

101-101A FIRST AVENUE

WALTHAM, MASSACHUSETTS

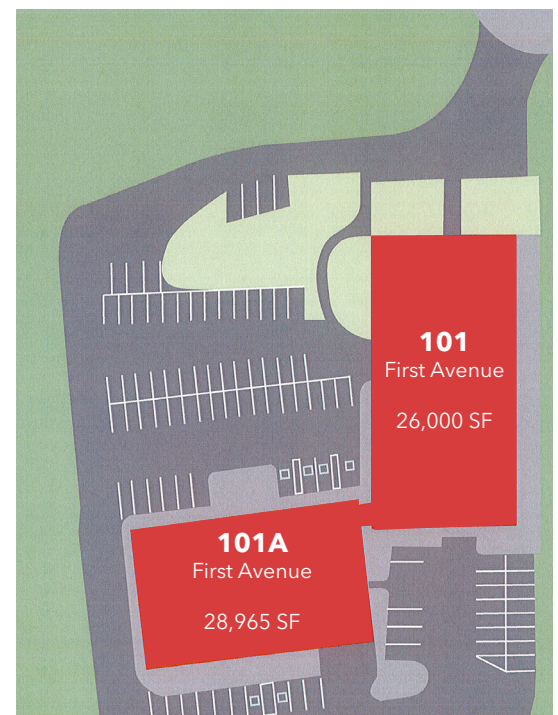
New
Spec Lab
Build-out

First Ave

\$35/SF NNN

PROPERTY HIGHLIGHTS

- 10,000 SF of brand new lab/office space available for immediate occupancy.
- Directly adjacent to the Winter Street Interchange of Route 128 with convenient access to Route 2 and the Massachusetts Turnpike.
- Close proximity to a variety of restaurants, retail and hotel services.



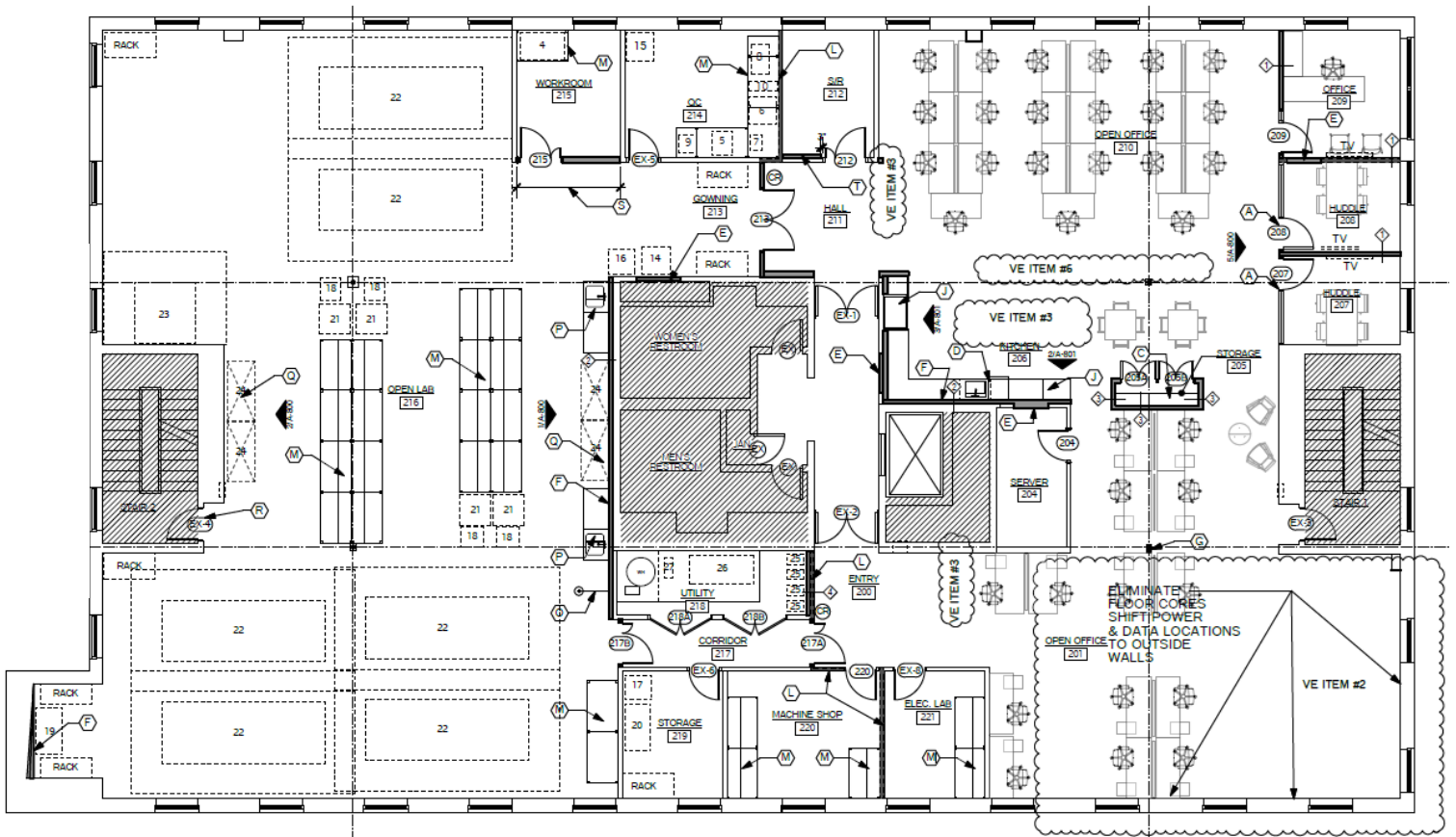


LAB SUITE SPECIFICATIONS

| | |
|-----------------------------------|----------------------------------------------------------------------------------------|
| Clear Height: | 9'0" clear, 12'0" to bottom of bar joist, 13'6" to deck |
| Lab/Office Ratio: | 60/40 |
| Windows: | Operable |
| Backup Generator: | Kohler 20KW, natural gas powered, rooftop mounted |
| PH Neutralizer: | Orion 5g chip tank |
| Power: | 20/208V service w/ 500A for lab; 70A for chem room, 100A for lighting; 100A for office |
| Elevator: | 2,500 lbs |
| HVAC: | 4T Mitsubishi VRFs w/ 25T Captive Air Make-up Air System |
| Fume Hoods: | Four (4) |
| Lab Sinks: | Two (2) with dedicated Orion 5g chip tanks |
| IT Room: | One (1) with dedicated cooling (CAT6 terminated & tested) |
| Showers/Eye Wash Stations: | Two (2) guardian recessed Emerg |
| Chemical Storage: | Dedicated ground-level storage room with dedicated exhaust |

FLOOR PLAN

Second Floor | 10,340 SF



Lab

Office