



# BURLINGTON BIOCENTER

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DESIGNED AND PERMITTED FOR LAB USE



# LAB READY, NEW CONSTRUCTION

Burlington BioCenter is an efficient, fully customizable 109,500 square foot lab-ready facility in Greater Boston's leading suburban life science cluster. Burlington has been named a Platinum Rated BioReady Community by the Massachusetts Biotechnology Council.

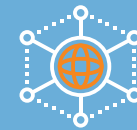
A dynamic light infused two-story lobby leads to four stories of LEED Certified core and shell ready state-of-the-art R&D lab space for today's biotech companies of all sizes and research needs.

Tenants will benefit from Burlington BioCenter's flexible configuration ideal for a variety of layouts, inter-connecting stairways, floor-to-ceiling windows, high performance lab infrastructure, and green features. All perfect for attracting and retaining top talent.

With its beautiful, welcoming landscaping, extensive open and covered parking, direct access to Route 128, and Burlington's over 5 million sf of world class restaurants and retail within easy walking distance, Burlington BioCenter is an unparalleled life science experience. Designed and creatively built for your company by The Gutierrez Company.



## BIO/PHARMA PROGRAM CAPABILITIES



Process Development



R/DNA



Research Labs



Specified Loading Dock Areas



Chemical Waste Areas



Bio-manufacturing



Data Rooms



Auditorium, Cafeteria, Fitness Center



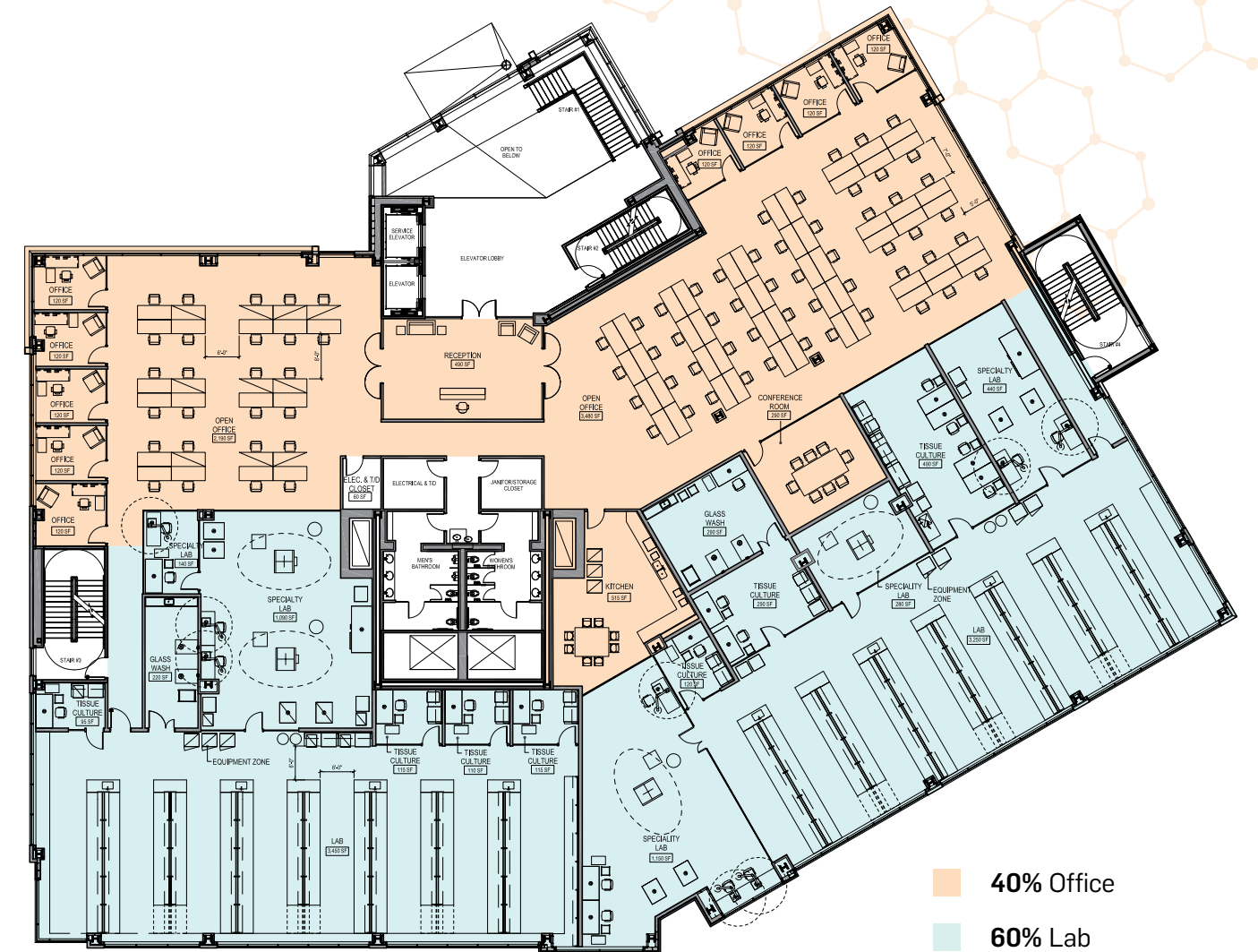
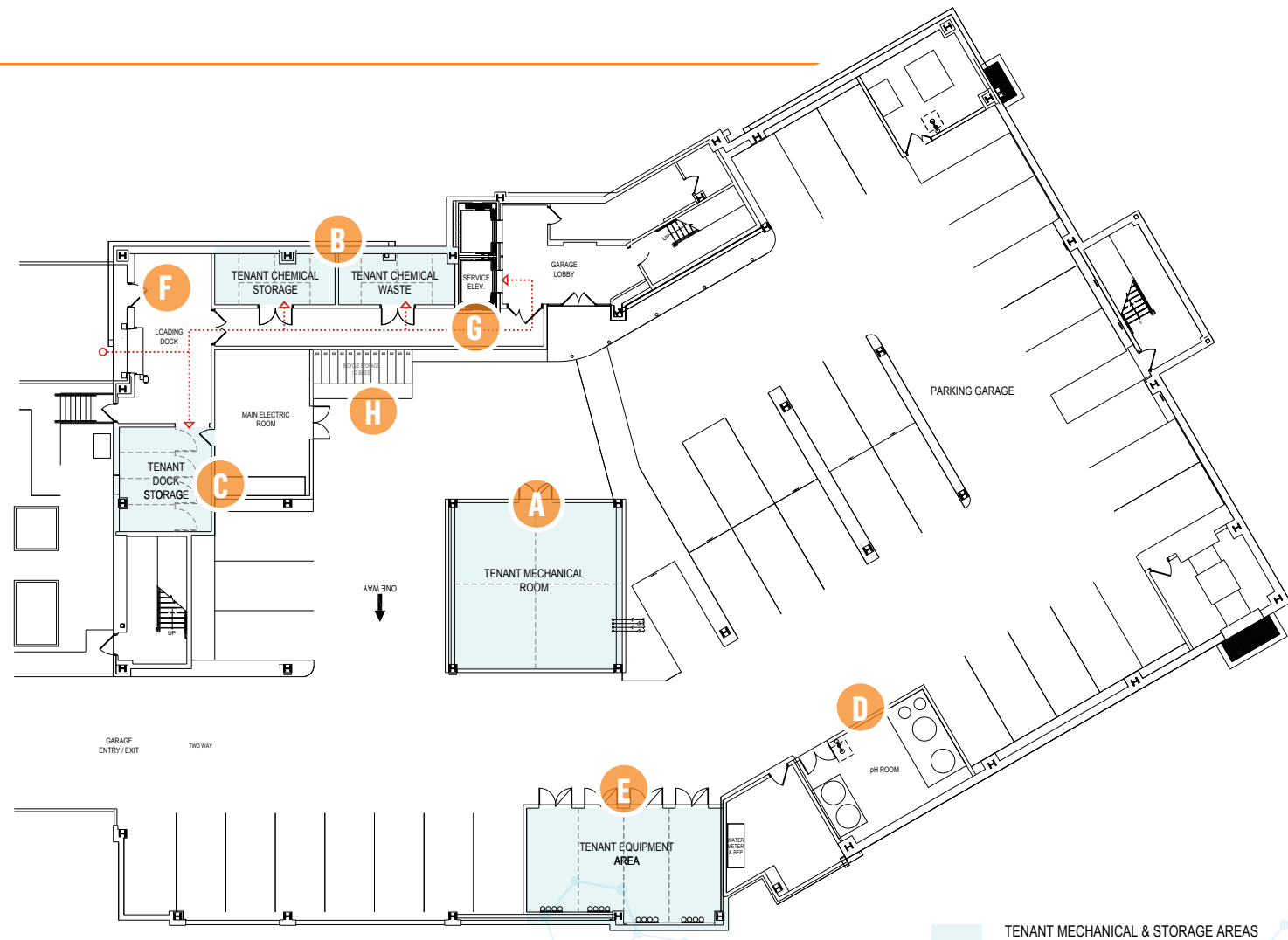
Advanced Support Space



