

WALPOLE STATION BUSINESS CENTER

100 Elm Street & 55/75/85 West Street
Walpole, MA 02081

Flex/Office/R&D For Lease



Leasing Information:

Tim Latham

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James Tambone

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Ellison Patten

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Christopher Devaux

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Lincoln

Lincoln Property Company
53 State Street
Boston, MA 02109

www.lpc.com

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Flex/Office/R&D For Lease

100 Elm Street & 55/75/85 West Street | Walpole, MA 02081



Property Highlights

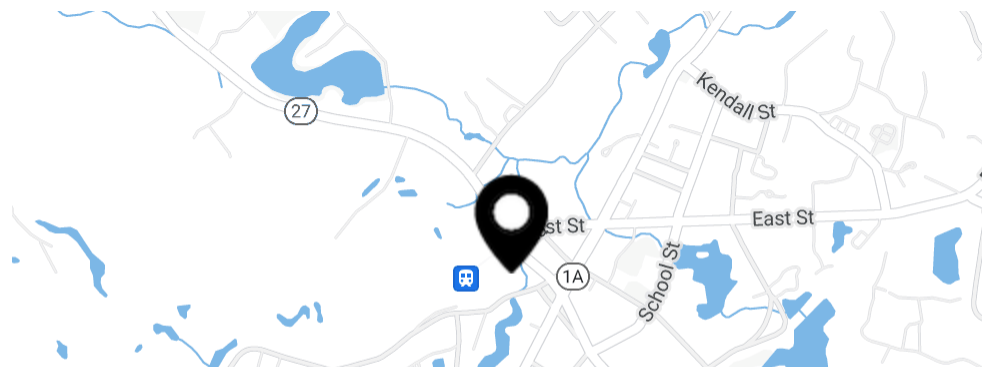
- Mixed-use campus ideal for office, R&D, lab, light industrial, and storage uses.
- Former mill converted into a modern business park with brick and beam finishes.
- Plentiful on-site parking available
- Conveniently located within walking distance of the amenities in Downtown Walpole/MBTA Station
- Flexible floor plates
- Ample power for flex/light manufacturing users
- Loading docks and freight elevator

Availabilities

SF

Date Available

Suite M-201	10,000 - 26,510 SF
Suite E-207	4,347 SF
Suite O-301	6,184 SF
Suite F-303	8,576 SF
Suite S-207	15,949 SF
Suite S-307	15,949 SF
Suite S-507	15,949 SF
Suite S-607	15,949 SF



