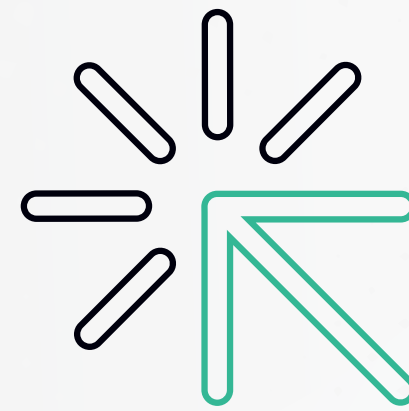




# Class A Laboratory Space

±125,000 SF Available Now



## 600 FEDERAL STREET

Andover, Massachusetts

**FOR LEASE**

# Building Features



7.5k RSF & 12k RSF Lab Spec Suites **Now Available**

600 Federal Street is ideally located directly off Interstate 93, less than 35 minutes from Kendall Square. The area is set to be the most prominent life science cluster north of Cambridge. Leading pharmaceutical companies such as Pfizer and Sarepta are near by.

- Base building lab conversion and common area upgrades underway
- Potential for ~30k RSF high bay expansion

## Lab-Ready Base Building Specs

- Two (2) loading bays
- A dedicated service elevator 3,000 lb capacity
- New centralized PH neutralization system
- New common area chemical storage
- New base building tepid hot water system
- HVAC – designed for 60/40 lab/office ratio (1.75 CFM / usf over lab and 1 CFM / usf over office)
- New boiler plant – (2) 2,500 MBH gas fire condensing boilers
- Electric – designed for 60/40 lab office ratio (15.5 watts/usf over lab and 12 watts/usf over office)
- Standby Power – 5 watts/sf over lab space

