

# 22,500 SF Lab/Office Space

12 Gill Street, Woburn MA



## Space Features:

### 8,400 SF of office space:

- Break room
- Board room
- Reception area
- Open office area
- 10-11 private offices
- Large conference room

### 4,700 SF of support area:

- Shower room
- Inventory area
- Shipping and receiving

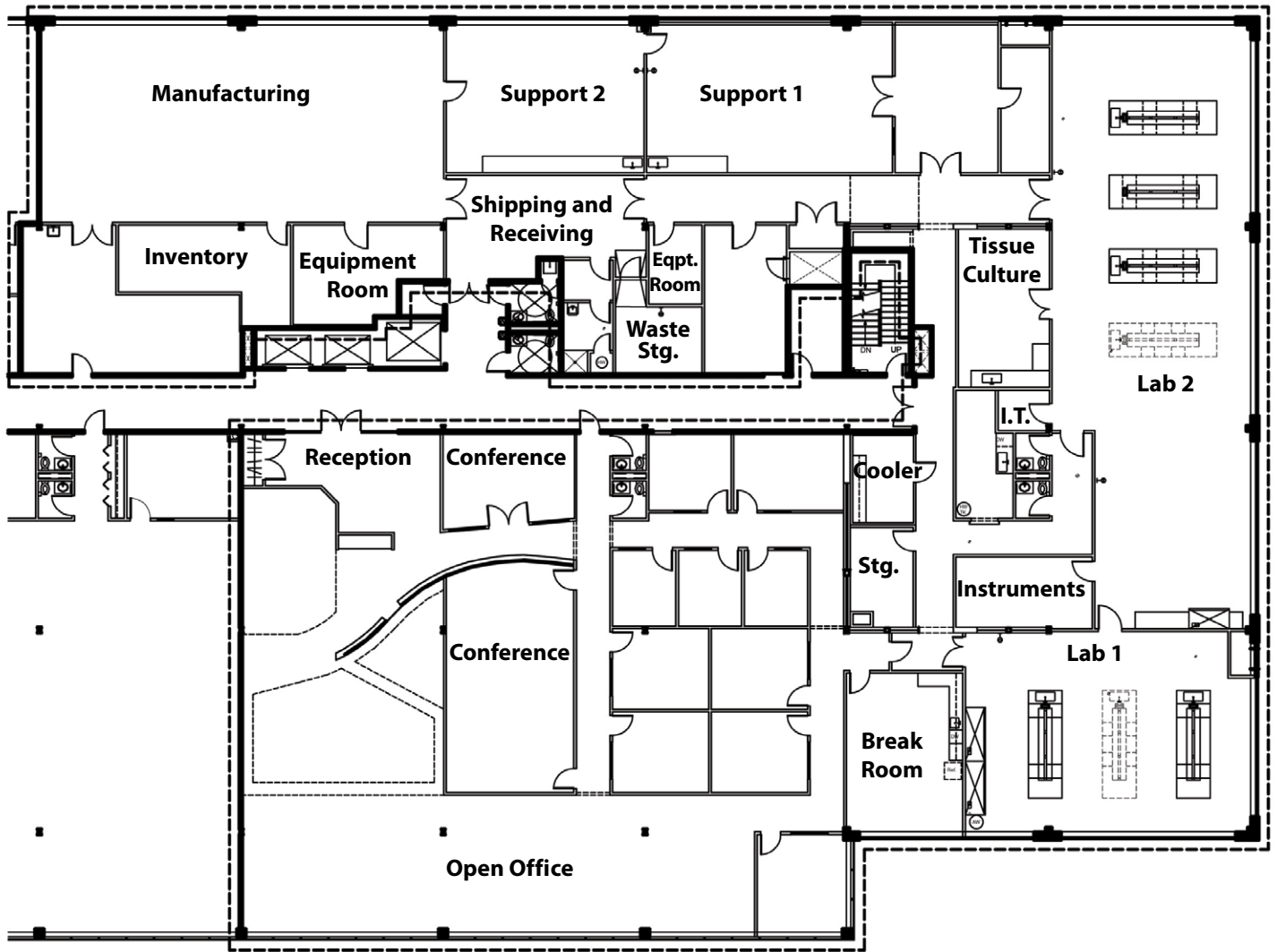
### 9,400 SF of lab space:

- Cold room
- Lab wash room
- Mechanical room
- Chemical storage
- Three fume hoods
- Tissue culture room
- 230 LF of lab bench
- Two lab areas with metal bench work, resin sinks and counter tops
- Once through air-handling units with corresponding chiller and boiler system for lab areas

## Location:

- 1 mile from I-95
- 3 miles from Burlington
- Plentiful, free on-site parking (snow removal, etc. included)
- 2 miles from Anderson Regional Transportation Center with MBTA train service to Boston and Logan Express bus service.
- Less than a mile to multiple restaurants, hotels and shopping centers.
- 1 mile from I-93
- 11 miles from Cambridge


*During its more than 40 years in the suburban Boston commercial real estate market, Cummings Properties has earned a solid reputation for providing businesses with the highest quality building management at well-located highway properties — all for a reasonable rate. With 10 million square feet of prime commercial space in 10 greater Boston communities, it can accommodate executive offices, healthcare facilities, laboratories, retail storefronts, warehouses, and so much more.*



Note: This drawing is schematic only. No representation is made as to the accuracy of dimensions or construction. All conditions should be field verified.

- All dimensions are approximate.
- CPL standard construction unless otherwise noted.
- All finishes to remain as is unless otherwise noted.
- Furnishings are shown for illustrative purposes only.
- No representation is made as to the suitability of this design for lessee's use or occupancy.

## 12 Gill Street, Suite 4000, Woburn, MA

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|---|-------------|---------------------|----------------|
|  <b>Cummins Properties</b><br>200 West Cummings Park, Woburn, MA. 781-935-8000 | LSF: 22,557 | Scale: * 1/8"=1'-0" | Date: 11/26/08 |
|   | Drawn: RM   | Checked:            | Revised:       |