

93 LABS

WILMINGTON MA

OPERATE AT YOUR
OPTIMUM.



200 BALLARDVALE STREET, WILMINGTON, MA

154,000 SF OF EXISTING SPACE

HQ / R&D



Best-In-Class Infrastructure

Urban-Style On-Site Amenities

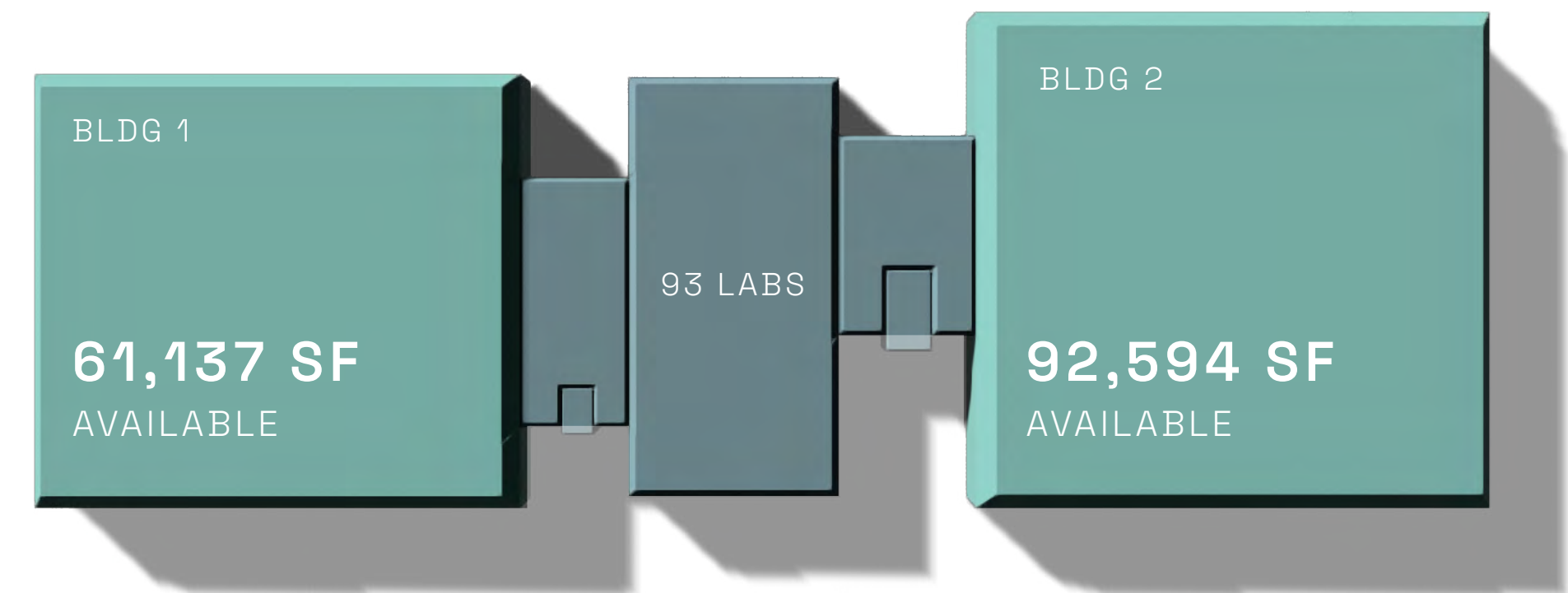
Walkable Off-Site Amenities

High-Quality Tenant Roster

Property Management On-Site

Next Generation Space

93 Labs is a first-class suburban office, R&D, and advanced manufacturing building. The property is positioned directly off Interstate 93, minutes from Interstate 495, and less than 18 miles North of Cambridge. All located within one of Greater Boston's prominent suburban innovation clusters.





