



**NETWORK
DRIVE**
AT NORTHWEST PARK

95

NETWORK DRIVE

BURLINGTON MASSACHUSETTS

LAB CONVERSION: UP TO 165,000 SF AVAILABLE



LEASED BY:
NEWMARK





BURLINGTON MALL



3RD AVE

Wegmans

ARCHER HOTEL

BANCROFT

REDSTONE

NINO

twist

Deny's

KINGS

ISLAND CREEK OYSTER BAR

CAFFE NERO

PRESSED CAFE

b good

CHIPOTE

clover food lab

TAVERN SQUARE

TUSCAN KITCHEN

LIFE TIME



South Entry

Center Entry

North Entry

 **NETWORK DRIVE**
AT NORTHWEST PARK

Boston and beyond

18 miles
from Boston

20 mins
to Logan

20 mins
to Cambridge

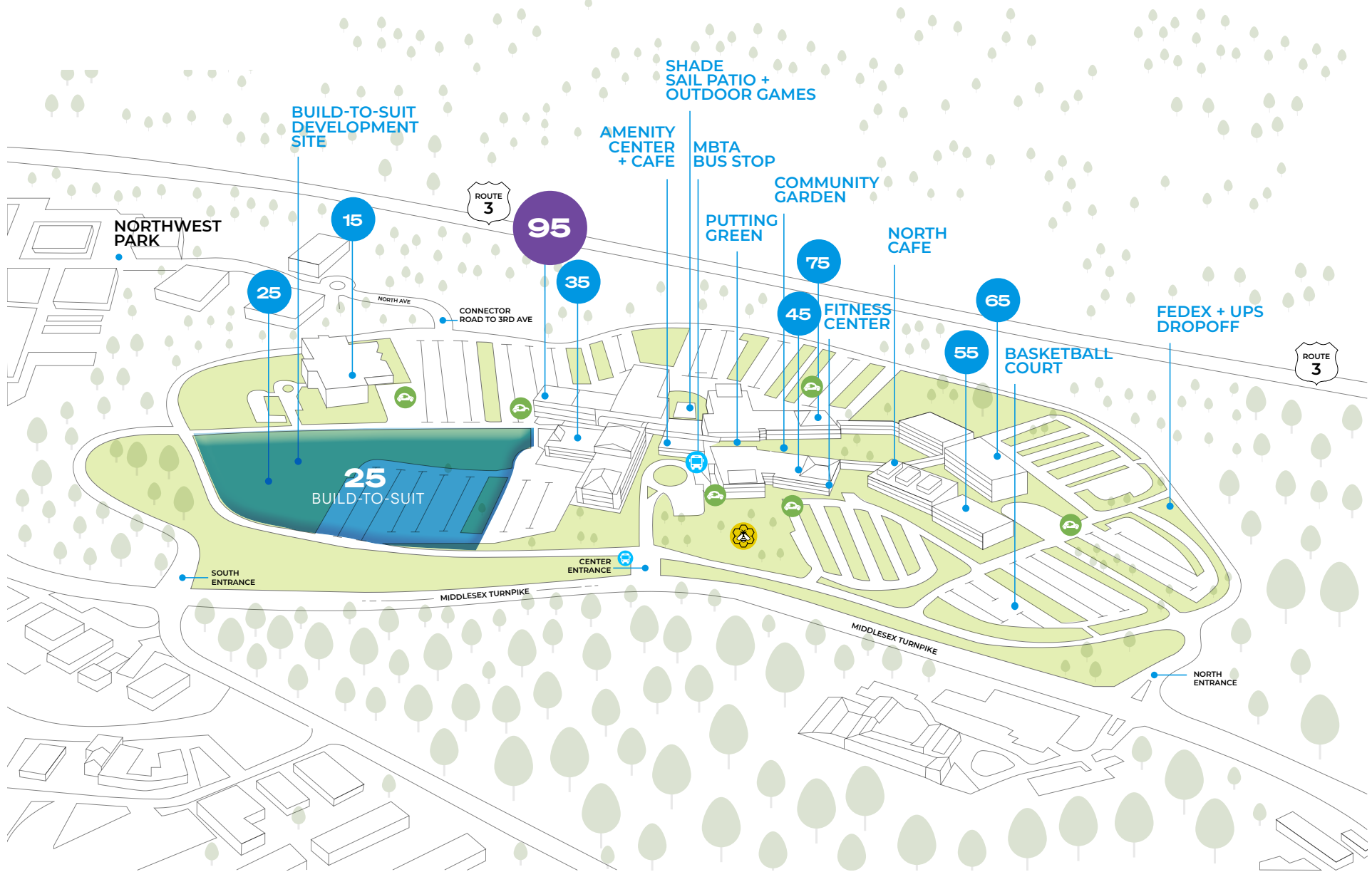
30 mins
to New Hampshire

The Campus

EXISTING BUILDINGS: **937,000 SF**

BUILD-TO-SUIT: **100,000 - 270,000 SF**

LAB CONVERSION OPPORTUNITIES: **260,000 SF**



On-site amenities

sustainable campus with a superior infrastructure

Food

- Full-service cafeteria with organic offerings
- Starbucks coffee bar

Health + Wellness

- First class fitness center with studio
- Community vegetable herb garden
- 3 outdoor patios
- EV charging stations
- FitWell certified
- Beehives
- LEED Gold Certified for all existing buildings

Activities

- Indoor and outdoor basketball
- Gaming area includes pool tables, ping pong, shuffleboard, arcade games
- Putting green
- Golf simulator - **NEW**

Connectivity

- Express MBTA service to/from Alewife Red Line Station in Cambridge
- Multiple meeting spaces with full AV capabilities including video conferencing
- Free Wi-Fi in common areas