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3rd Floor Spaces

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Additional Photos

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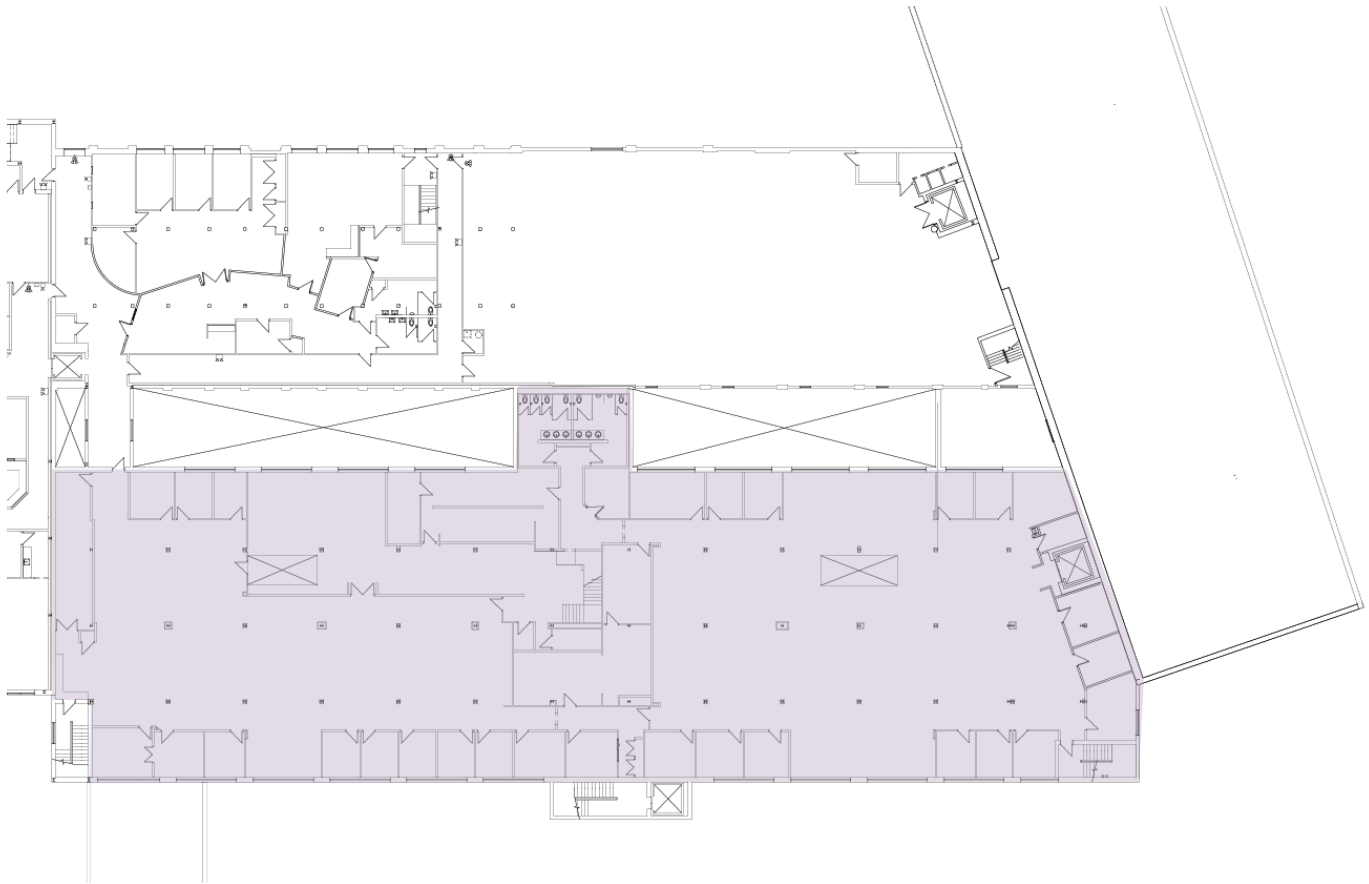
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WALPOLE STATION BUSINESS CENTER

Suite M-201

100 Elm Street & 55/75/85 West Street | Walpole, MA 02081



Suite	Size	Description
■ Suite M-201	10,000 - 26,510 SF	Office/Flex/Industrial Space Available Immediately - 14'4" ceilings 11'2" to drop - Access to loading - 250 PSI capacity

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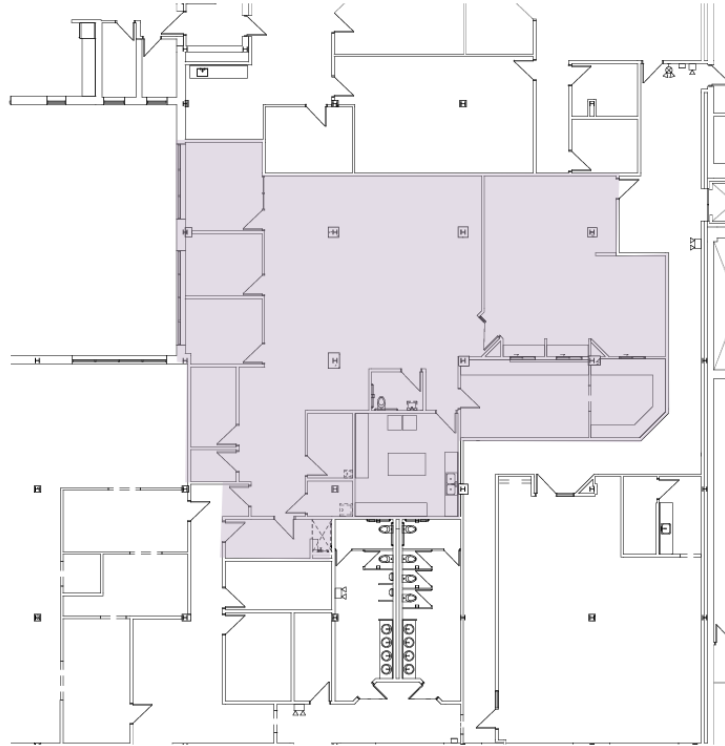
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Suite E-207