Premier Access & Visibility

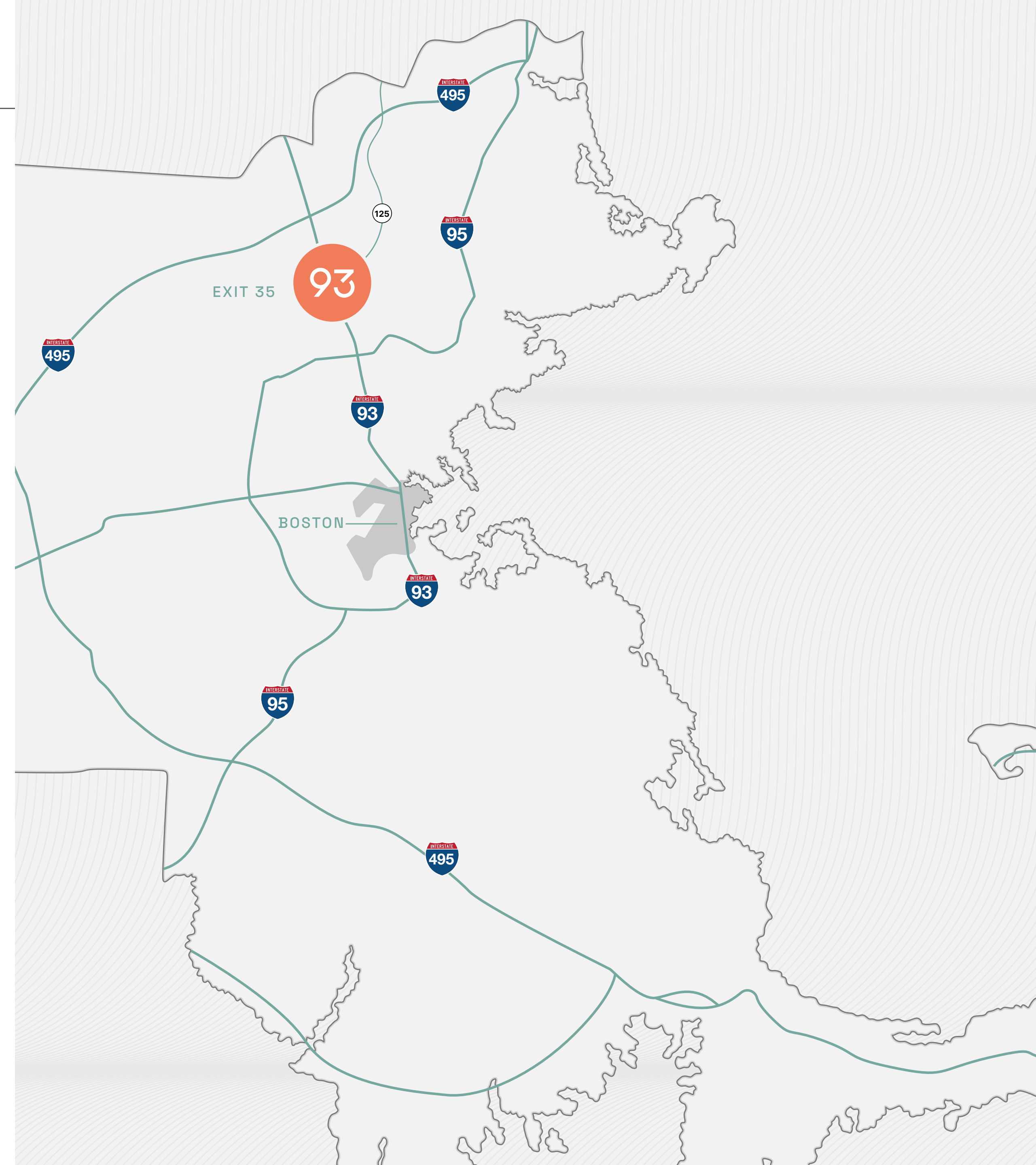
93 Labs is a place for future tenants to **recruit, maintain** and **maximize talent** by relocating to a hub of convenience.

Located immediately off Exit 35 on I-93 and along Route 125, 93 Labs offers unparalleled convenience for companies to draw talent from Greater Boston and southern New Hampshire's highly educated workforce.

