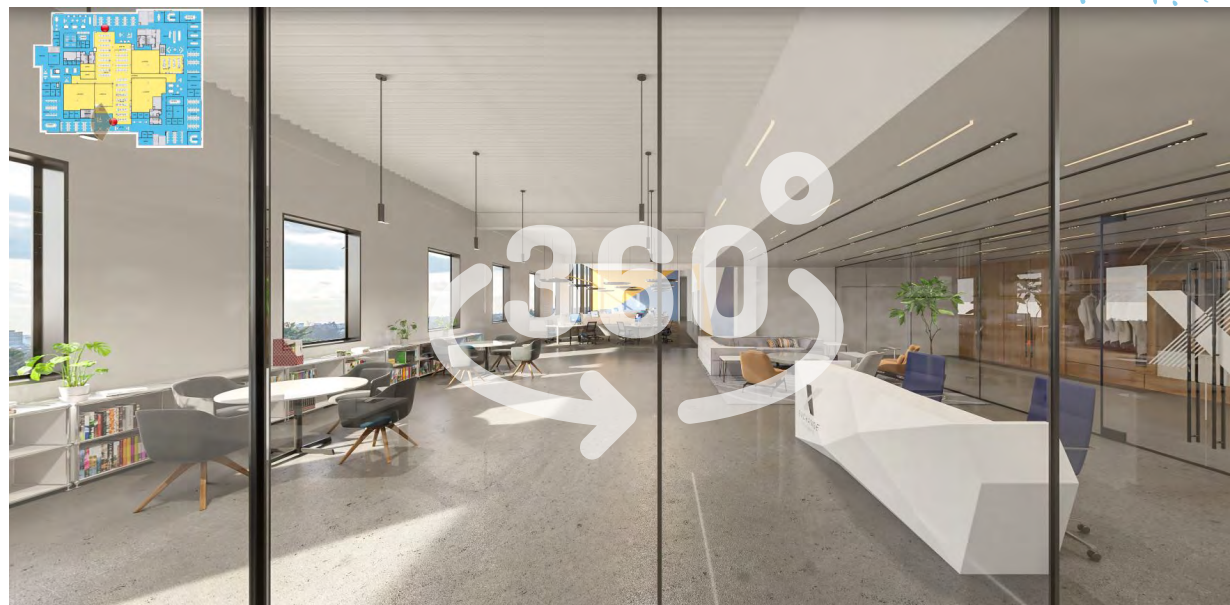
CLICK TO VIEW THE FITNESS CENTER



# VIRTUALLY TOUR THE LOBBY & FITNESS CENTER

# VIRTUALLY