100 Elm Street & 55/75/85 West Street | Walpole, MA 02081



Suite	Size	Description
■ Suite E-207	4,347 SF	Office/Medical Space Available Immediately - Built-out reception area - In-suite restroom - Kitchenette - Built-out offices with windows

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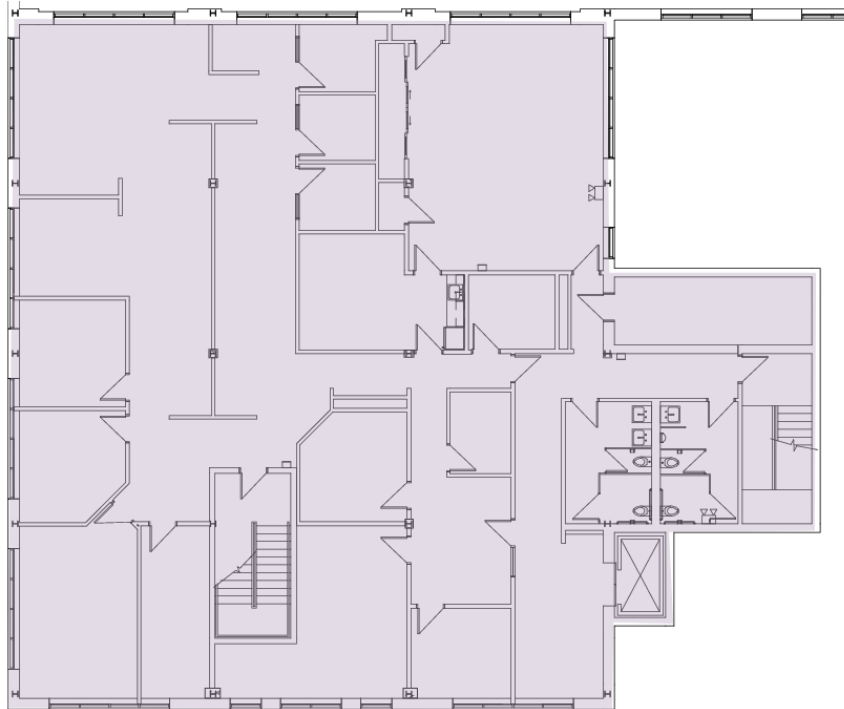
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Suite O-301

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Suite	Size	Description
■ Suite O-301	6,184 SF	Office Space Available Immediately - Existing offices - Kitchenette - In-suite restrooms - 4 sides of window line

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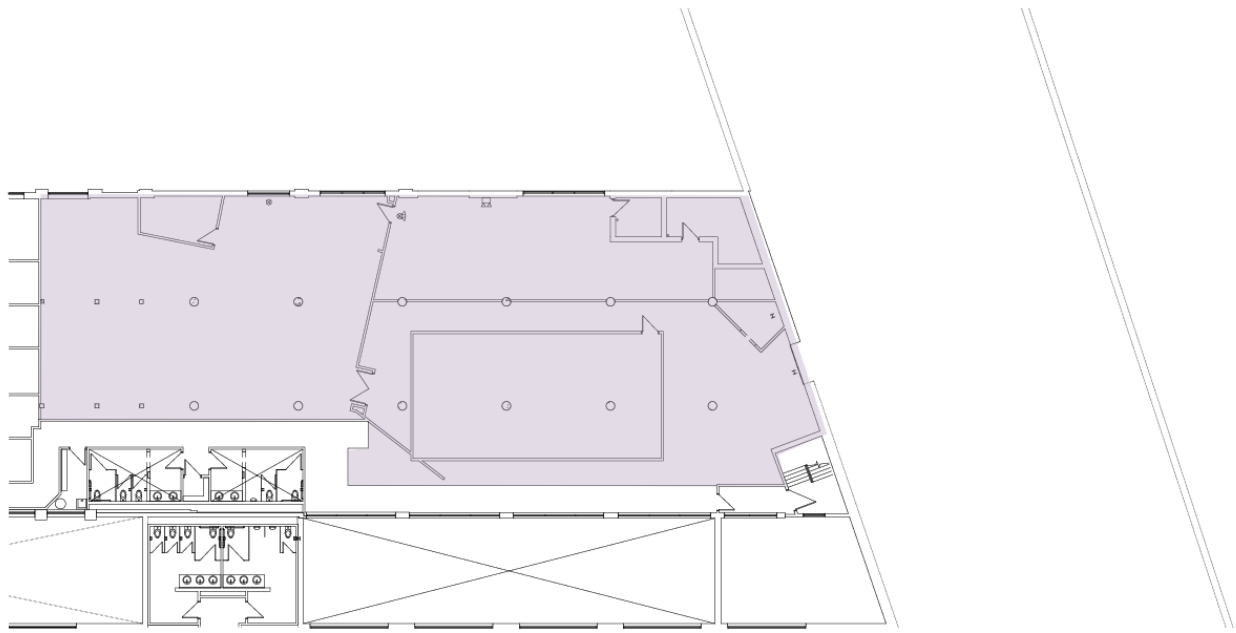
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WALPOLE STATION BUSINESS CENTER