High I-93 Visibility

Excellent Regional Highway Access

Less than 18 mi from Boston



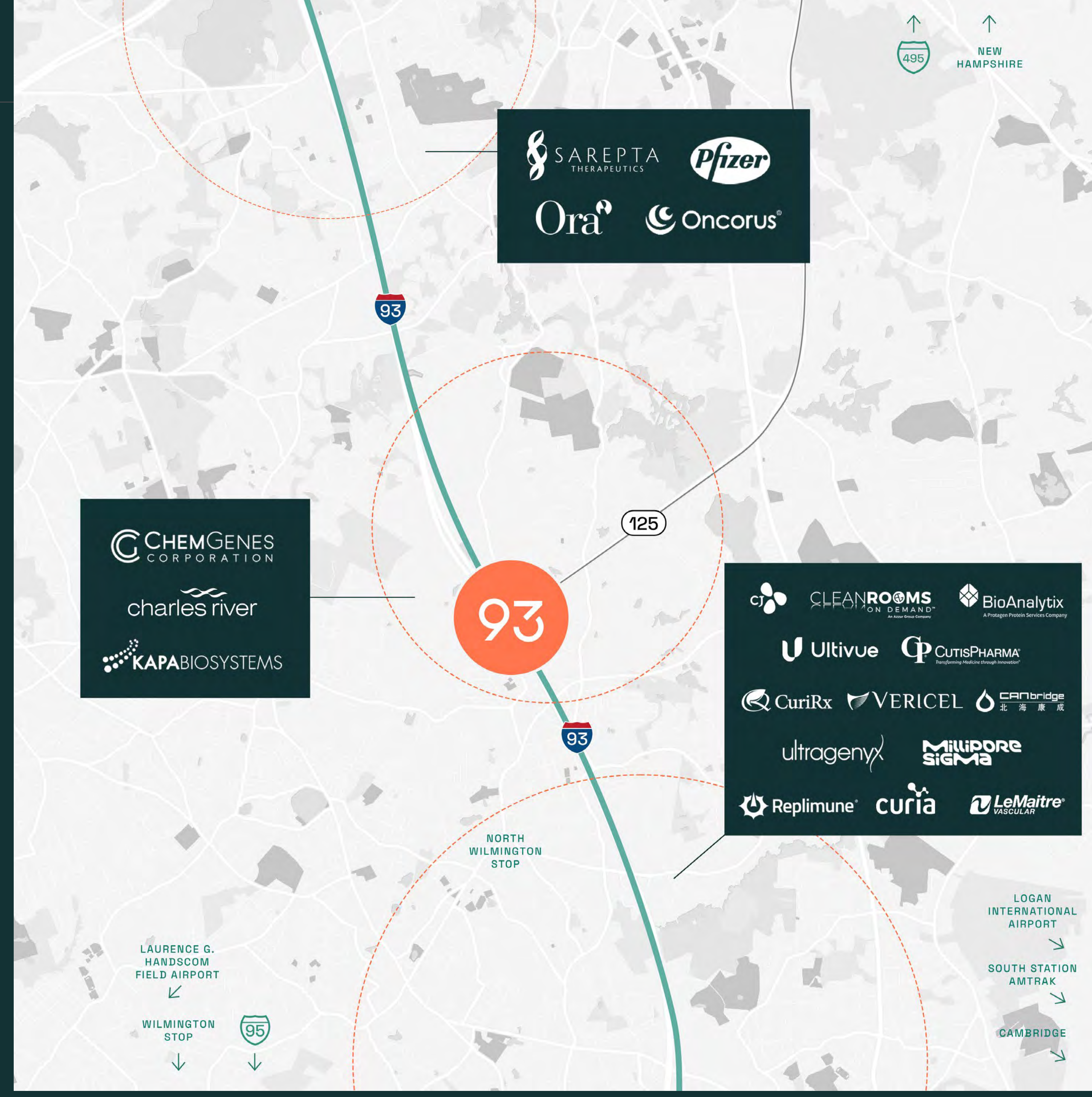
World-Class Corporate Neighbors

Work among the best — over 30 leading R&D, tech, and advanced manufacturing institutions call this area home. With many more to come, the Wilmington area technology and innovation ecosystem isn't slowing down.

Convenient Transportation & Access

Wilmington, MA is tightly connected to major transportation options across the region.

INTERSTATE 93	0.4 MILES
NORTH WILMINGTON STOP ON HAVERHILL LINE	1.7 MILES
WILMINGTON STOP ON LOWELL LINE	3.5 MILES
INTERSTATE 495	6 MILES
INTERSTATE 95	7 MILES
LAURENCE G. HANSCOM FIELD AIRPORT	10.8 MILES
CAMBRIDGE, MA	17.5 MILES
SOUTH STATION AMTRAK	18.8 MILES
NEW HAMPSHIRE	19 MILES
LOGAN INTERNATIONAL AIRPORT	20.6 MILES



Walkable Amenities

The Best Conveniences Outside Your Door

Whether you're commuting in, grabbing a coffee, going out to dinner or shopping, there are plenty of easily accessible spots to enjoy the best of city conveniences within a suburban setting.

CONVENIENCE

hair cuttery.

MARKET BASKET

TARGET

COFFEE SHOPS



FOOD + BEVERAGE



Building Amenities

93 Labs is equipped to create an engaging atmosphere which balances the needs of business while enriching the lives of those who work there.

 Collaborative Spaces

 Fitness Center & Locker Room

 Green Space & Fountain

 Electric Car Charging Stations

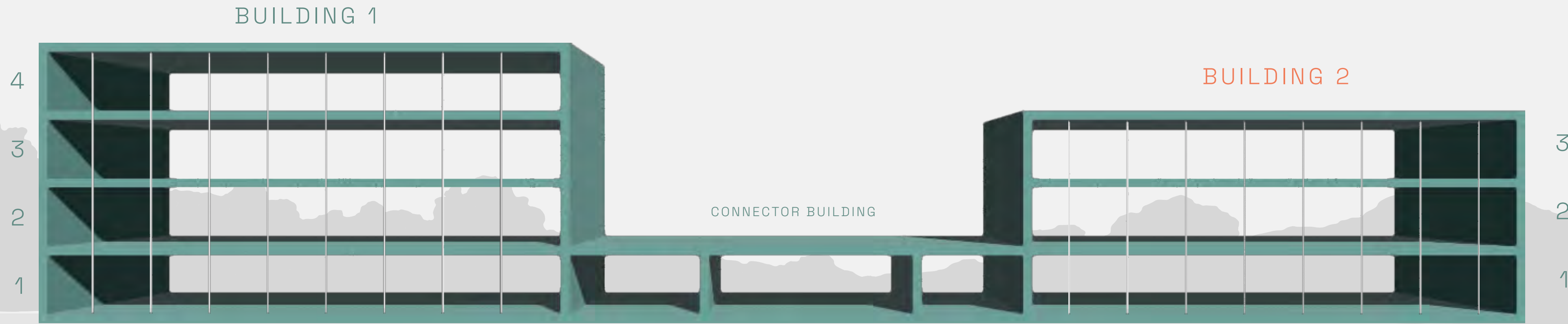
 Adjacent Retail Offerings

 Café



INTERIOR / EXTERIOR





93 LABS

WILMINGTON MA

200 Ballardvale St, Wilmington, MA

16.93 Acres

Electric..... Reading Municipal Light Dept.

Water + Sewer..... Town of Wilmington

Gas..... Keyspan

Parking..... 1,152 common spaces

Parking Ratio..... 3.4/1000

Structure

Steel frame (24' column spacing) with composite metal floor deck, lightweight concrete floor slabs with 2-hour fire rating.

Façade

Glass curtain wall system in anodized aluminum frames supported by vertical expressions of ribbed face CMU.

Roof

BLDG 1 - Adhered EPDM Roof
2005 Installation includes connector building.

BLDG 2 - TPO Roof – Reflective
2010 installation, under warranty through August 2031.

