

±160,000-200,000 SF

LAB/R&D/GMP/MANUFACTURING REDEVELOPMENT

# 50 RESULTS

## AT MARLBOROUGH HILLS

Now presenting **±160,000-200,000 SF** of build-to-suit opportunities available at **50 Results at Marlborough Hills**. This **unique large block opportunity** for life science and biomanufacturing groups offers **prime access** to Greater Boston's life science workforce and is within 40 minutes of Cambridge's Kendall Square and downtown Boston.

Join tenants like Cytiva (formerly GE Healthcare), Quest Diagnostics and Whole Foods in an amenity-rich environment including on-site hotel, restaurant, residential, fitness and cafe.

**CBRE**



# WHY MARLBOROUGH HILLS?



Fully Permitted Site = Speed to Market

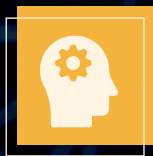


Town of Marlborough Tax Incentives for New Tenants



Accessibility to I-495 & I-90

# WHY MARLBOROUGH?



Global **Top 21** Intelligent Community



**Top 40** small U.S. city for high-tech manufacturing



**Platinum** BioReady Community



More than **55%** educated with Bachelor's degree or higher



**Ideally located** with proximity to major routes: **I-495, I-95, I-290, MassPike, Route 9**



**Growing** reaching greater than **\$19B** in annual payroll



**#2** Public school and **#1** charter school in Massachusetts



Municipal  
Water & Sewer



Abundant  
Power & Gas



Existing  
Park Amenities

## IN GOOD COMPANY

Marlborough offers custom-tailored business incentives and expedited permitting.



(Formerly GE Healthcare)  
U.S. Headquarters  
**250,000 SF**



Global  
Headquarters  
**361,000 SF**



**717,000 SF**



Corporate  
Headquarters  
**625,000 SF**



North Atlantic  
Regional  
Headquarters  
**50,000 SF**



**383,400 SF**



**334,000 SF**



**509,200 SF**



**250,000 SF**



Chapter 43D  
Expedited  
Permitting



Tax Increment  
Financing (TIF)



The Massworks  
Infrastructure  
Program



EDIP Investment  
Tax Credit



Massachusetts  
Investment Tax Credit  
(ITC)



District Improvement  
Financing (DIF)



Job Creation Project

# OPPORTUNITIES

BUILD-TO-SUIT

## CONCEPT A: SINGLE STORY

NEW CONSTRUCTION • ±160,000 SF



# GMP PROPERTY SPECIFICATIONS

<b>Total Building Size:</b>	±160,000 SF	<b>Parking:</b>	2.50/1,000 SF (400 parking spaces)
<b>Available Space:</b>	±80,000-160,000 SF	<b>Power:</b>	2,000 Amps, 480/277 Volt, 3-Phase, 4-wire service
<b>Number of Floors:</b>	One	<b>Sprinkler:</b>	ESFR
<b>Clear Height:</b>	30'	<b>Lighting:</b>	LED motion sensor
<b>Column Spacing:</b>	53' x 46' interior bays; 53' x 60' at loading dock bay	<b>Utilities:</b>	<b>Water/Sewer:</b> Town of Marlborough <b>Electricity:</b> National Grid <b>Gas:</b> Eversource
<b>Loading:</b>	Four loading docks		

## CONSTRUCTION

<b>Primary Feed to Building:</b>	13.8 kV service entrance feeds six 4000A, 480V, 3Ph main switchboards	<b>Emergency Power:</b>	275 kW diesel life safety generator that serves common area lighting, fire alarm, elevator and fire pump. Tenant spaces utilize battery systems for their emergency lighting requirements
<b>Tenant Standby Power:</b>	Central lab standby gas-fired generator to provide 5 Watts/SF for the lab spaces (based on a 50% lab/50% office ratio)		