Medical Chemistry



# BUILDING, INFRASTRUCTURE & AMENITY LAYOUT



40% Office  
60% Lab

## TYPICAL LAB PLAN

- A** Tenant Mechanical Room
- B** Hazardous Material Storage Rooms
- C** Tenant Dock Storage
- D** Ph Neutralization Room
- E** Tenant Equipment Area
- F** Loading Dock
- G** Freight Elevator
- H** Bicycle Storage



# BASE BUILDING LAB SPECS

**Size:** 109,500 sf on four floors plus underground garage parking

**Structural:** 100 pounds per square foot

**Lobby:** Two story open lobby with first class finishes and monumental stair

**Parcel:** 4.463 acres

**Parking:** 37 covered parking spaces below the building, total parking for 336 vehicles, 3.1 per 1,000 SF

**Green Building:** LEED Certified

**Floor to Ceiling Heights:** Minimum 9'0" with ability to go to 10'+ in open areas, 14' floor-to-floor, open ceiling concept also available

**Column Spacing:** 45'x30' typical, interior columns are minimized to allow for maximum layout flexibility and efficiency

**Elevators:** 2 total, 1 freight/passenger

**Loading:** 1 truck height doors

**Fully Permitted:** State and local approvals obtained for laboratory/ office use

**Subdividable:** 25,227-109,500 sf available

**Sustainable:** LEED Certified, LED lighting, high efficiency HVAC, Low E glass, fully commissioned HVAC and electrical systems