Electric

Services 1 & 2

-Transformer TA and TB serve Switchboard A and Switchboard B respectively

-Rated 2,500A, 480Y/277V (Main-tie-main)

Service 3

-Transformer TC serves Switchboard-C

-Rated 2,000A, 480Y/277V (with tie breaker)

Fire & Safety

Backup Power

480 Volt 100 KW natural gas generator shared between the two buildings and lower roof.

Wet Sprinkler System

Fully Addressable Simplex Panel

HVAC

BUILDING 1

Maximum Heating Capacity Output

250,000-480,000 BTU/hour

Packaged Rooftop Units

6 Natural Gas Fired/Electric: 61-tons each

Terminal units with hot water reheat coils to serve each tenant.

BUILDING 2

Maximum Heating Capacity Output

1,800,000-BTU/hour

Packaged Rooftop Units (Serving Office)

3 Natural Gas Fired/Electric: 61-tons each – 1 unit/floor

Air/Exhaust Air Rooftop Units (Serving Lab)

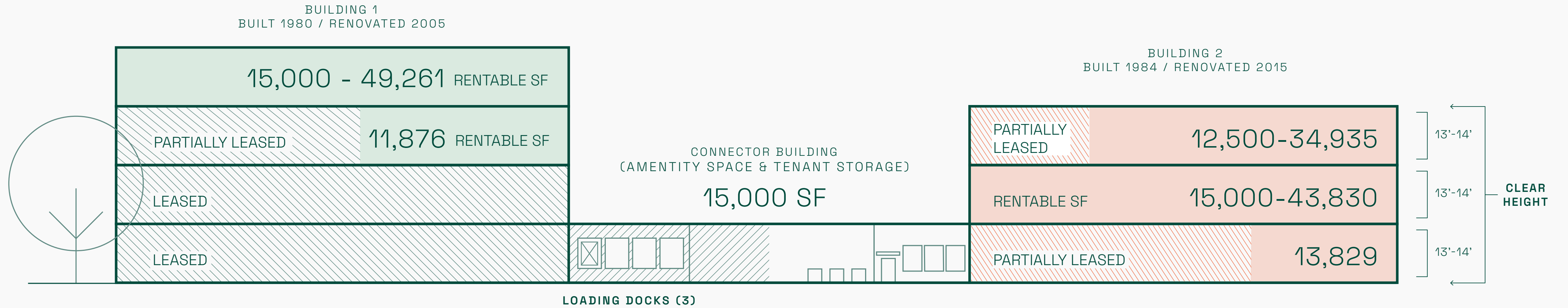
3 Additional 100% Outdoor. 1 unit per floor

100% Outdoor Air/Exhaust Service for Lab

1.75-CFM/SF

Terminal units with hot water reheat coils to serve each tenant.

BUILDING SPECS



BUILDING
01



TOTAL SF

201,702

COLUMN SPACING

24'

FLOOR PLATE

49,261

ELEVATORS

2 passenger (2,000lbs)
1 freight (4,000lbs)

CLEAR HEIGHTS

13'-14'

Floor to deck

BUILDING
02



TOTAL SF

138,410

COLUMN SPACING

24'

FLOOR PLATE

45,000

ELEVATORS

2 passenger (2,500lbs)
1 freight (4,000lbs) *(Installing new freight)*

CLEAR HEIGHTS

13'-14'