Laboratory and Manufacturing ready

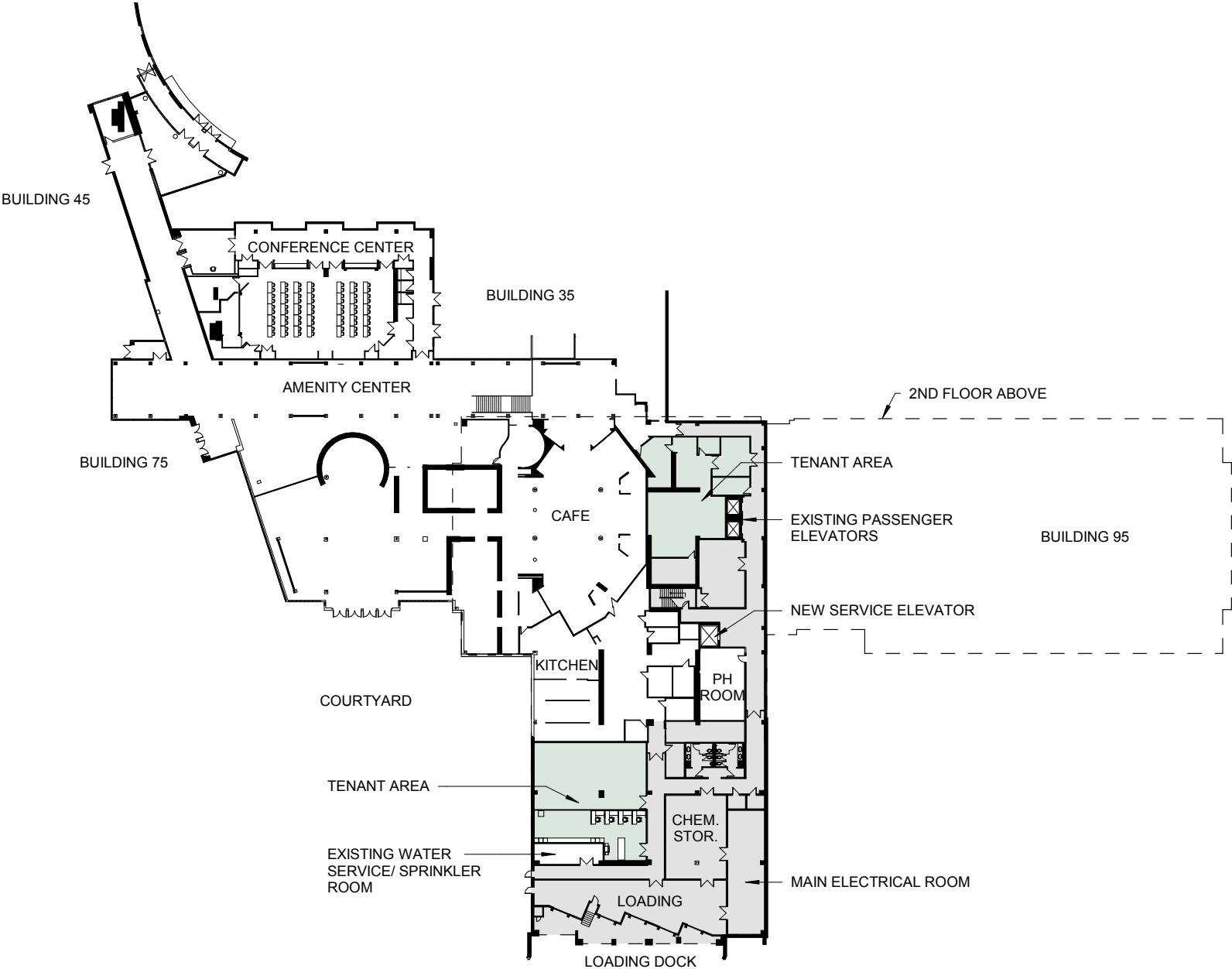
BUILDING INFORMATION

BUILDING SIZE (GSF):	165,000 RSF
NUMBER OF FLOORS:	3 FULL, GROUND FLOOR PARTIAL
CEILING HEIGHTS:	FLOOR TO DECK: 12FT -15 FT
TYPICAL FLOOR SIZE:	43,000 RSF
FLOOR TO DECK:	12FT -15 FT
TYPE OF CONSTRUCTION:	STEEL FRAME, BRICK VENEER
FIREPROOFING:	PROTECTED (SPRAY)
FLOOR CONSTRUCTION:	6 ¼" LW CONC. SLAB (2 HR.)
STRUCTURAL LIVE LOAD:	100 PSF; 8,000 MIPS
ELEVATORS:	(2) PASSENGER, (1) FREIGHT
LOADING DOCK:	(5) TAIL BOARD
ROOF TYPE:	EPDM MEMBRANE
PARKING SPACES:	(3.00/ 1,000)