## Amenities



Fitness Center



Café & Training Room

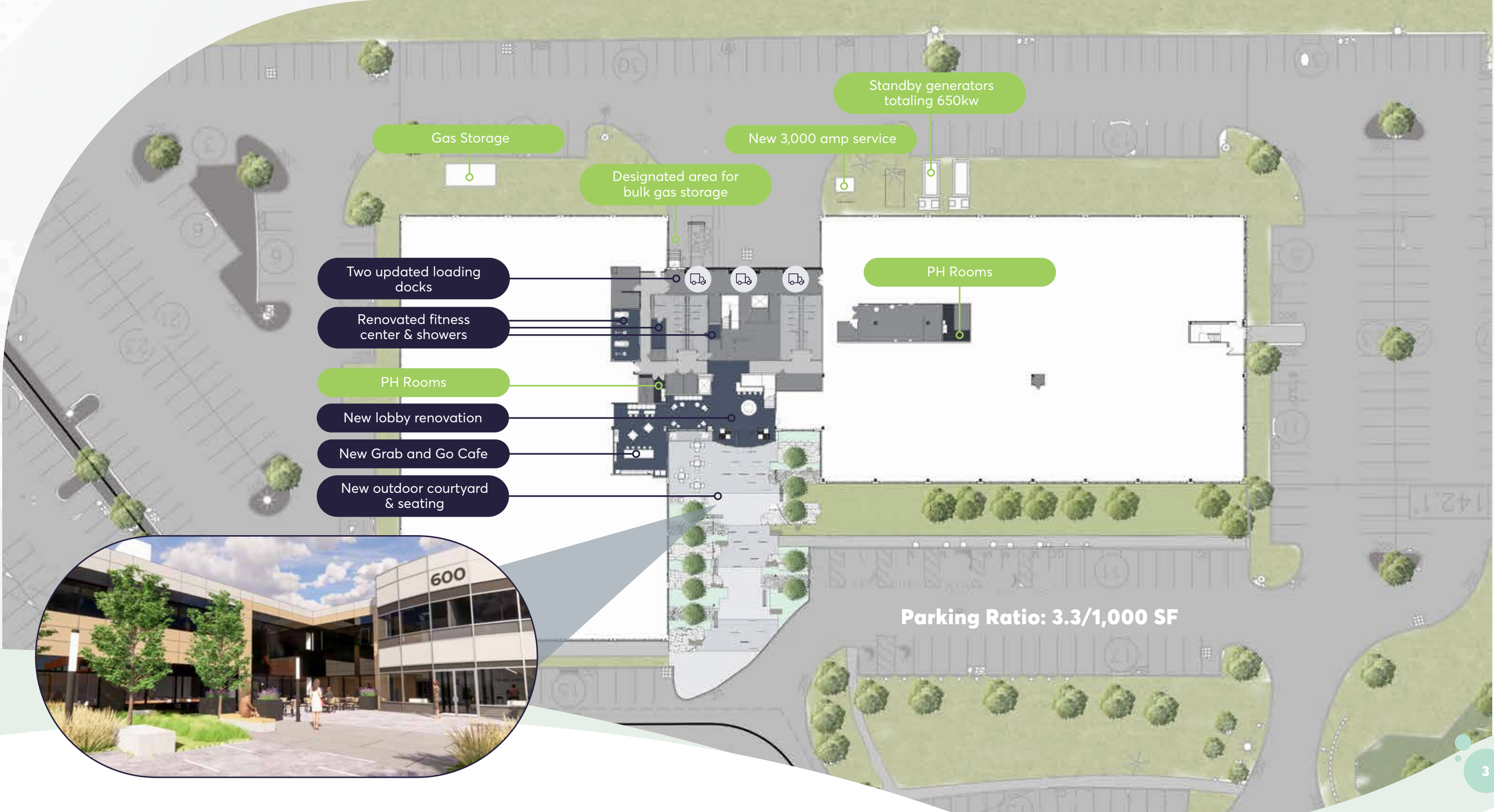


Showers



Woodland Park Conservation Walking Trail

# Building Features



# Newly Renovated Lobby



600 DIRECTORY  
1 S T  
2 N D

SUITE 100	TENANT
SUITE 110	TENANT
SUITE 120	TENANT
SUITE 200	TENANT
SUITE 210	TENANT
SUITE 220	TENANT