TOUR THE SPACE

CLICK TO VIEW CONCEPTUAL BUILD-OUT POTENTIAL



CLICK TO VIEW SPEC SUITE READY TO OCCUPY NOW

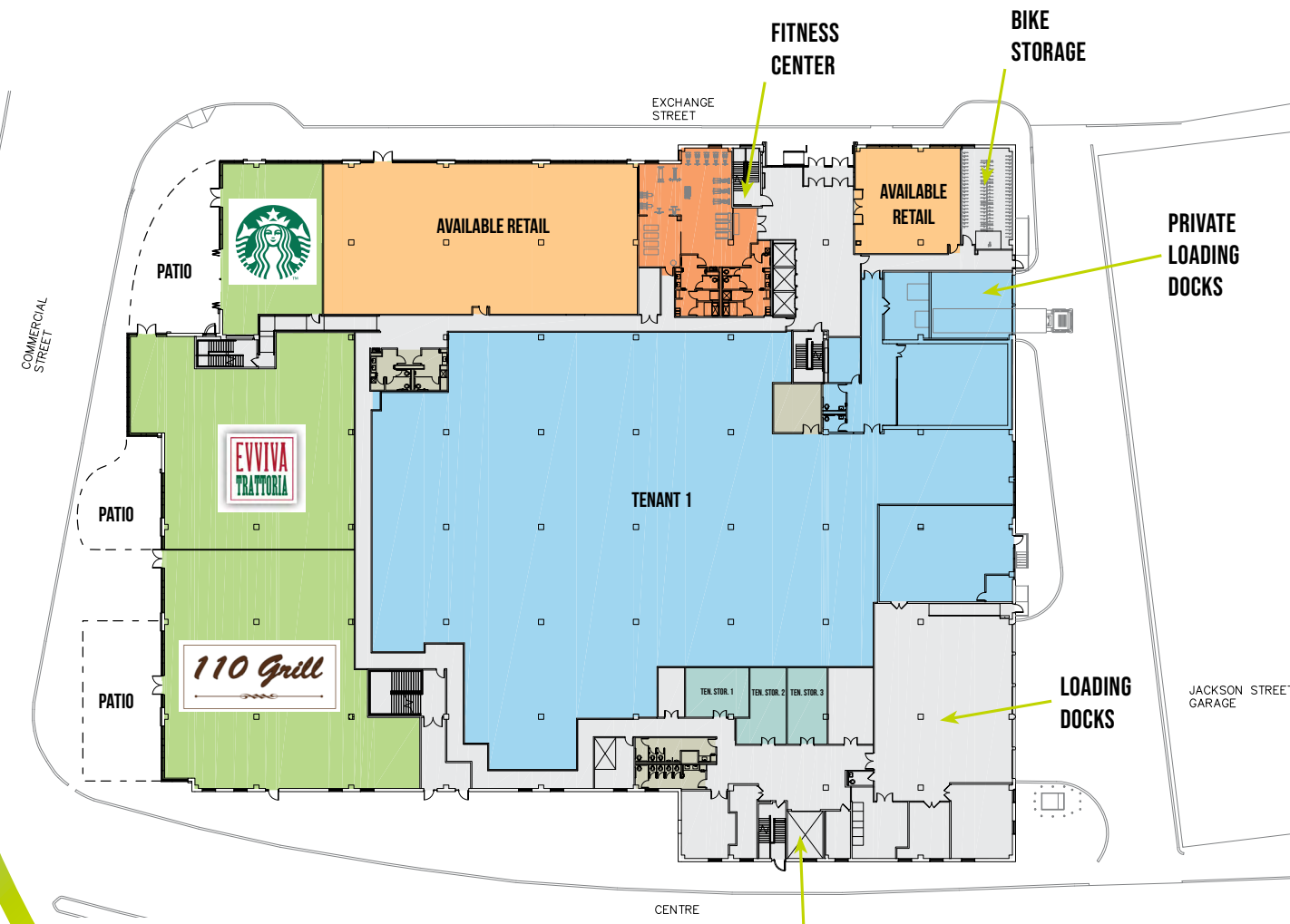