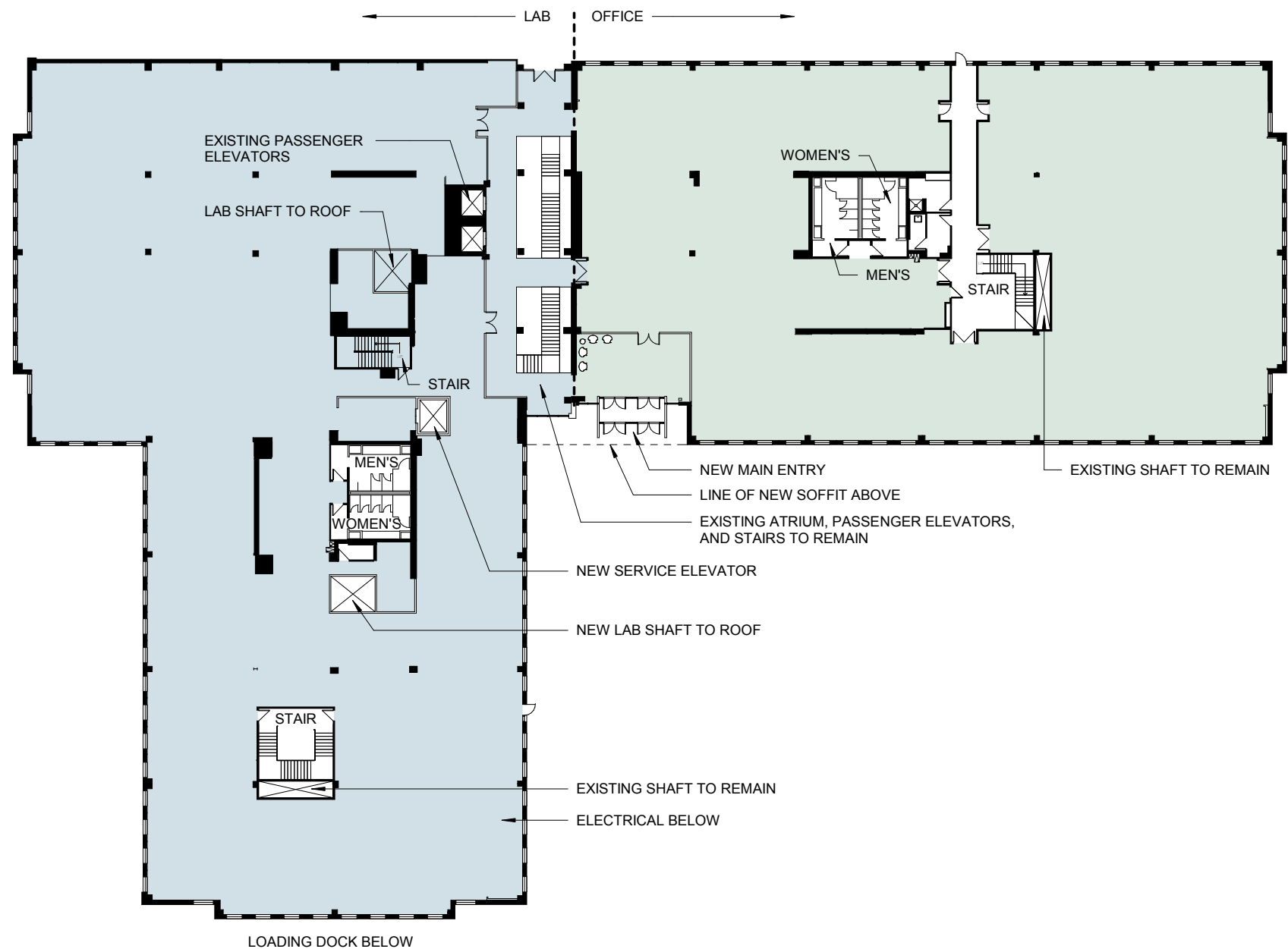
BUILDING SYSTEMS INFORMATION

ELECTRICAL SERVICE:	3,000A, 480/277V, 3 PHASE, 4 WIRE MAIN SWITCHBOARDS
GENERATORS:	(1) 500 KW DIESEL
FIRE ALARM:	EDWARDS EST-3 ADDRESSABLE
FIRE PROTECTION:	8" DIA. SERVICE, WET SYSTEM, STANDPIPES AT STAIRS, FULL COVERAGE
DOMESTIC WATER:	4" DIA. SERVICE
SANITARY/STORM:	EXISTING TO REMAIN, SIZES NOT OBSERVED
GAS SERVICE:	4" DIA. LOW PRESSURE
HW PLANT:	(2) 2,460 EA. MBH GAS BOILERS
CHW PLANT:	CAMPUS CENTRAL UTILITY PLANT (CUP)
EXHAUST:	KIT, TOILET, MECH. EXH. FANS
HVAC CONTROLS:	JCI DDC BMS ORIGINAL.
UTILITIES:	WATER & SEWER - MWRA, ELECTRICITY - EVERSOURCE, NATURALGAS - NATIONAL GRID