 600 FEDERAL STREET

# Grab & Go Cafe



# Spec Lab



# 30,000 SF High Bay cGMP Expansion Opportunity



600 Federal Street can accommodate up to ~30k rsf of high bay expansion space with 28' clear height.



Dedicated two-bay loading docks

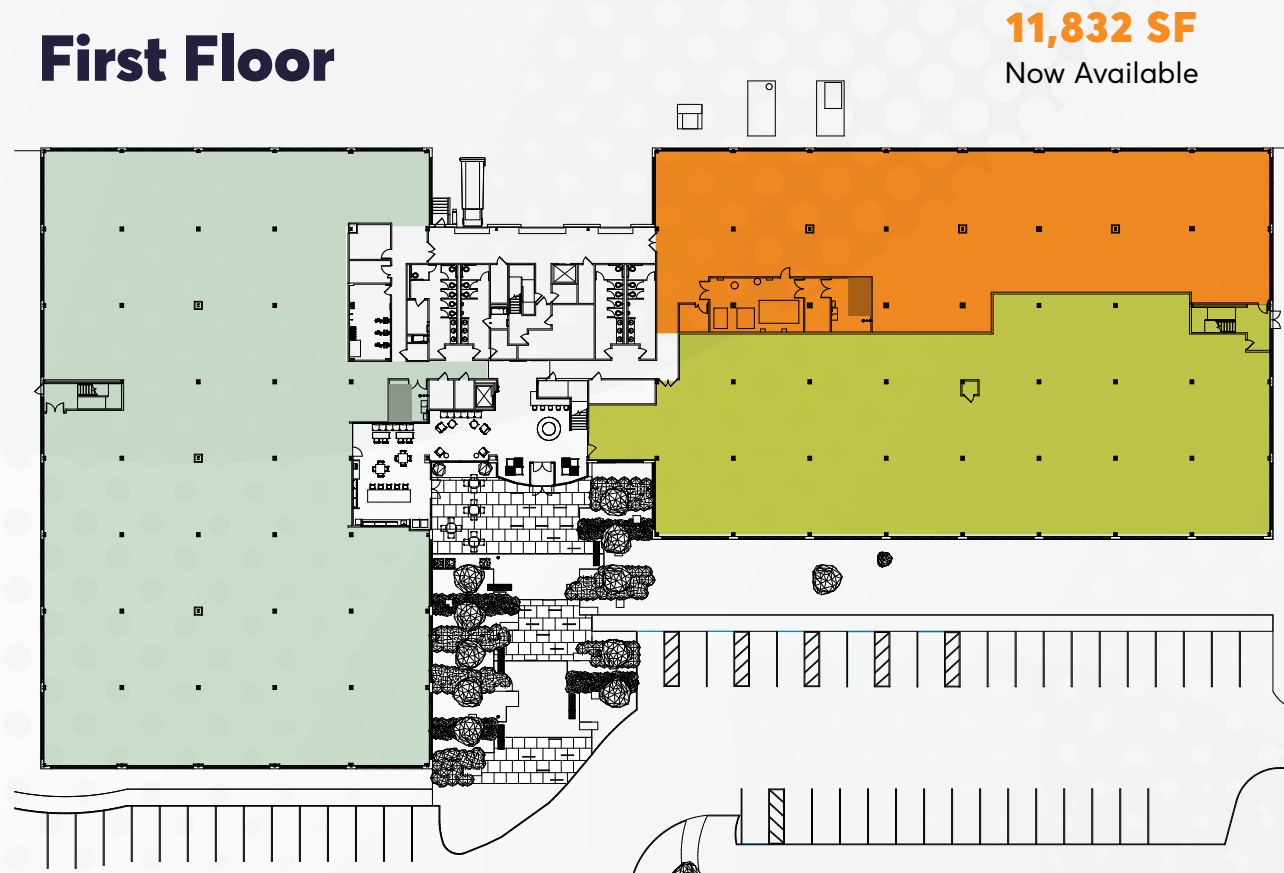
**30,000 SF**  
High Bay Expansion  
with Dedicated Loading