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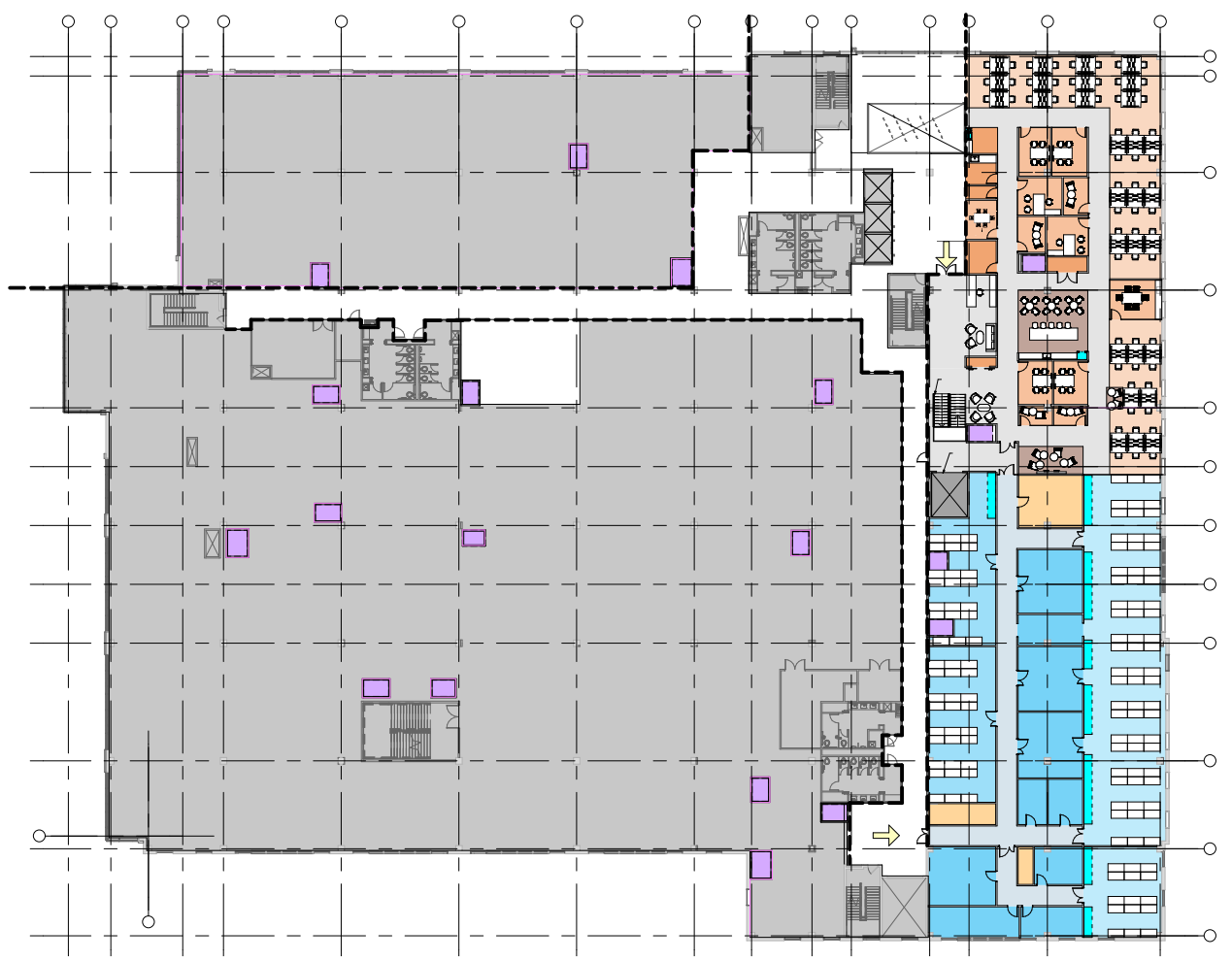
# FLOOR PLANS