Suite F-303

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Suite	Size	Description
■ Suite F-303	8,576 SF	Office/Flex/Lab Space Available Immediately - 14'4" ceilings - Access to loading - Existing cleanroom, Various lab/R&D equipment and infrastructure.

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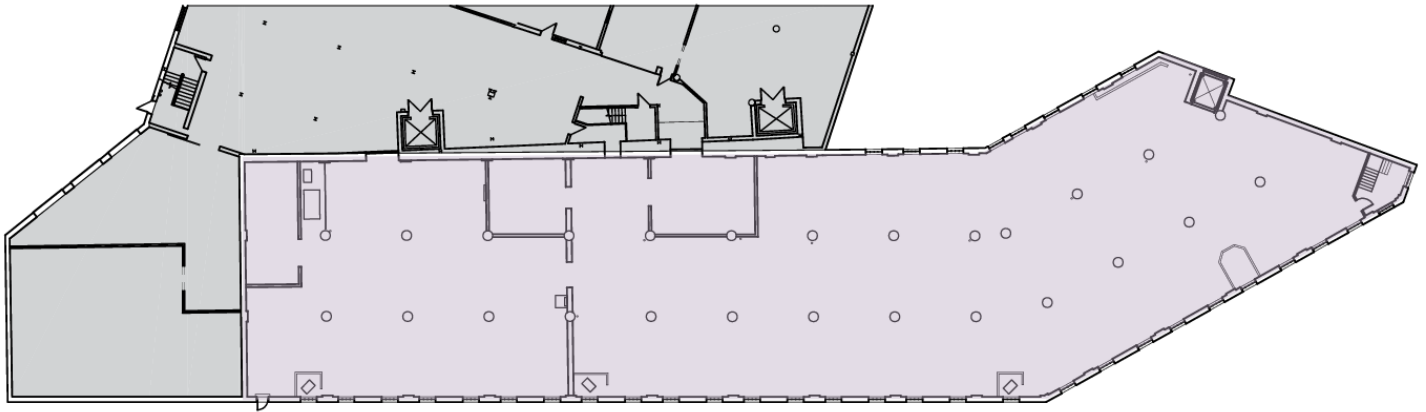
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WALPOLE STATION BUSINESS CENTER

Suite S-207

100 Elm Street & 55/75/85 West Street | Walpole, MA 02081



Suite	Size	Description
■ Suite S-207	15,949 SF	Storage Space Available Immediately - 7'2" ceilings - Access to loading dock - Access to freight elevator