## HVAC

<b>Lab:</b>	Central lab exhaust and makeup air systems to accommodate 1.5 cfm/SF of lab space (based on a 50% lab/50% office ratio)	<b>Office:</b>	Two 500-ton cooling towers and one 330-ton cooling tower serve three condenser water riser systems. Tenant provides water source heat pump units for space heating and cooling
<b>Heating Plant:</b>	Three 1.7 million Btu gas-fired boilers supplement the condenser water loop		

# OPPORTUNITIES

BUILD-TO-SUIT

**CONCEPT B: TWO-STORY**  
NEW CONSTRUCTION • **±200,000 SF**



# GMP PROPERTY SPECIFICATIONS

<b>Total Building Size:</b>	±200,000 SF	<b>Parking:</b>	2.50/1,000 SF (500 parking spaces)
<b>Available Space:</b>	±100,000-200,000 SF	<b>Power:</b>	2,000 Amps, 480/277 Volt, 3-Phase, 4-wire service
<b>Number of Floors:</b>	Two	<b>Sprinkler:</b>	ESFR
<b>Clear Height:</b>	First Floor: 24' Second Floor: 24'	<b>Lighting:</b>	LED motion sensor
<b>Column Spacing:</b>	53' x 46' interior bays; 53' x 60' at loading dock bay	<b>Utilities:</b>	<b>Water/Sewer:</b> Town of Marlborough <b>Electricity:</b> National Grid <b>Gas:</b> Eversource
<b>Loading:</b>	6 loading docks		

## CONSTRUCTION

<b>Primary Feed to Building:</b>	13.8 kV service entrance feeds six 4000A, 480V, 3Ph main switchboards	<b>Emergency Power:</b>	275 kW diesel life safety generator that serves common area lighting, fire alarm, elevator and fire pump. Tenant spaces utilize battery systems for their emergency lighting requirements
<b>Tenant Standby Power:</b>	Central lab standby gas-fired generator to provide 5 Watts/SF for the lab spaces (based on a 50% lab/50% office ratio)		

## HVAC

<b>Lab:</b>	Central lab exhaust and makeup air systems to accommodate 1.5 cfm/SF of lab space (based on a 50% lab/50% office ratio)	<b>Office:</b>	Two 500-ton cooling towers and one 330-ton cooling tower serve three condenser water riser systems. Tenant provides water source heat pump units for space heating and cooling
<b>Heating Plant:</b>	Three 1.7 million Btu gas-fired boilers supplement the condenser water loop		

# CAMPUS AMENITIES

## LIVE



### A VIBRANT & GROWING POPULATION

- A new 473-unit residential development by Avalon provides a mix of contemporary and urban designs, on-site amenities and a convenient location.
- Marlborough Hills residential development offers brand new studios, one- and two-bedroom apartments equipped with designer kitchens consisting of granite and stainless steel finishes, walk-in closets, high-end fixtures, and amazing views of the courtyard and surrounding wooded landscape.
- Additional amenities include a fitness center, heated saltwater pool, barbecue picnic area and an exclusive resident lounge.

### A STRONG & ROBUST ECONOMY

- Marlborough Hills offers over 750,000 SF of Class A office/lab space in two multi-story buildings.
- Quality of life is enhanced by a new cafeteria with indoor and outdoor seating, as well as adjacent break-out areas, a fitness center with showers and lockers, newly created contemporary lobby, oversized energy-efficient windows and walking/running trails throughout the park's 110 acres.
- To accommodate a growing tenant base, the park has been master-planned to accommodate up to an additional 400,000 SF of office, lab and bio-tech development for a total of over 1.1 million square feet.



## WORK

# PLAY



## AMENITY-RICH ENVIRONMENT

- Situated directly off of Interstate 495, Marlborough Hills benefits from a region where highly educated human capital and area amenities are plentiful.
- Local conveniences include 13 hotels, fitness centers, banking, dining and various retail all within minutes from Marlborough Hills.
- Marlborough Hills is within walking distance to the Apex Center of New England. The center will offer two full-service hotels (Fairfield Inn & Suites by Marriott and Hyatt), six restaurants including (110 Grill, Qdoba, Evviva Cucina, Chick-fil-a) and a lifestyle fitness center providing a full range of fitness activities and other convenience amenities.
- Marlborough Hills has an on-site daycare center operated by a nationally recognized provider, The Learning Center.