## LEVEL 1 - LAYOUT



**TOTAL RSF: 71,801 RSF**  
APPROX. 40,000 RSF  
APPROX. 11,000 RSF

## LEVEL 2 - ~30,000 SF TEST FIT



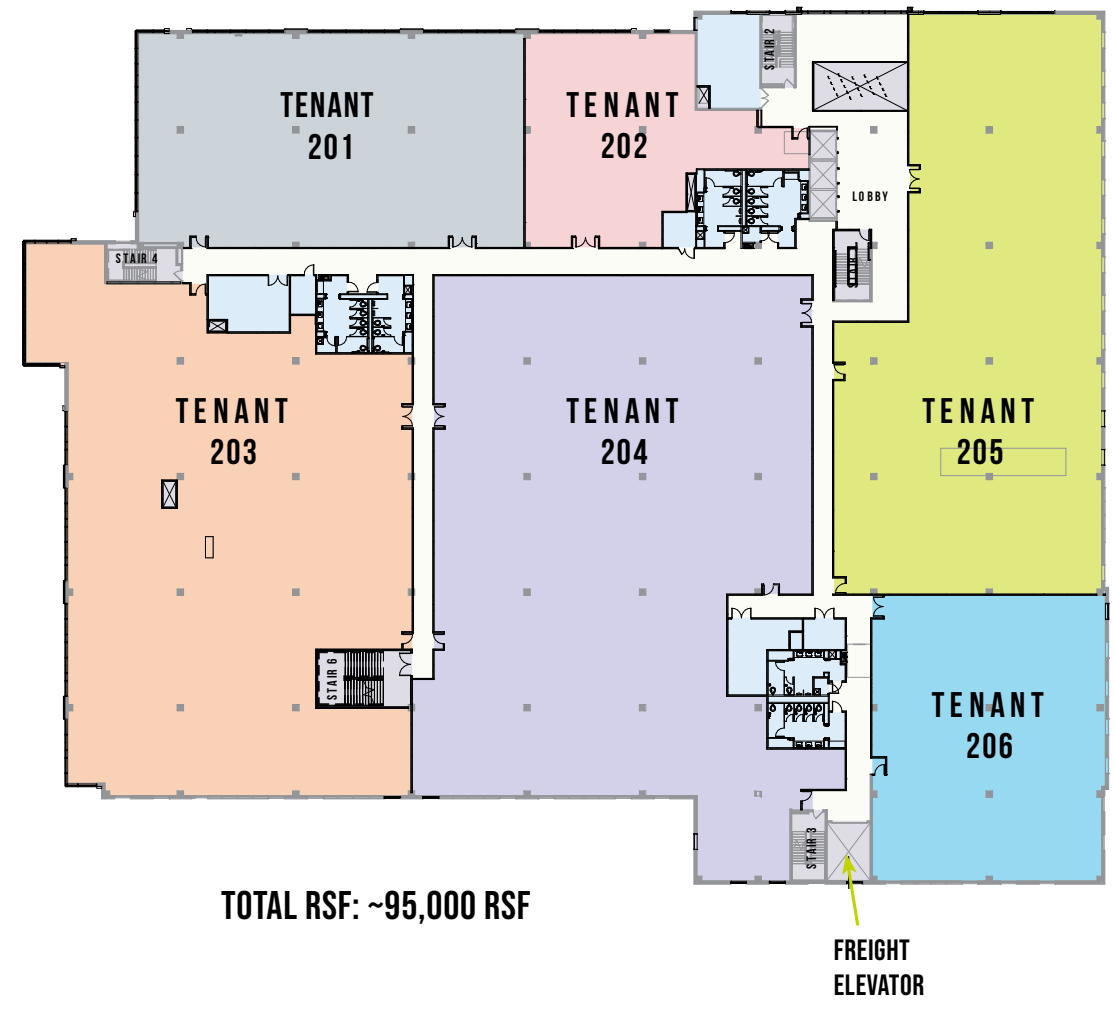
LAB - OPEN  
OFFICE - OPEN  
CORE & SHELL



