

4MAGUIRE

LEXINGTON, MA



BRAND NEW SUBLEASE AVAILABILITY

17,940

RSF

1ST

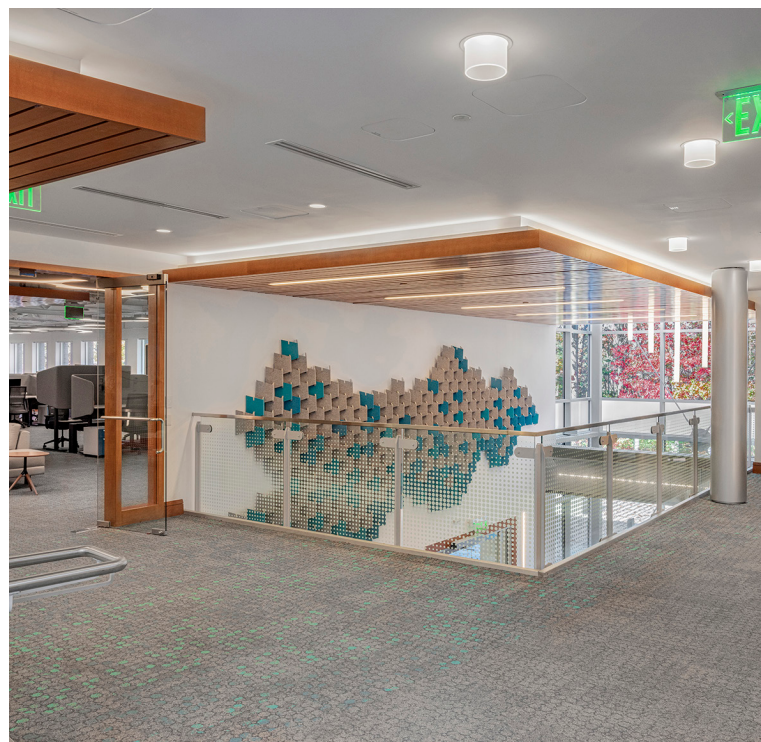
FLOOR

50:50

LAB/OFFICE

PLUG & PLAY LAB SPACE • FLEXIBLE TERM, UP TO 9 YEARS • AVAILABLE NOW

NEWMARK



Floor Plan

LAB

3 Biology labs

- 2 process development labs, 1 tissue culture lab
- Labs contain 10 5' x 3' lab tables and 13 5' x 3' lab benches
- House vac and compressed air throughout

1 Tile floor lab storage area

1 Shell area ready for customization

1 Vivarium for shared use

OFFICE

1 Board room

3 Conference rooms

2 Huddle rooms

6 Phone rooms

1 File/mail room

1 Wellness room

60 Workstations



1ST FLOOR

17,940 SF

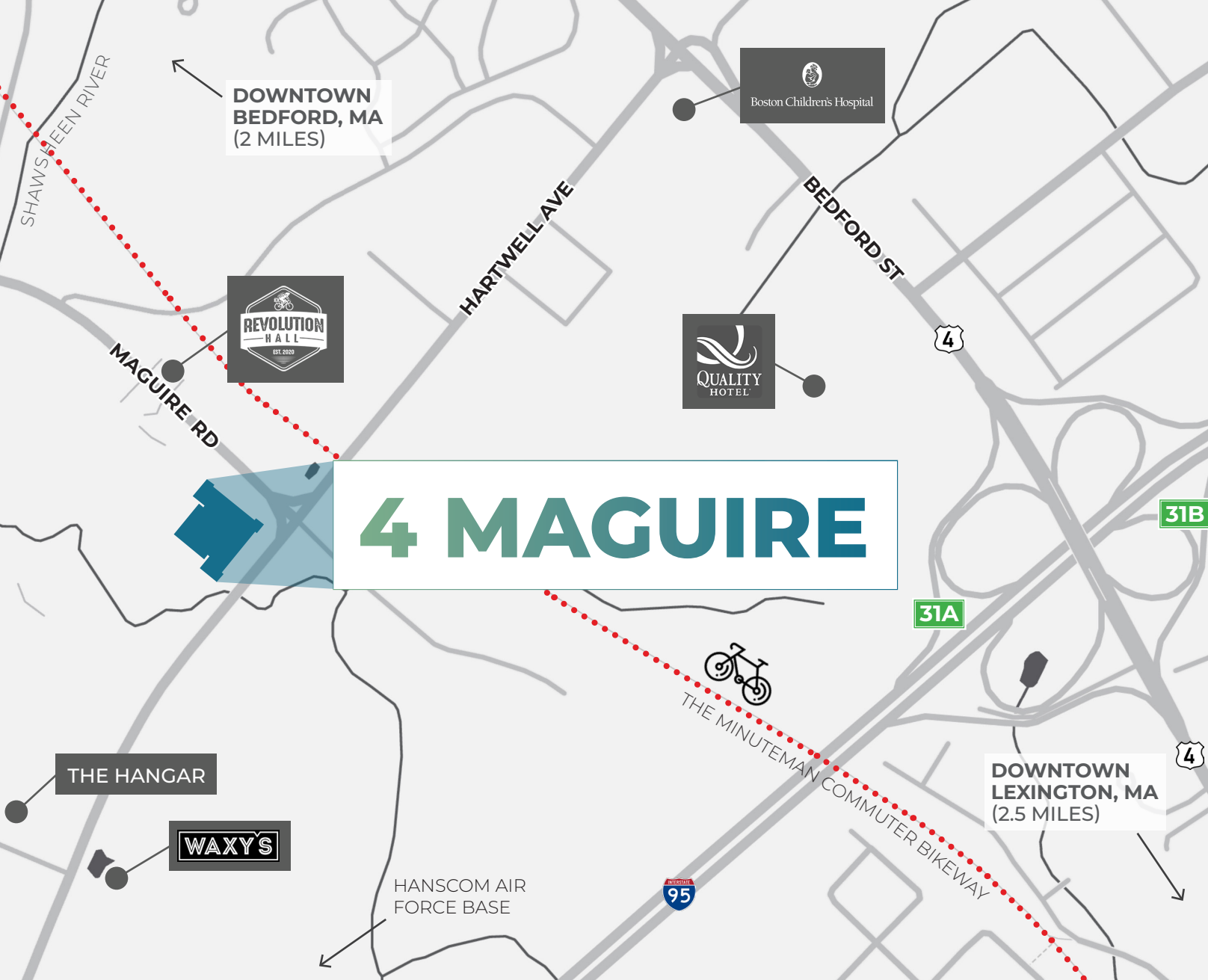
Shared

Available for Sublease



SHARED:

- Café
- Chemical wasteroom
- Loading area
- Shower rooms



DOWNTOWN LEXINGTON AMENITIES



- Alexander's Pizza
- Baskin-Robbins
- Beijing Chinese
- Bertucci's Italian
- Fruitee Yogurt
- Cake
- Clay Oven
- 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
- Spirit of India
- Starbucks
- The Upper Crust Pizzeria



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



- Btone Fitness
- Lucky Punch Boxing
- One2One BodyScapes

DOWNTOWN BEDFORD AMENITIES



- 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 Heat 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



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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