# 103,000 SF Available in 2023



## First Floor



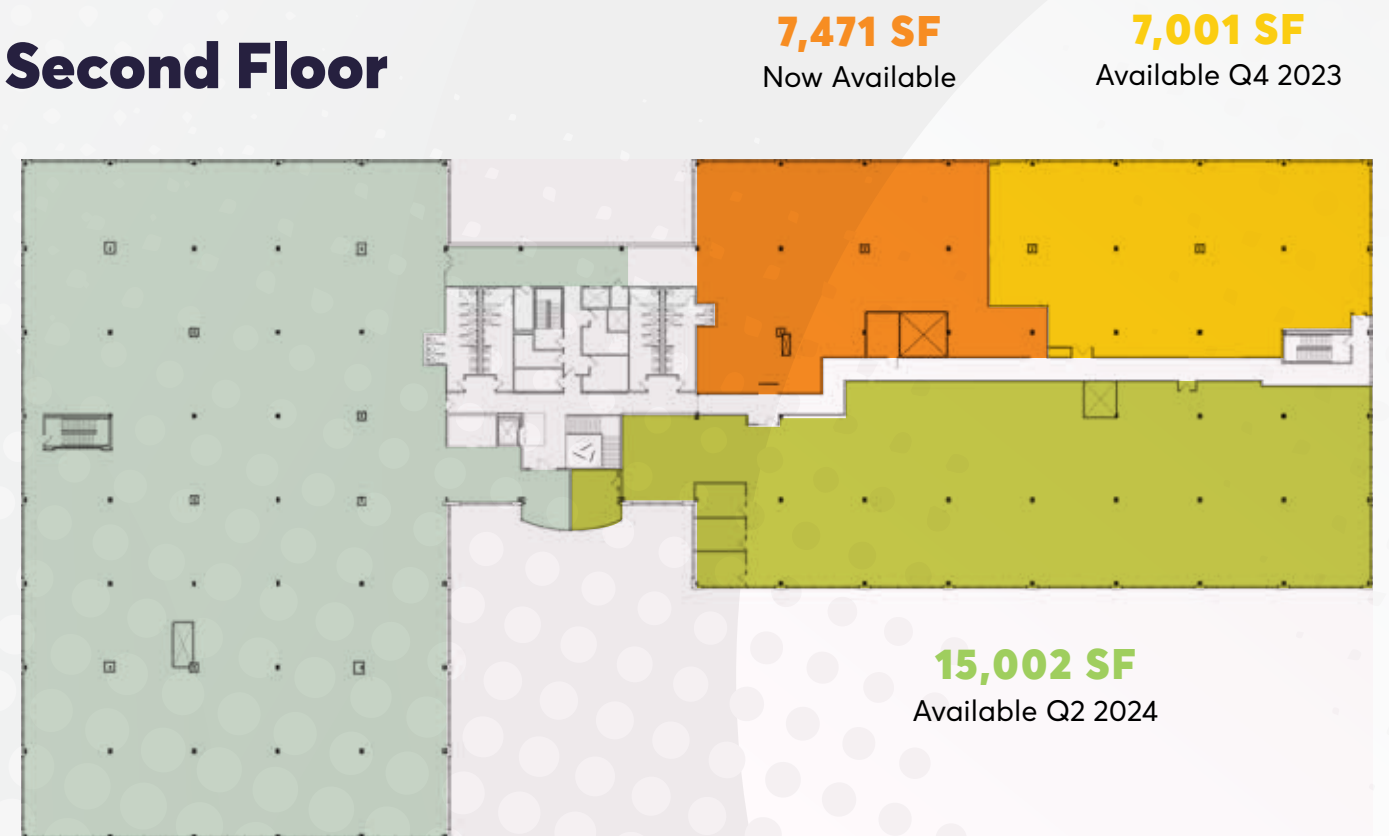
**11,832 SF**  
Now Available

**17,370 SF**  
Available Q2 2023

**27,141 SF**  
Now Available

**31,883 SF**  
Now Available