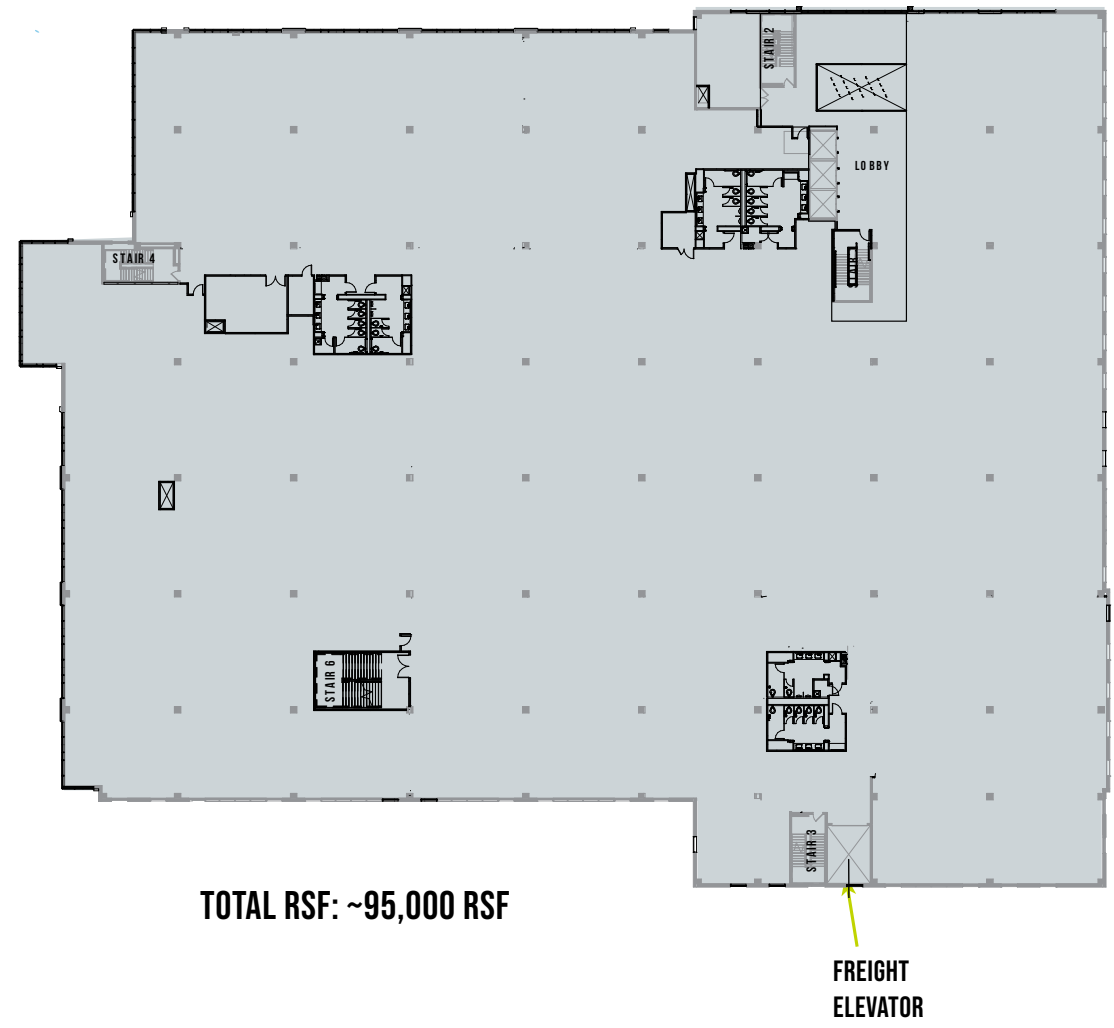
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# FLOOR PLANS