# STAY

## FIRST CLASS ACCOMMODATIONS

- A new 163-room Hilton Garden Inn opened July 2016 and caters to the needs of employees and clients visiting from out of town.
- With convenient hotel amenities including a concierge service, fitness center and continental breakfast, your guests will benefit from staying on campus in a relaxed environment.
- Meeting rooms, banquet rooms and other hotel services supplement the amenities on campus and within the park.



**APEX ENTERTAINMENT** APEX CENTER OF NEW ENGLAND  
FOOD • ATTRACTIONS • EVENTS

<p><b>FOOD</b></p> <p>Chick-fil-A</p> <p>Friendly's</p> <p>PROTEINHOUSE FIT FOOD &amp; ESPRESSO</p> <p>EVVIVA TRATTORIA</p> <p>QDOBA MEXICAN EATS</p> <p>110 Grill</p> <p>Wendy's</p>	<p><b>HOTELS</b></p> <p>HYATT Fairfield BY MARRIOTT</p>
	<p><b>LIFESTYLE FITNESS</b></p> <p>Planet Fitness</p> <p>TITLE BOXING CLUB</p>

<p><b>FOOD</b></p> <p>CHIPOTLE MEXICAN GRILL</p> <p>FIVE GUYS</p> <p>Panera BREAD</p>	<p><b>LIFESTYLE FITNESS</b></p> <p>Planet Fitness</p>
<p><b>HOTELS</b></p> <p>Hannaford</p> <p>EMBASSY SUITES by Hilton</p>	

**BW Best Western** ROYAL P TRADE C

**RA Rockwell Automation**

**Quest Diagnostics** GENERAL ELECTRIC W F C

**EXAGRID**

**BJS**

**Akoya HOLOGIC**

**50 RESULTS**  
AT MARLBOROUGH HILLS

**AVALON AT MARLBOROUGH**

**200 FOREST STREET**

**cytiva**

**TJX**



# AREA AMENITIES

## & CORPORATE NEIGHBORS



**Major Corporate Neighbors:**  
Cytiva, Whole Foods, Quest Diagnostics and TJX



**Apex Center of New England:**  
Four minutes away and includes entertainment, restaurants and retail



**Marlborough Hills has visibility and frontage on I-495.** The campus is less than 0.25 miles to I-495 and less than four miles to the Mass Pike (I-90)