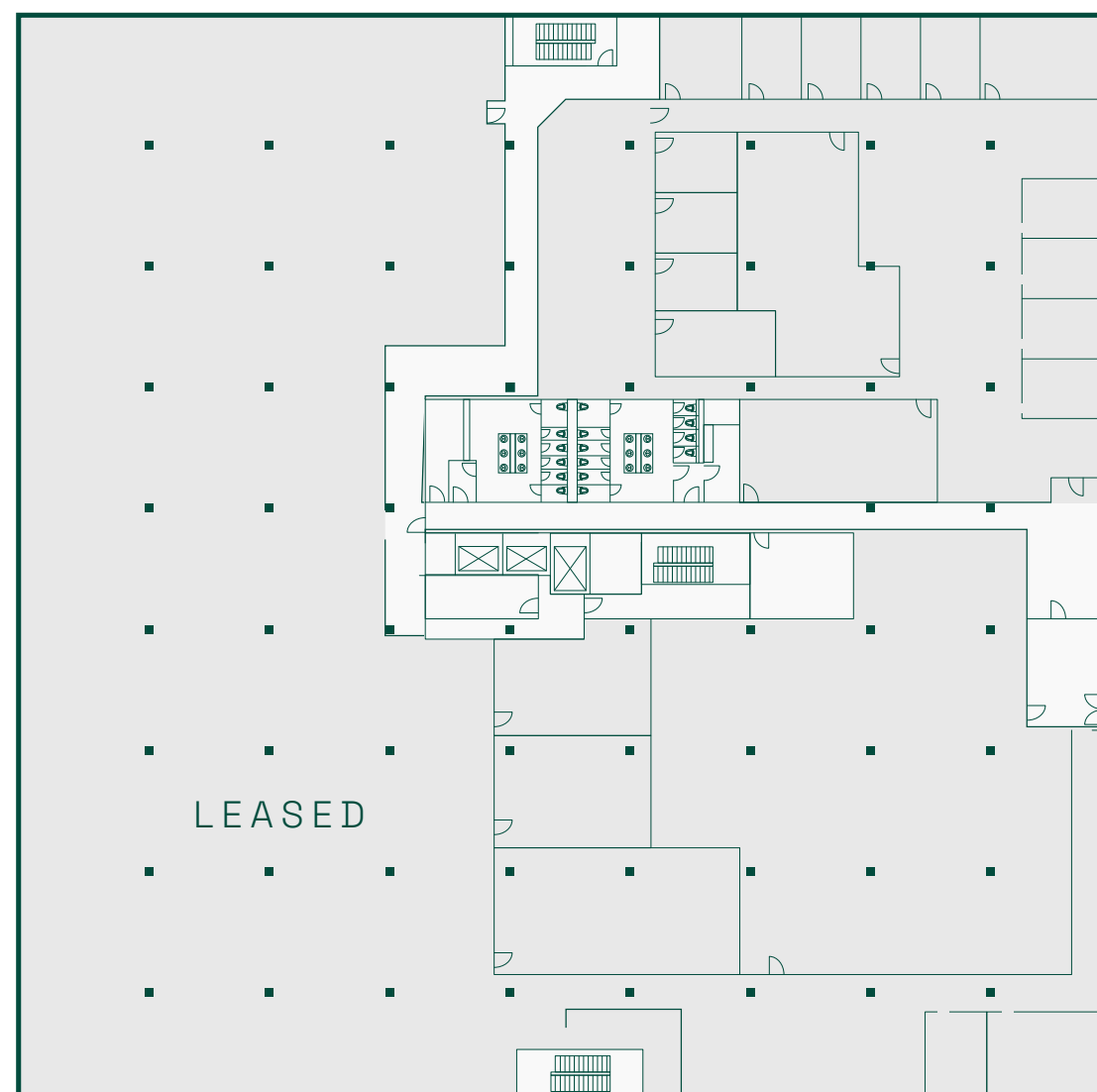
Floor to deck

RENTABLE SF

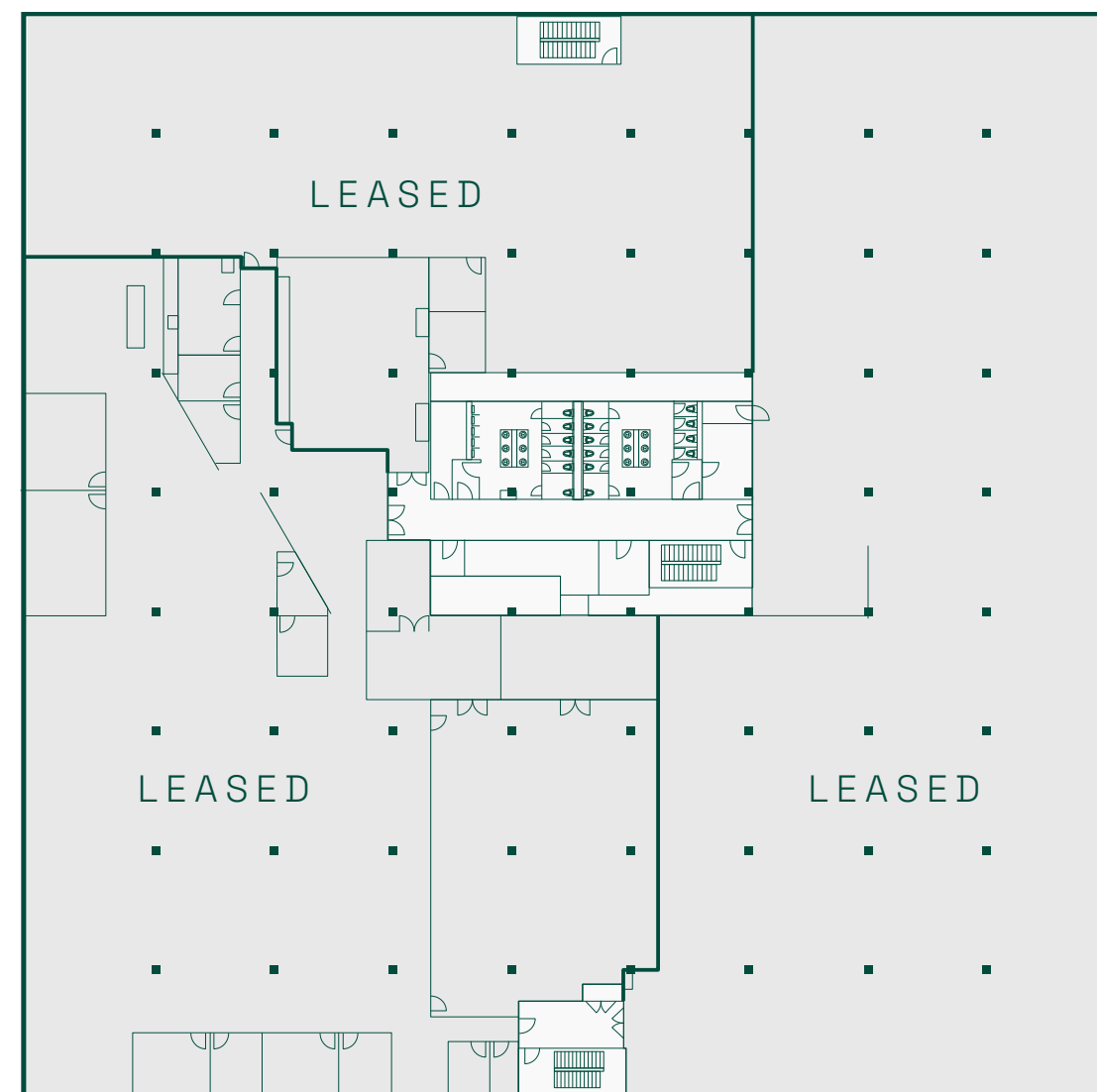
Tenant 1 – 13,829 RSF
Tenant 2 – 43,830 RSF
Tenant 3 – 48,588 RSF