**LEVEL 2 - POTENTIAL SUBDIVISION LAYOUT**



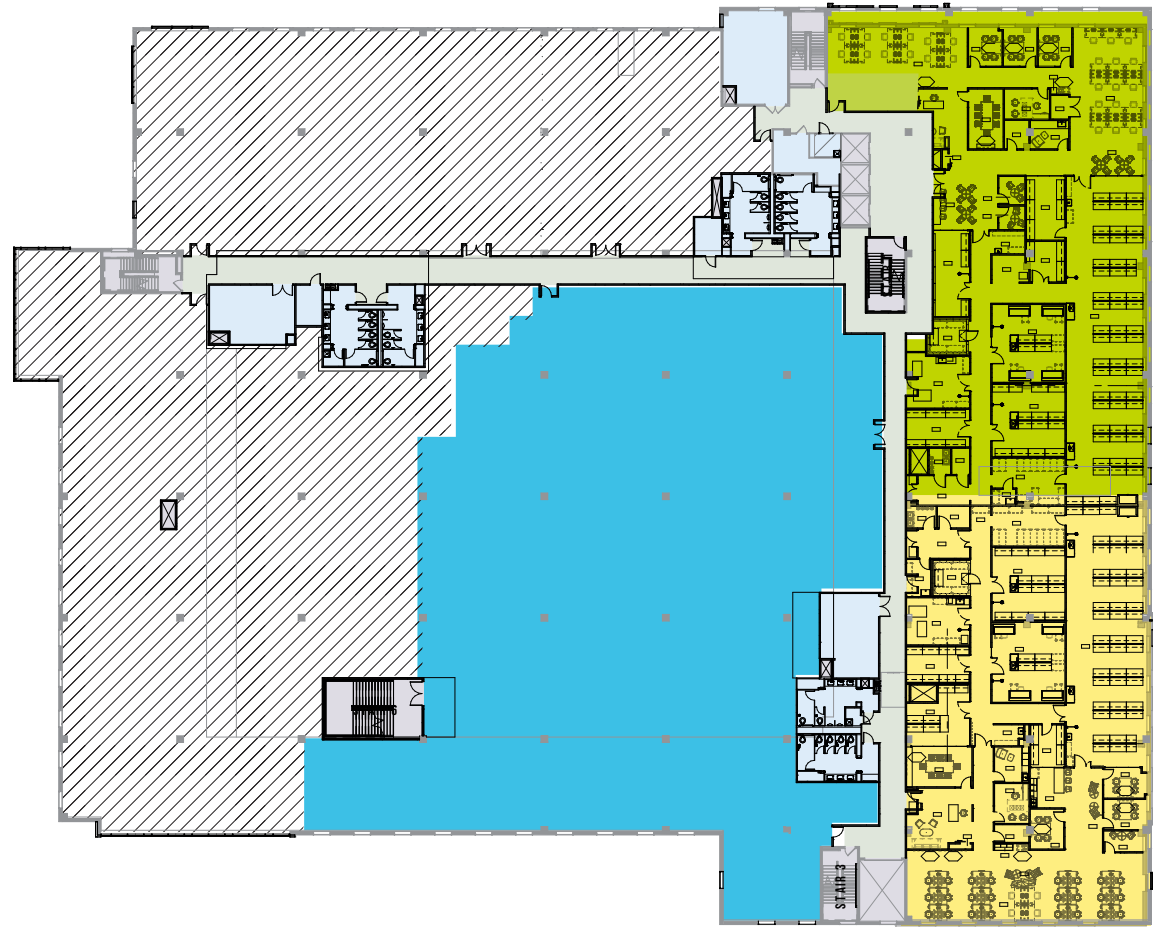
**LEVEL 2 - CORE AND SHELL**



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# FLOOR PLANS

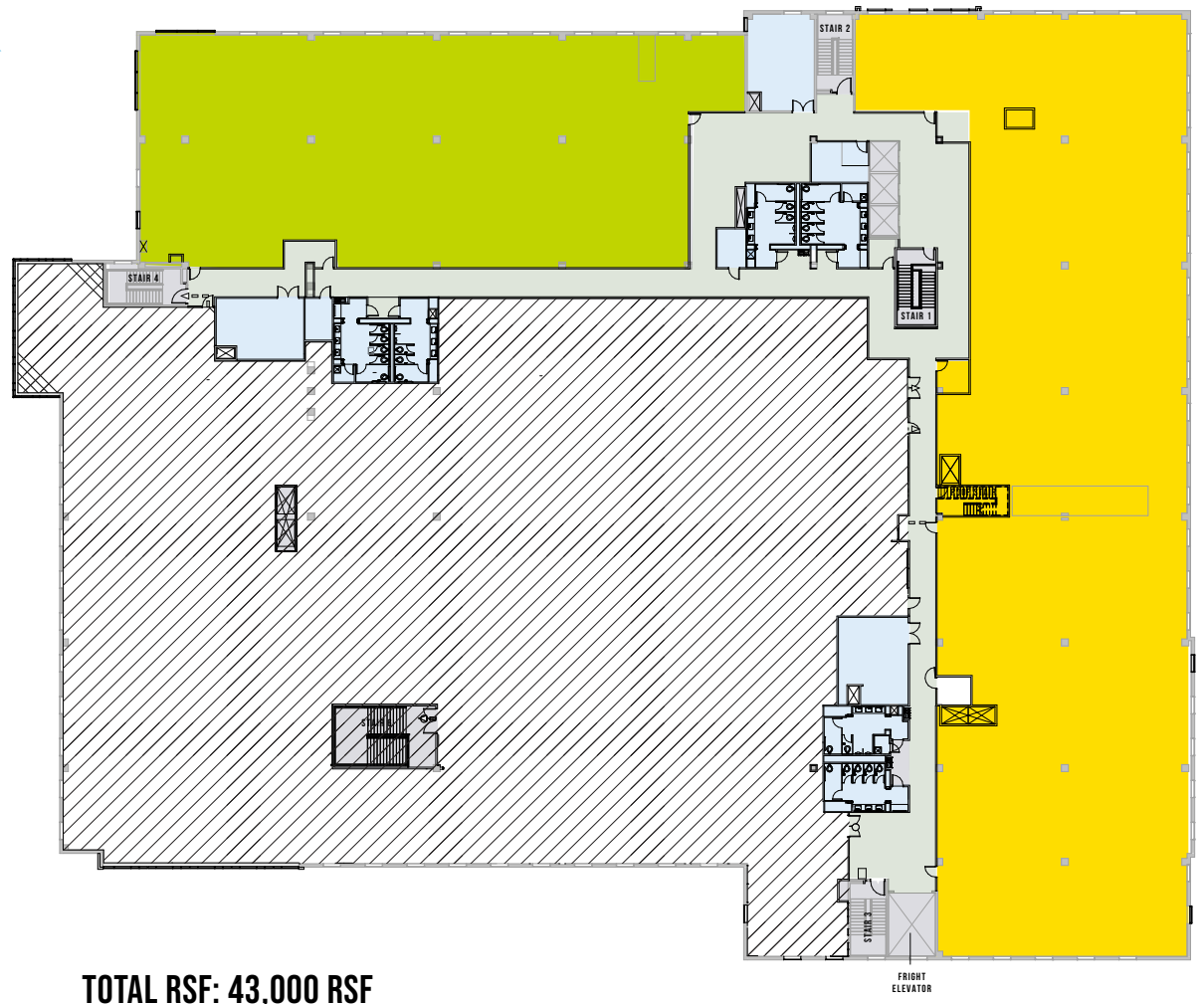
**LEVEL 3 - SPECULATIVE SUITES**



**TOTAL RSF: 57,154 RSF**

- TENANT 301 - 15,568 RSF (SPEC SUITE)
- TENANT 302 - 12,923 RSF (SPEC SUITE)
- TENANT 303 - 28,663 RSF (SHELL)
- LEASED SPACE

**LEVEL 4 - POTENTIAL LAYOUT**



**TOTAL RSF: 43,000 RSF**

- TENANT 401 - 16,000 RSF
- TENANT 402 - 27,000 RSF
- LEASED SPACE



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# DYNAMIC RETAIL

In addition to the abundant amenities in the neighborhood, Exchange 200 offers 20,000+ SF of ground-floor, dynamic retail and restaurant options. Anchored by Starbucks, tenants can enjoy their well-known laid-back atmosphere as a place to meet up with colleagues, grab a bite, or relax without ever having to leave the building.



[WWW.EXCHANGE200.COM](http://WWW.EXCHANGE200.COM)



**FOR MORE INFORMATION, PLEASE CONTACT.**

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