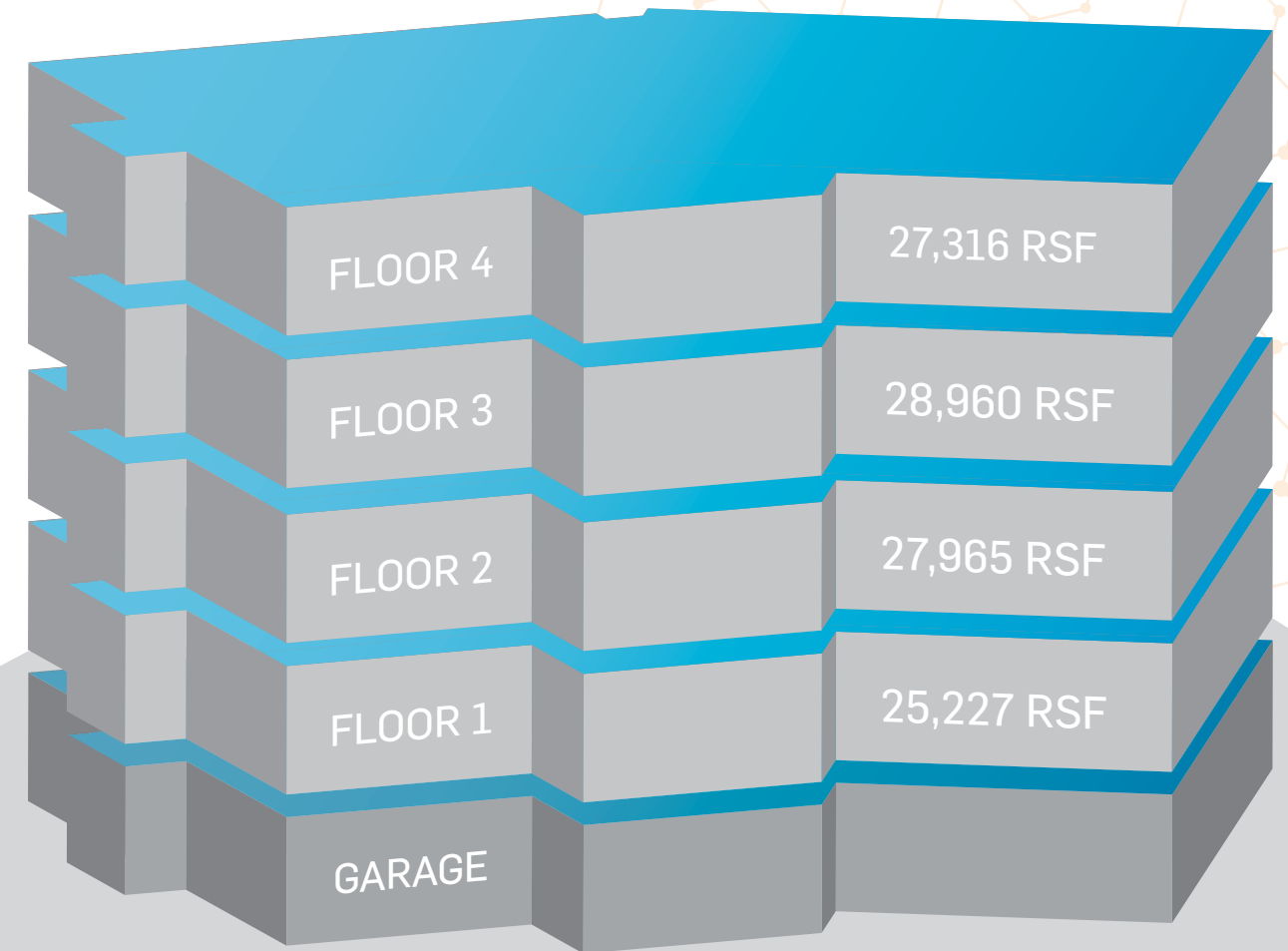
**HVAC Equipment:** Lab space @ 2 CFM per sf (60% lab allocation)  
2 CFM per sf lab exhaust  
High efficiency systems