PLAZA CENTER



Ninety Nine 99

FORE KICKS

MATH & SCIENCE ACADEMY



pierbridge

st. mary's credit union

WHOLE FOODS MARKET

OneShield SOFTWARE

FOREST STREET

angiodynamics

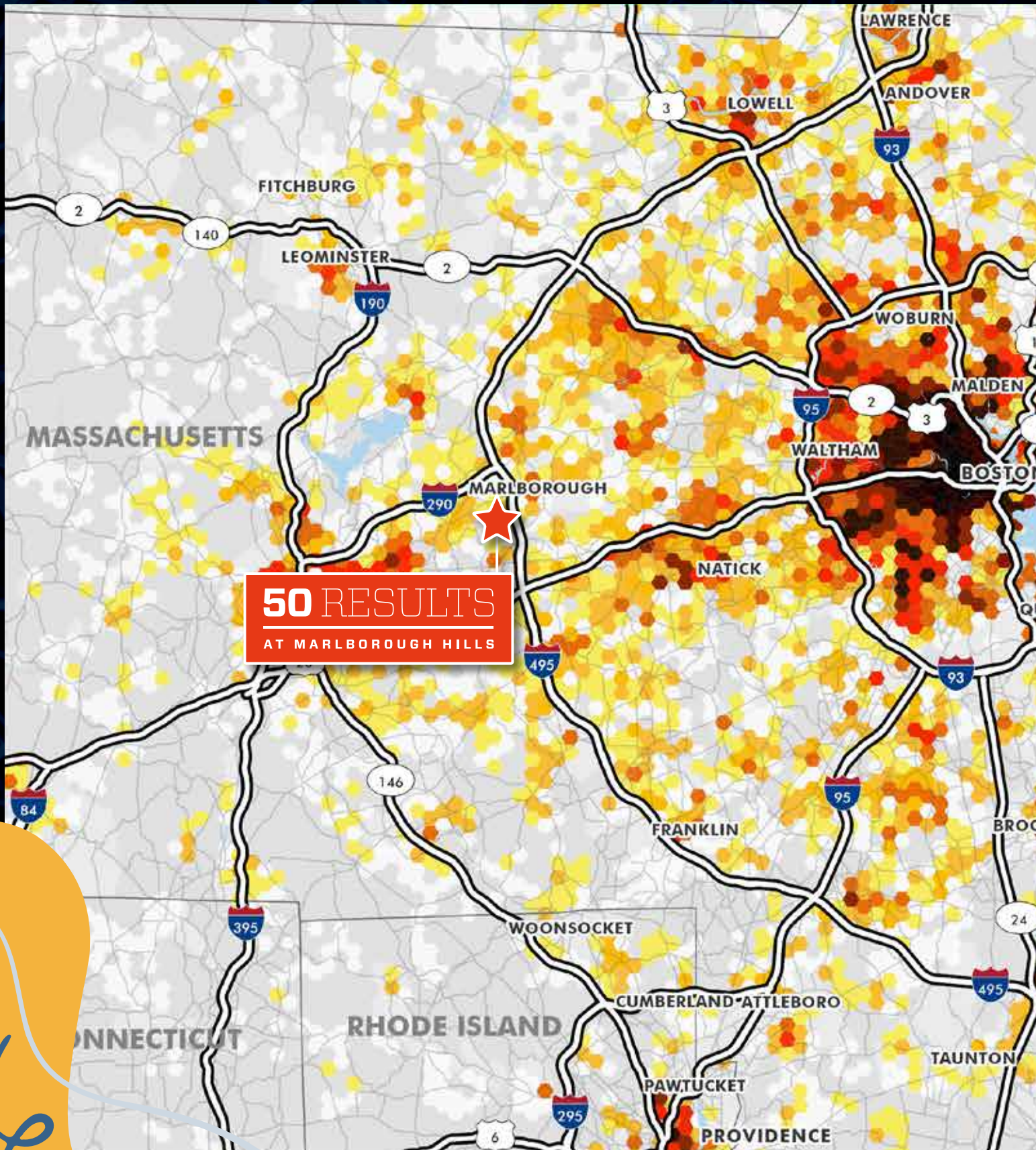
Hilton Garden Inn

BabcockPower

X

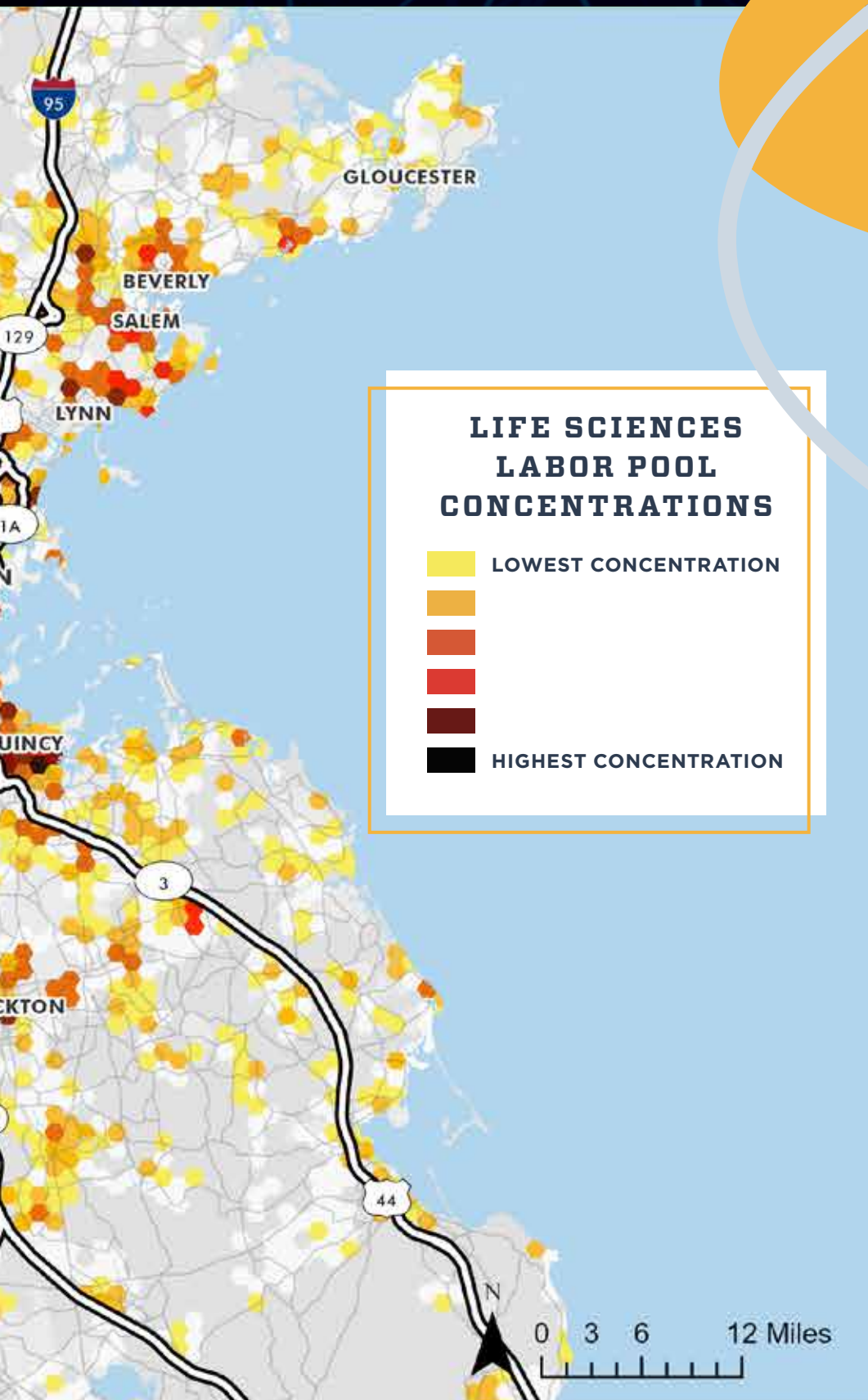


# GREATER BOSTON LIFE SCIENCES



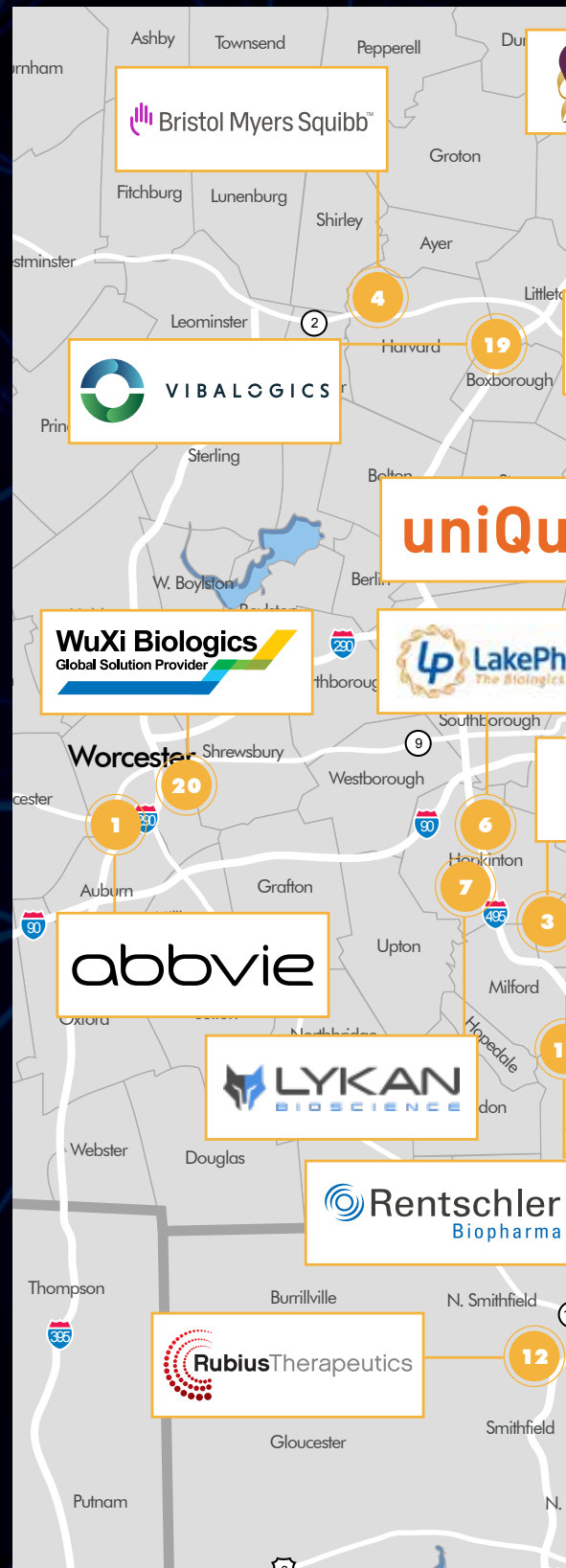
**50 RESULTS**  
AT MARLBOROUGH HILLS

# TALENT POOL



# BIOMANUFACTURING LOCATIONS MAP

- 1 100 RESEARCH DRIVE, WORCESTER  
ABBVIE
- 2 20 COMMERCE WAY, NORTON  
ALNYLAM
- 3 125 FORTUNE BOULEVARD, MILFORD  
AVECIA (NITTO)
- 4 38 JACKSON ROAD, DEVENS  
BRISTOL-MYERS SQUIBB
- 5 45 HARTWELL AVENUE, LEXINGTON  
BRAMMER BIO