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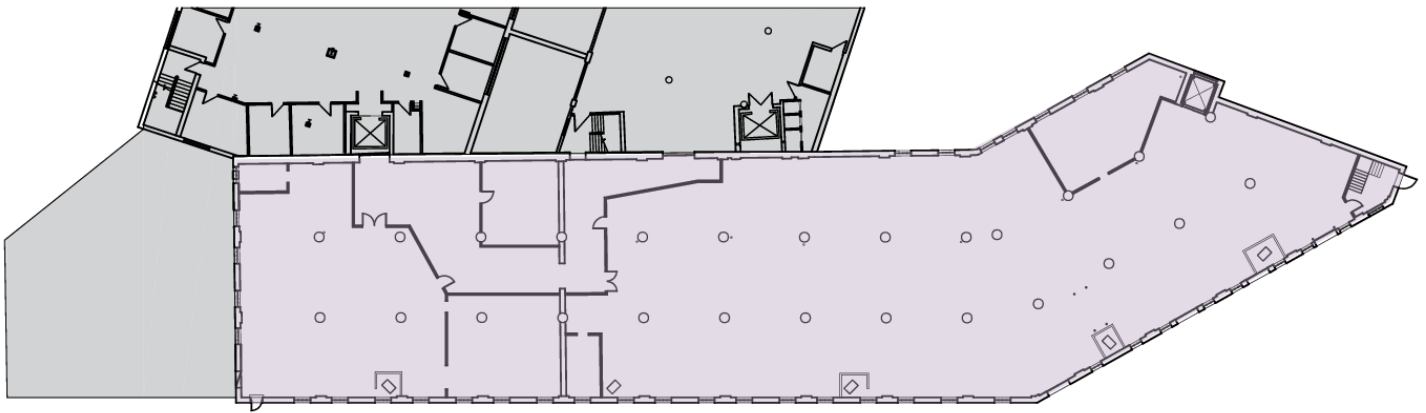
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WALPOLE STATION BUSINESS CENTER

Suite S-307

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Suite	Size	Description
■ Suite S-307	15,949 SF	Storage Space Available Immediately - 7'2" ceilings - Access to loading dock - Access to freight elevator

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WALPOLE STATION BUSINESS CENTER

Suite S-507

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Suite	Size	Description
■ Suite S-507	15,949 SF	Storage Space Available Immediately - 7'2" ceilings - Access to loading dock - Access to freight elevator

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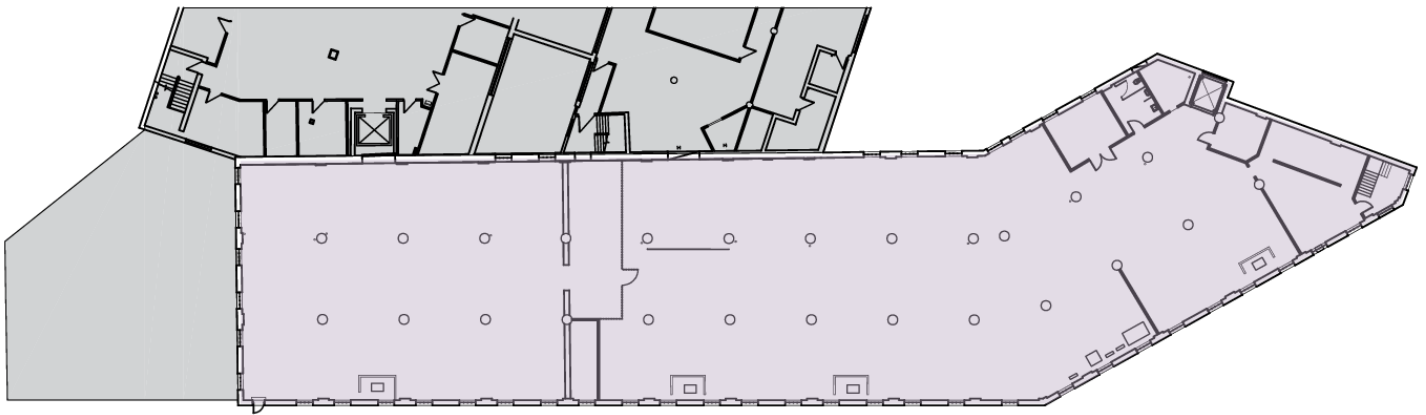
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WALPOLE STATION BUSINESS CENTER

Suite S-607

100 Elm Street & 55/75/85 West Street | Walpole, MA 02081



Suite	Size	Description
■ Suite S-607	15,949 SF	Storage Space Available Immediately - 7'2" ceilings - Access to loading dock - Access to freight elevator

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Leasing Information:
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