BUILDING

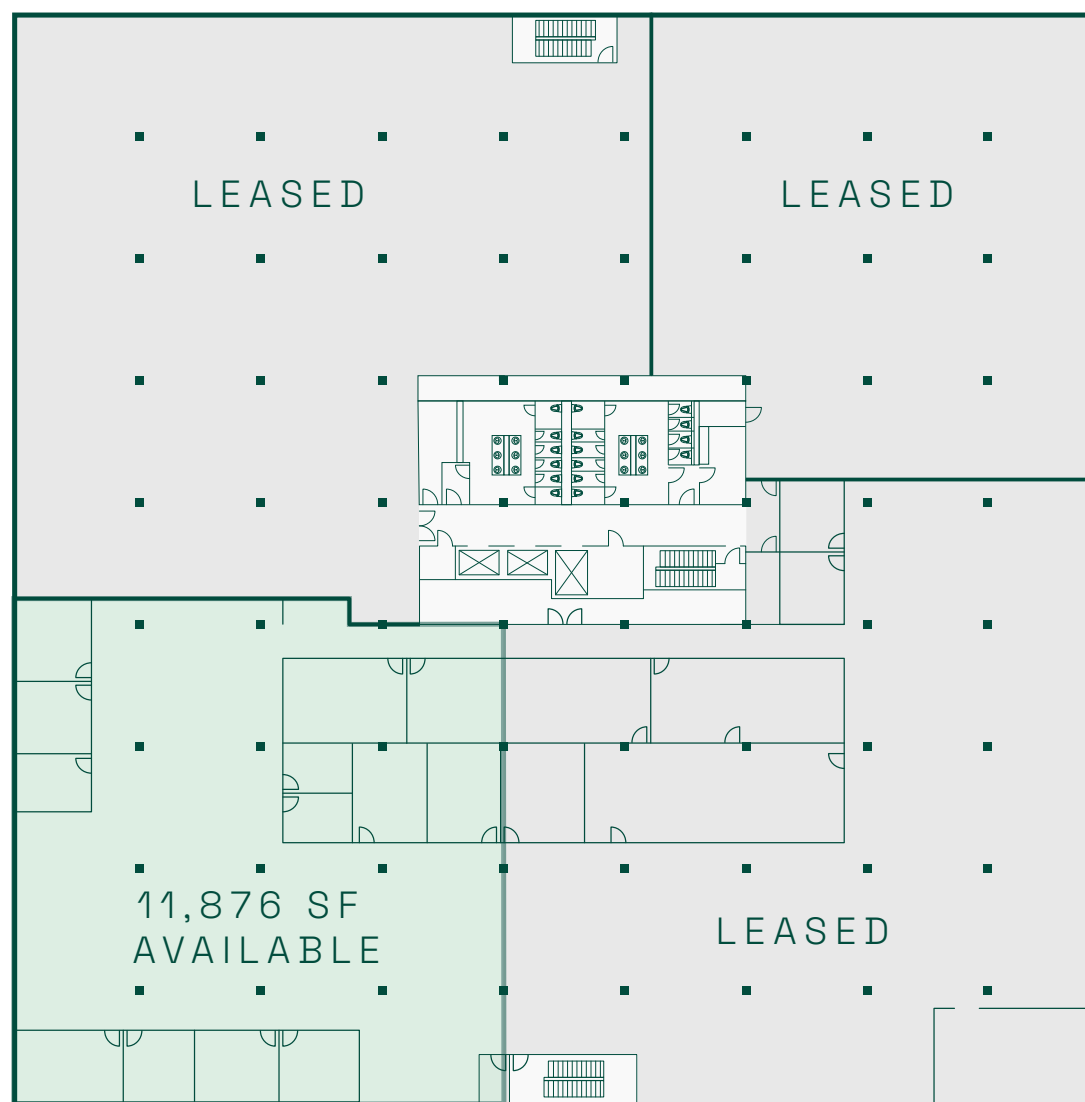
01 FLOORS 1-4



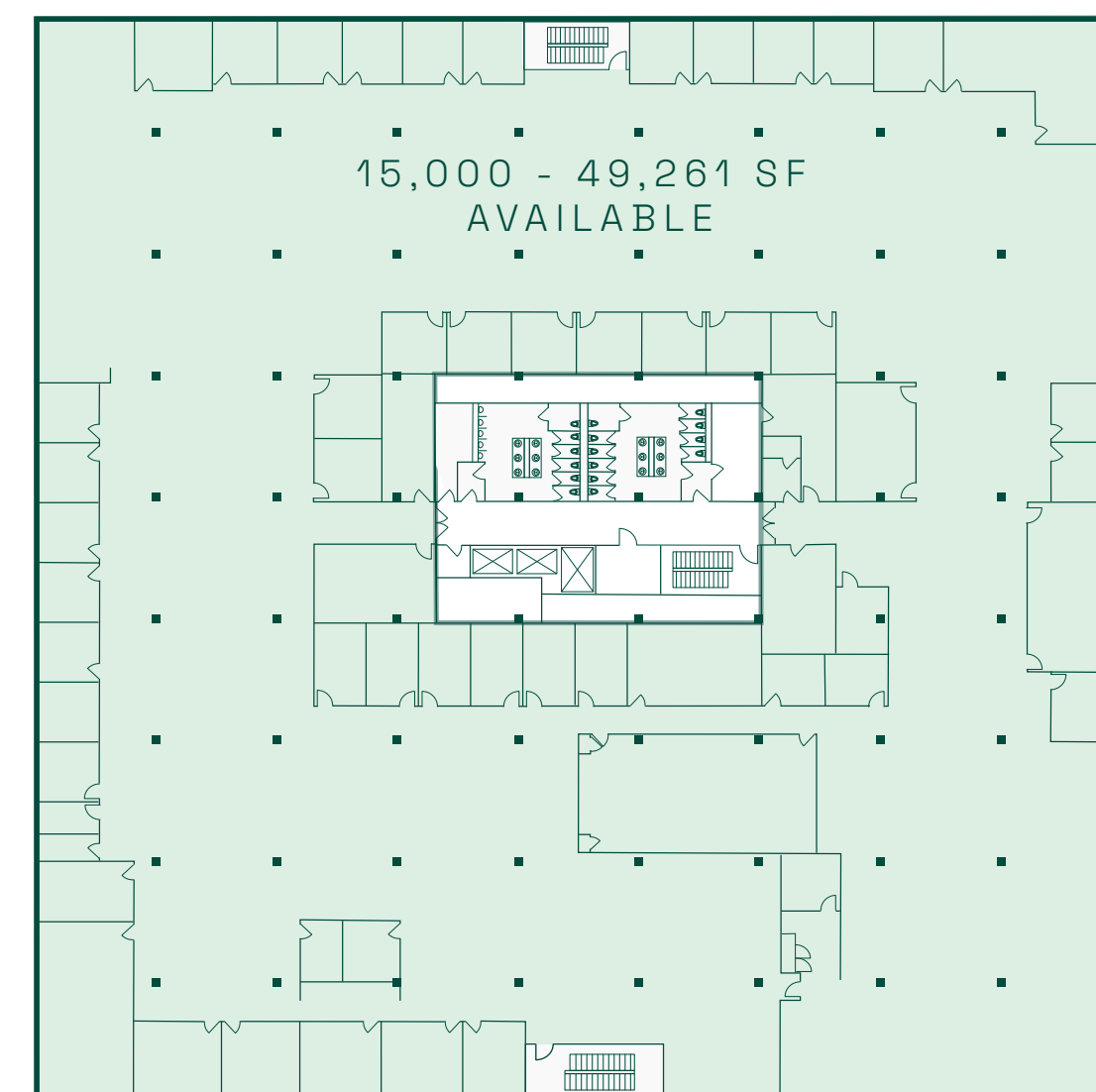
FLOOR 01



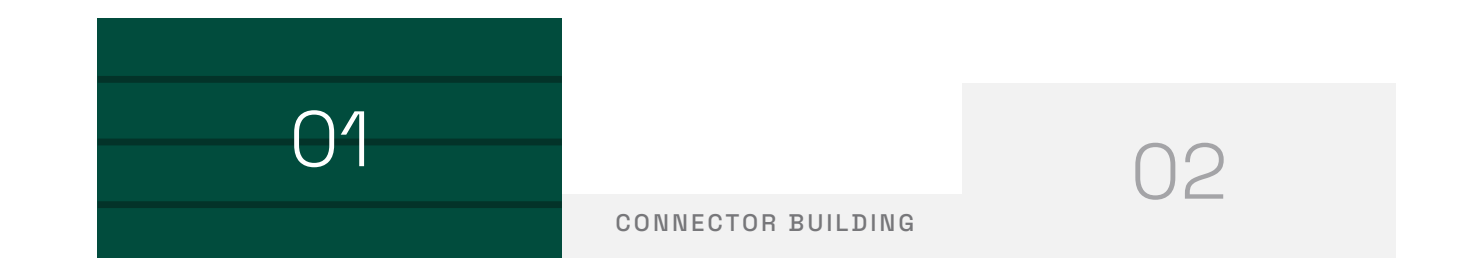
FLOOR 02



FLOOR 03

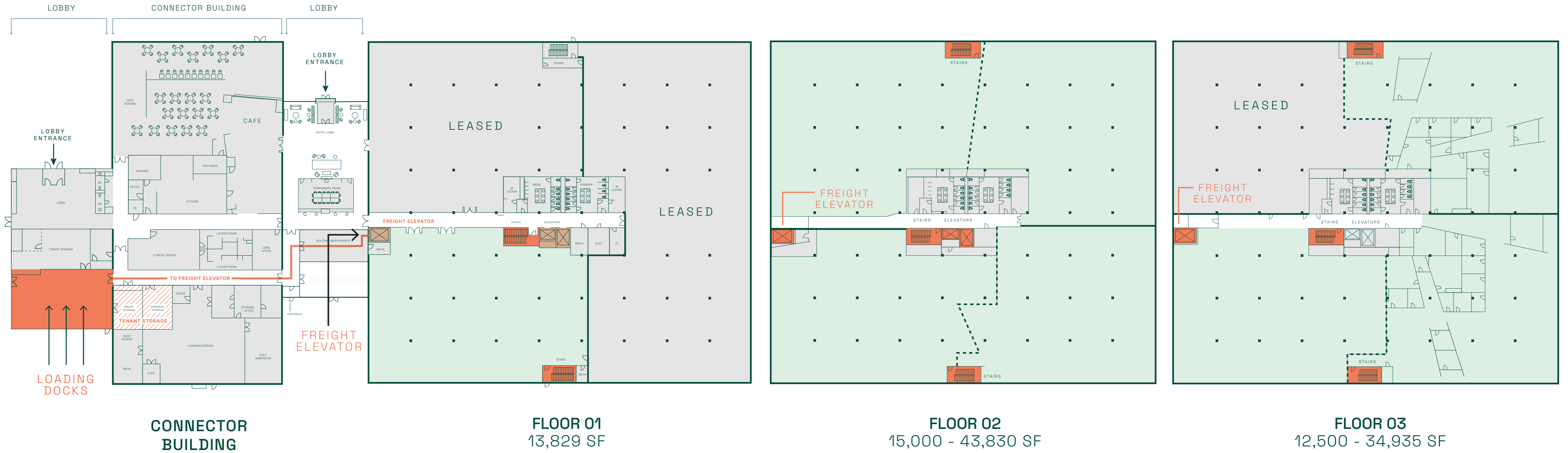


FLOOR 04



BUILDING 02 FLOORS 1-3

AVAILABLE