- 6 35 SOUTH STREET, HOPKINTON  
LAKEPHARMA
- 7 97 SOUTH STREET, HOPKINTON  
LYKAN
- 8 400 SUMMIT DRIVE, BURLINGTON  
MERCK-MILIPORE
- 8 17 CHERRY HILL DRIVE, DANVERS  
MERCK-MILIPORE
- 8 80 ASHBY ROAD, BEDFORD  
MERCK-MILIPORE
- 9 1 MODERNA WAY, NORWOOD  
MODERNA
- 10 1 BURTT ROAD, ANDOVER  
PFIZER
- 11 27 MAPLE STREET, MILFORD  
RENTSCHLER BIOPHARMA
- 12 100 TECHNOLOGY WAY, SMITHFIELD (RI)  
RUBIUS THERAPEUTICS
- 13 100 FEDERAL STREET, ANDOVER  
SAREPTA
- 14 400 SHIRE WAY, LEXINGTON  
TAKEDA
- 15 259 SAMUEL BARNET BOULEVARD, NEW BEDFORD  
TONIX
- 16 170 MIDDLESEX TURNPIKE, BEDFORD  
ULTRAGENYX
- 17 133 HARTWELL AVENUE, LEXINGTON  
UNIQUURE
- 18 1 HARBOR STREET, BOSTON  
VERTEX
- 19 1414 MASSACHUSETTS AVENUE, BOXBOROUGH  
VIBALOGICS
- 20 HOSPITAL DRIVE, WORCESTER  
WUXI BIOLOGICS





# PROVEN OWNERSHIP

ATLANTIC MANAGEMENT



- Formed in 1972 to acquire and develop properties throughout New England
- Ability to navigate political landscapes for complex developments
- Strong relationships with financial lending institutions
- Currently owns and manages more than 7.5 million square feet of property throughout New England
- Proven track record of high-quality development projects, and a specialization in biotech, healthcare and corporate headquarter uses
- One of suburban Boston's largest biotech developers

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