

9/8/2021: stack cleanup INPROGRESS. building name and website are correct. building contacts in TE/ENT match public record. GBA in public record (215896 sf) does not match TE/ENT (131404 sf). updated bldg footprint and placed tenants on map. Moved out CenturyLink, Masnfield Sales, and Murtha Cullina. Ameriprise Financial will be moving out in 2022 when lease exp. Moved in Physicians Performance LLC. PM occupies space in building.

move ins, move outs, resizes, merges, dupes, listings?, emailed CRC Patrick Worley MBEAN

Jun-25-2021: Confirmed By Field Research jtippett

Jul-15-2020: Secure Entrance-Unable to walk building. jtippett

5/6/2020: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2020, Monthly Tax Amount: \$30,185.92, Total Expense Monthly: \$30,185.92

2/11/2020: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2019, Monthly Tax Amount: \$29,575.67, Total Expense Monthly: \$29,575.67

9/19/2019: Hunneman's North Team of Chris Curley, Ken Oppenheim, and Michael Allen Complete 40,000 SF of Transactions at Unicorn Park in Woburn: Additionally, the 93 Financial Group, a registered investment adviser and licensed insurance agency, will extend their lease for an additional 7 years in the same space they currently occupy at 600 Unicorn Park.

<https://www.hunnemanre.com/posts/hunneman-s-north-team-of-chris-curley-ken-oppenheim-and-michael-allen-complete-40-000-sf-of-transactions-at-unicorn-park-in-woburn> - jqinn

09/10/19: *PID submission cleanup project; GBA/RBA - 131,404 (building contact confirmed) ; Updated tenants and details specific to current location; Attempted to utilize site plan to note sqft available; unknown tenant space of 27,345 sqft on the 4th floor, along with 3 current unknown spaces and 4 vacancies (and 1 sublease) showing for the property; Contacts and additional details obtained via Manta, BBB, Buzzfile, company website, and state SOS website; Stack clean-up completed for property. - dwilliams3

Dec-31-2018: Cannot delete unknown tenants MKnight mknight

8.28.18 Completed Stack Clean Up per Tenant Research initiative. Specific notes indicated on the individual tenant record. Reached out to all tenants and researched unknown tenants, vacant and grey spaces listed via asking tenant and google search. Unable to confirm companies that match lease comp. leaving in stack. Moved out 1104,610 SF of epires lease dates. There are no property or individual. notes from the FR concerning this bulding on the unknown tenants, vacant and grey spaces. Sent the following email to Portfolio Researcher:

Good morning, Esmeralda !

I hope all is well. I am completing the stack cleanup on this PID 214764 and hope you can assist with the following: There are several unknown, vacant and grey spaces in the building. Also, I'm unable to verify the vacating tenants on the 1st and 2nd floors. The vacating tenant on the 1st floor have an on the market date of 7/2010 should this still be represented this way. The building brochure show available vacant spaces on the 1st and 4th. (<https://unicornpark.com/availability/>).

Can you please verify if the unknown tenants and vacant spaces may have tenants?

Thank you for your assistance! Pdixon

8.22.18 8.22.18 Building is not completed working on PID Project.pdixon

2/10/2018: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2018, Monthly Tax Amount: \$29,734.75, Total Expense Monthly: \$29,734.75

2/22/2017: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2017, Monthly Tax Amount: \$29,709.08, Total Expense Monthly: \$29,709.08

7/17/17 13964 on the 4th fl the sublease was 30 days but it expired , withdrew per Neil Ross, jreamer

2/21/2016: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2016, Monthly Tax Amount: \$30,079.08, Total Expense Monthly: \$30,079.08

9/2/2015: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2015, Monthly Tax Amount: \$30,145.25, Total Expense Monthly: \$30,145.25

6/4/15 13969sf sublease added per Neil Ross, vacancy 30 days, jreamer

12/18/14 8336 leased per Matt Adams, jreamer

6/14/2014: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2014, Monthly Tax Amount: \$31,417.58, Total Expense Monthly: \$31,417.58

10/29/2013: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2013, Monthly Tax Amount: \$28,481.17, Total Expense Monthly: \$28,481.17. Income Expense - Tax Year: 2012, Monthly Tax Amount: \$24,498.67, Total Expense Monthly: \$24,498.67.

4/13/2013: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2011, Monthly Tax Amount: \$23,115.58, Total Expense Monthly: \$23,115.58

5/23/12 added 2174sf on 2nd fl vacant today per Matt Adams, jreamer

2/15/12 3368 & 4944 leased to one tenant and 2809 leased, 3161 changed to 4161, jreamer

12/22/11: added deal per matthew adams, confirmed the move-in date and provided all the details he was willing to provide. didn't want to give the tenant rep credit. Also said the two contig. spaces on the 1st, for 8,312sf are pending. lbooth

11/11/11: per Matthew Adams of C&W, the spaces were remeasured at all the Unicorn Park listings. The changes in SF was a correction. The 1,268 went to 1,272, the 2,832 went to 2,398sf, the 3,132 went to 3,161, and the 5,062 went to 5,374sf. he didn't have a remeasurement for the 1st floor spaces or the 3rd floor yet. lbooth

3/16/11; Per Rory Walsh of Cushman & Wakefield, I corrected the sf for the 3rd floor, there was not a lease for 1,879sf, it was an inaccurate # previously and 7290sf is all that's available. lbooth

2/28/11: added lease deals per matt adams of C&W who confirmed all the move-in date info but DECLINES to provide anything else. for absorption purposes, dates are confirmed. lbooth

10/29/10: 27,505sf space is not pending, but they are in negotiations with the current tenant to renew. Matthew Adams, requested I call him in 45 days to check in about the space. did not want to mark it as pending though. lbooth

10/26/10: Per Rory Walsh, the 2,383sf space on brochure is not new, it's the remainder of whats left from a lease of part of the 5962sf space that's not on the brochure anymore. he confirmed the move-in date for the lease comp. also added a large new space for future availability per rory. lbooth

10/14/10: 5,940sf space lease per matthew adams of C&W. Rory Walsh of C&W confirmed the details including the move-in date for absorption purposes. But, a lot of the deal info. was confidential. lbooth

7/22/2010 Shelly Bourbeau: unable to get clear view of building. too many trees surrounding

The following fields were updated from an Assessor Property match.

Recorded Owner - Acquiport Unicorn Inc . On 06/15/10

The following fields were updated from an Assessor Property match.

Zoning - OP . On 06/15/10

8/17/09: added 2 sfl per Rory - confirmed occ. date of Q1 2010 ntanner

5/10/07; spce added per matt. kprabhakar

4/3/98: Cross-ref from the Grubb & Ellis database.

(JPR)e 10/20/97 (CVS) flyer: sq ft 130,800.

Architect: Jung Brannen Associates Whittier Electric: Yes Whittier Floor Thickness: 0" Whittier Asebestos: No Whittier Day-Care: No Whittier Public Trans: No Whittier Showers: No Whittier Comments: SUBLEASE TERM ENDS 9/15/92.(SPACE HAS COMB.OFFIC & OPEN SP.

AND A CONF.RM FOR 12.

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