## Second Floor



**7,471 SF**  
Now Available

**7,001 SF**  
Available Q4 2023

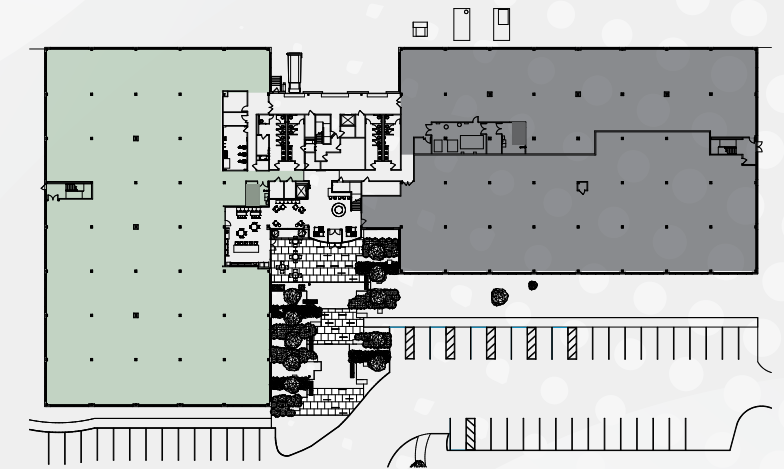
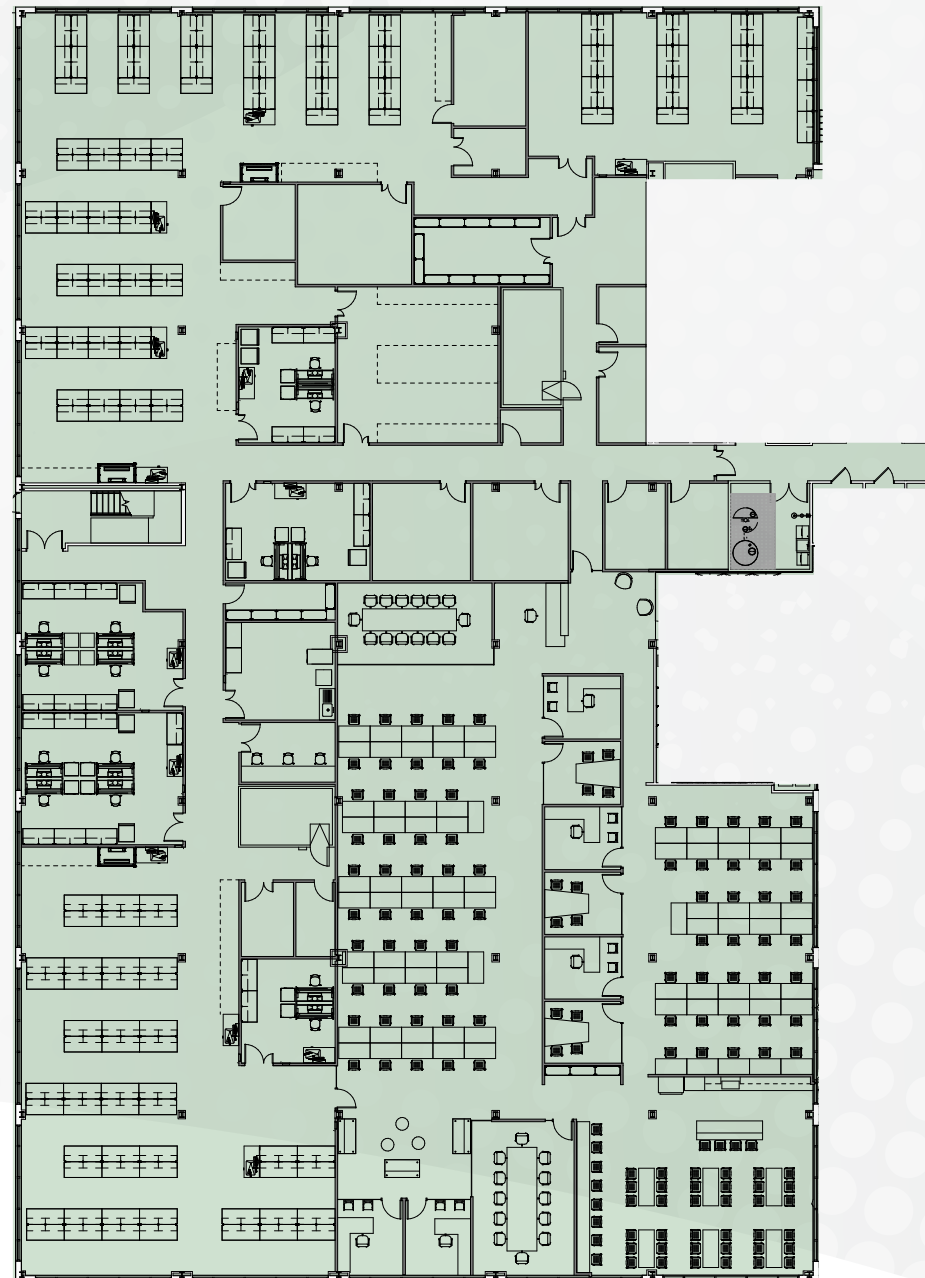
**15,002 SF**  
Available Q2 2024