Lively Neighborhood

A Range of Entertainment in Your Backyard

The Wilmington area boasts a huge range of activities for nature lovers, thrill seekers, foodies, and everyone in between.

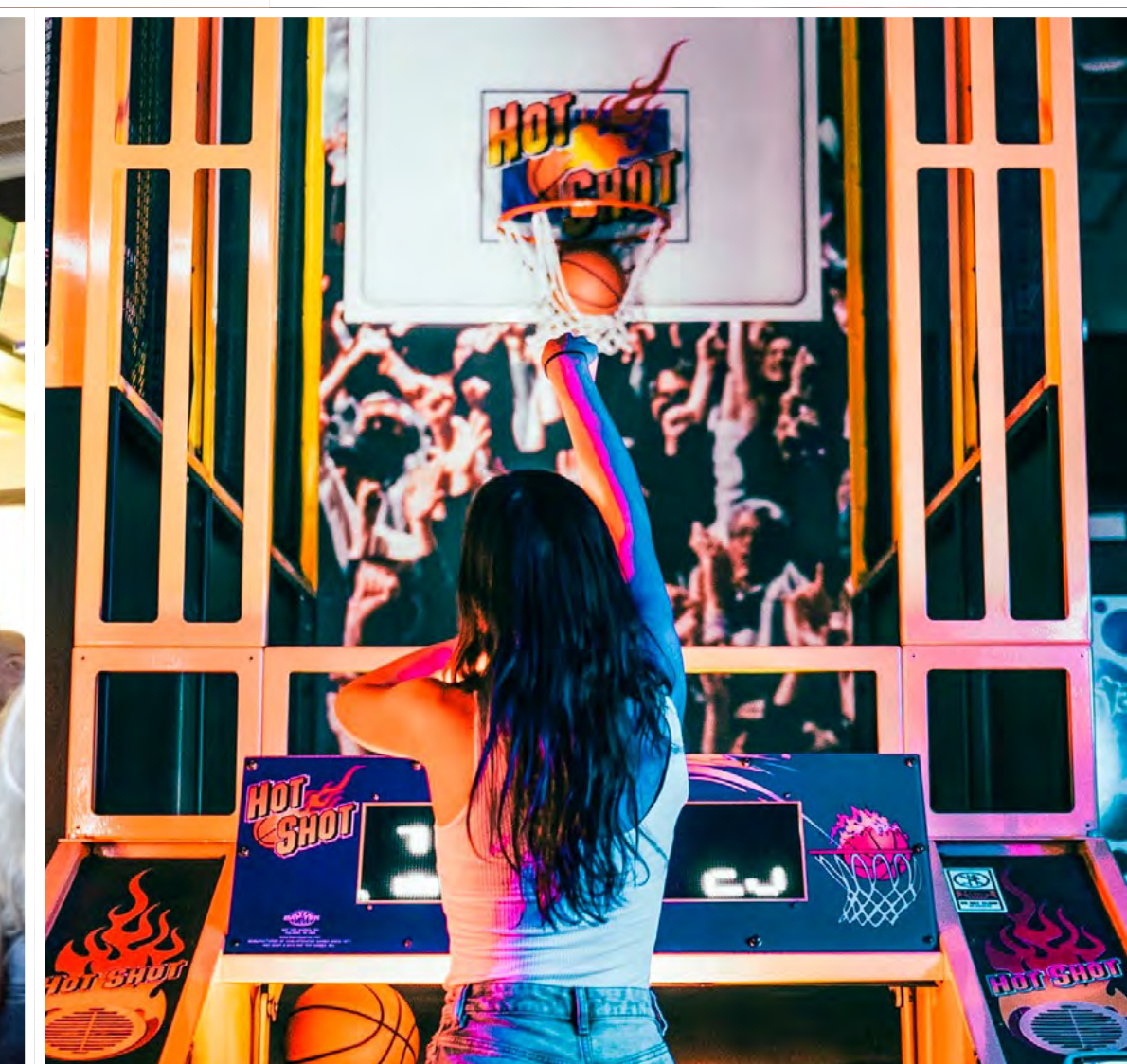


SILVER LAKE



NOTABLE WILMINGTON AREA LOCATIONS

Tokyo Steakhouse, Red Heat Tavern of Wilmington, Lobster Claw, Tremezzo Ristorante, North Intermediate School Fields & Courts, North Wilmington Train, Yentile Farm Recreation Area, Reading Town Forest







THANK YOU



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