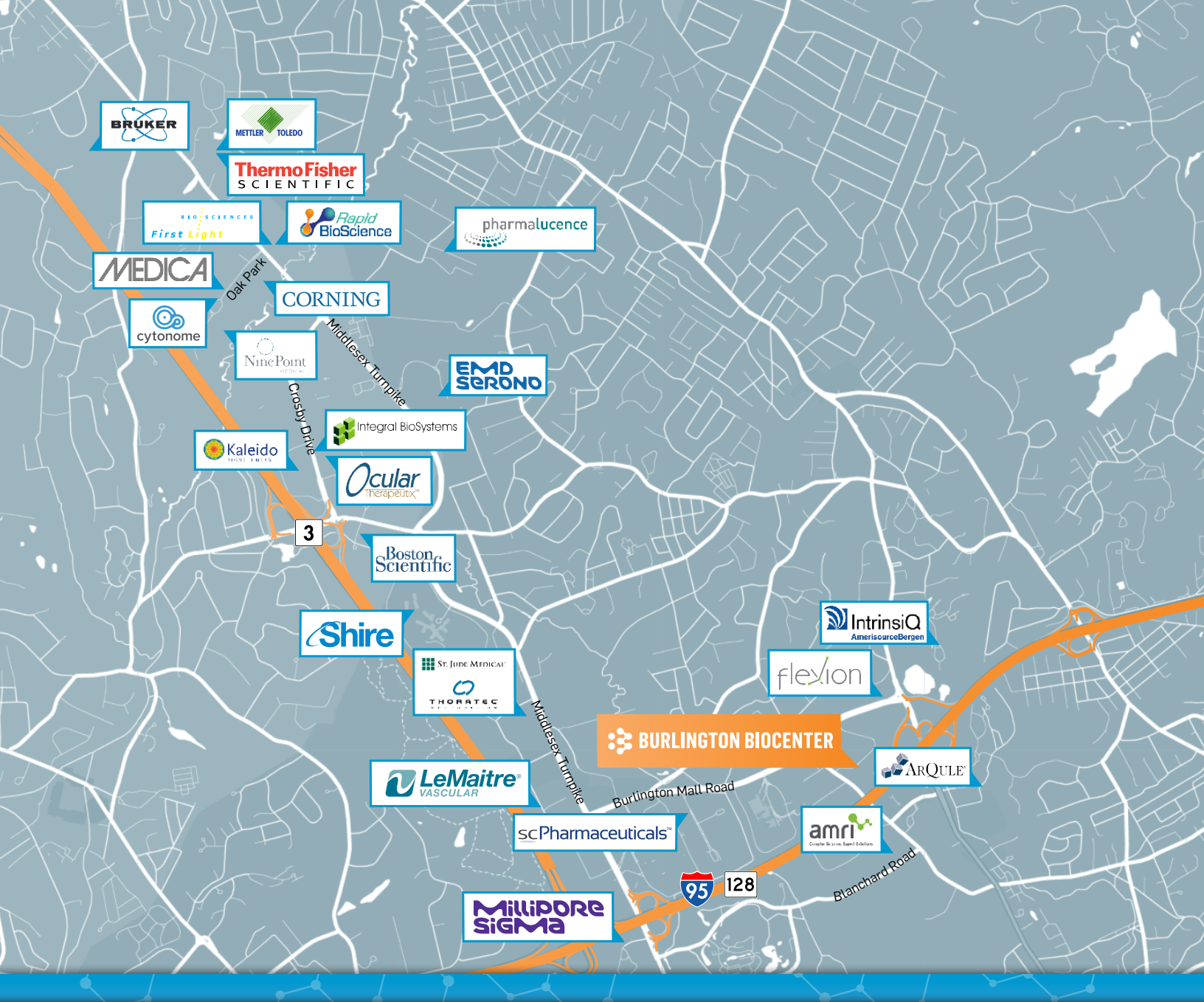
**Electrical System:** 17.5 watts per square foot, 4,000 AMP, 480/277v main service via exterior switchgear

**Plumbing:** Lab waste pH neutralization system, natural gas, and gravity connection to MWRA sewer

**Generator:** Optional stand-by power (OSP) via pad-mounted diesel generator and A.T.S. (alternate); tenant allocation 4 watts/SF

**Tel/Data:** Comcast & Verizon in park





# LIFE SCIENCE CLUSTER

## A GUTIERREZ PROPERTY

For over 40 years, The Gutierrez Company has been a leader in the Boston commercial real estate community. Their vertically integrated approach to development and in-depth knowledge of the marketplace have allowed them to create projects that address their clients' specific needs while improving the physical landscape. The Gutierrez Company experience includes: office, lab, research and development, industrial, retail and multi-family residential, exceeding eleven million square feet.

**Matt Daniels**  
 +1 617 531 4220  
 matt.daniels@am.jll.com

**Christopher Decembrele**  
 +1 617 316 6452  
 christopher.decembrele@am.jll.com

**Andrew Whipple**  
 +1 617 316 6422  
 andrew.whipple@am.jll.com



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