# Sample Test Fit on South Wing



## First Floor

SUITE 101S | Lab Spec Suite Sample Fit Plan | 27,141 SF



### Lab Program **60%** of the Tenant Space

- 174 Lab Benches/Stations
- 3 Fume Hoods
- Large Specialty Lab Room or Freezer Room
- 5 Tissue Culture Rooms
- 5 Specialty Lab Rooms
- 2 Specialty Equipment Rooms
- 2 Autoclave/Glash Wash Rooms
- Tenant Dedicated Utilities/Electric Room
- Tenant Dedicated Ancillary Support Room
- Analytical Room
- Consumables Room
- Shipping and Receiving
- Waste Storage Room

### Office Program **40%** of the Tenant Space

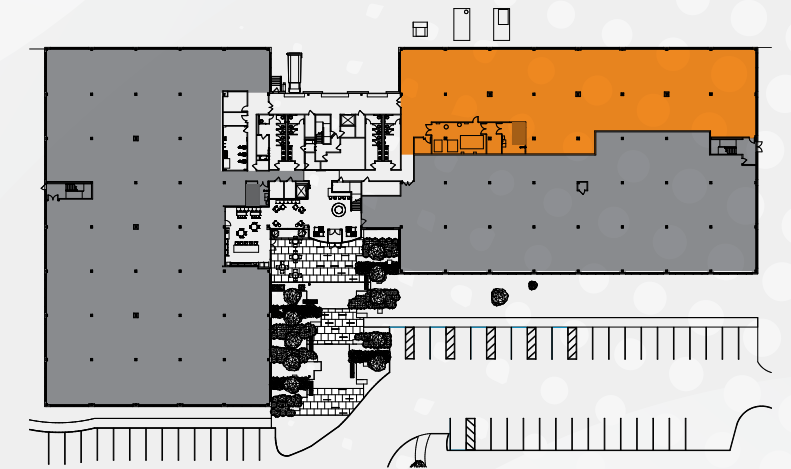
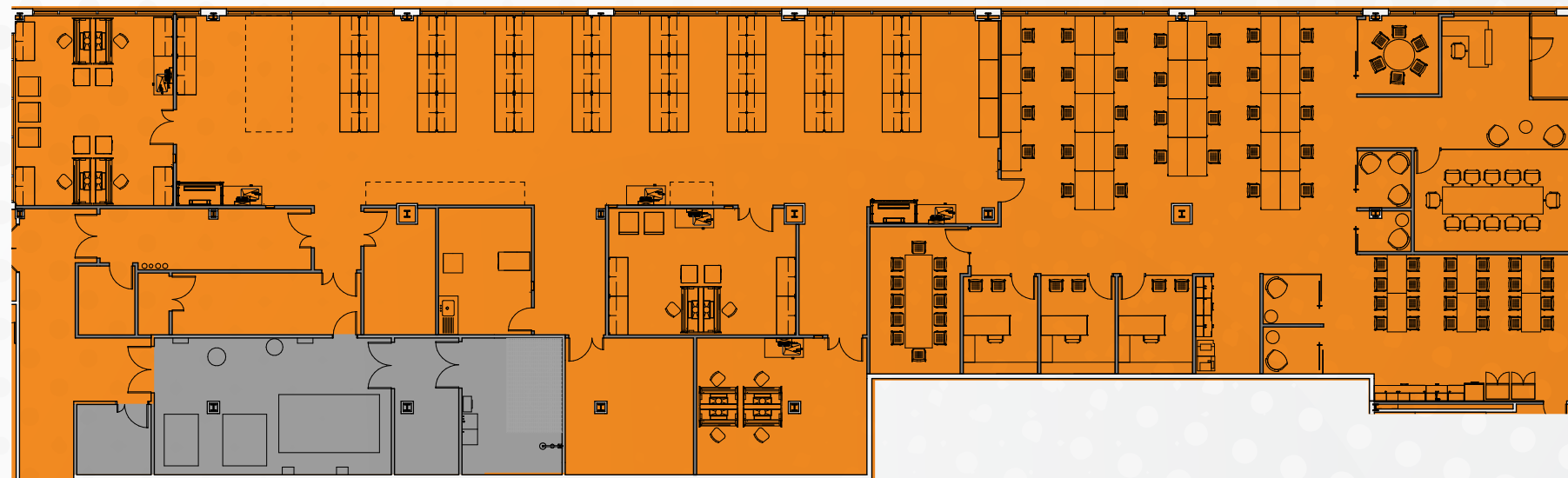
- All Hands/Café Area
- Reception Area
- 2 Large Conference Rooms
- 3 Meeting/Huddle Rooms
- 3 Phone Rooms
- 5 Offices
- Open Meeting Area
- Copy Print Area
- Open Office Area with seating for at least 82 people

# Spec Suite Now Available



## First Floor

Suite 101N | Lab Spec Suite | 11,832 RSF



### Lab Program **60%** of the Tenant Space

- 61 Lab Benches/Stations
- 2 6' Fume Hoods
- 2 Tissue Culture Rooms
- Specialty Lab Room
- Glash Wash Room
- Tenant Dedicated Utilities/Electric Room
- Consumables Room
- Shipping and Receiving
- Waste Storage Room
- Equipment Room

### Office Program **40%** of the Tenant Space

- All Hands/Café Area
- 2 Large Conference Rooms
- Meeting Room
- 3 Phone Rooms
- Huddle Room
- 3 Offices
- Copy Print Area
- Open Office Area with seating for at least 32 people
- No Office FF&E Included

# Spec Suite Now Available



## Second Floor

Suite 201N | Lab Spec Suite | 7,471 RSF



### Lab Program **60%** of the Tenant Space

- 38 Lab Benches/Stations
- (1) 6' Fume Hood
- 2 Tissue Culture Rooms
- Glash Wash Room
- Tenant Electric Room
- Tenant Utilities Room
- Consumables Room
- Shipping and Receiving
- Waste Storage Room
- Equipment Room

### Office Program **40%** of the Tenant Space

- Café/Kitchennete Area
- Meeting Room
- 2 Phone Rooms
- 2 Huddle Room
- 2 Offices
- Copy Print Area/Amin Storage Room
- IT Room
- Open Office Area with seating for at least 18 people
- No Office FF&E Included

# Corporate Neighbors



# Nearby Amenities





## Contact Us

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