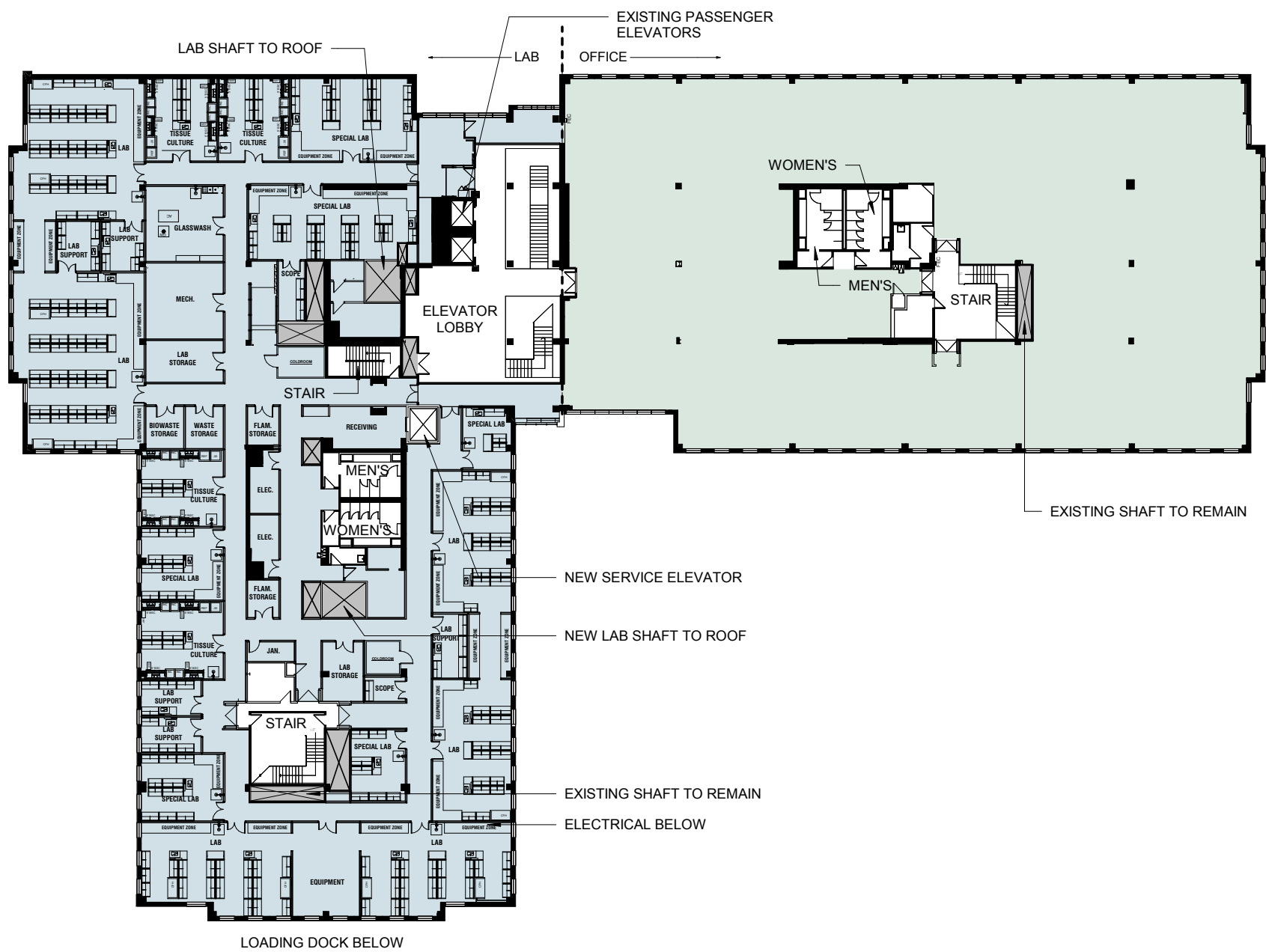
Ground Floor - 15,370 SF



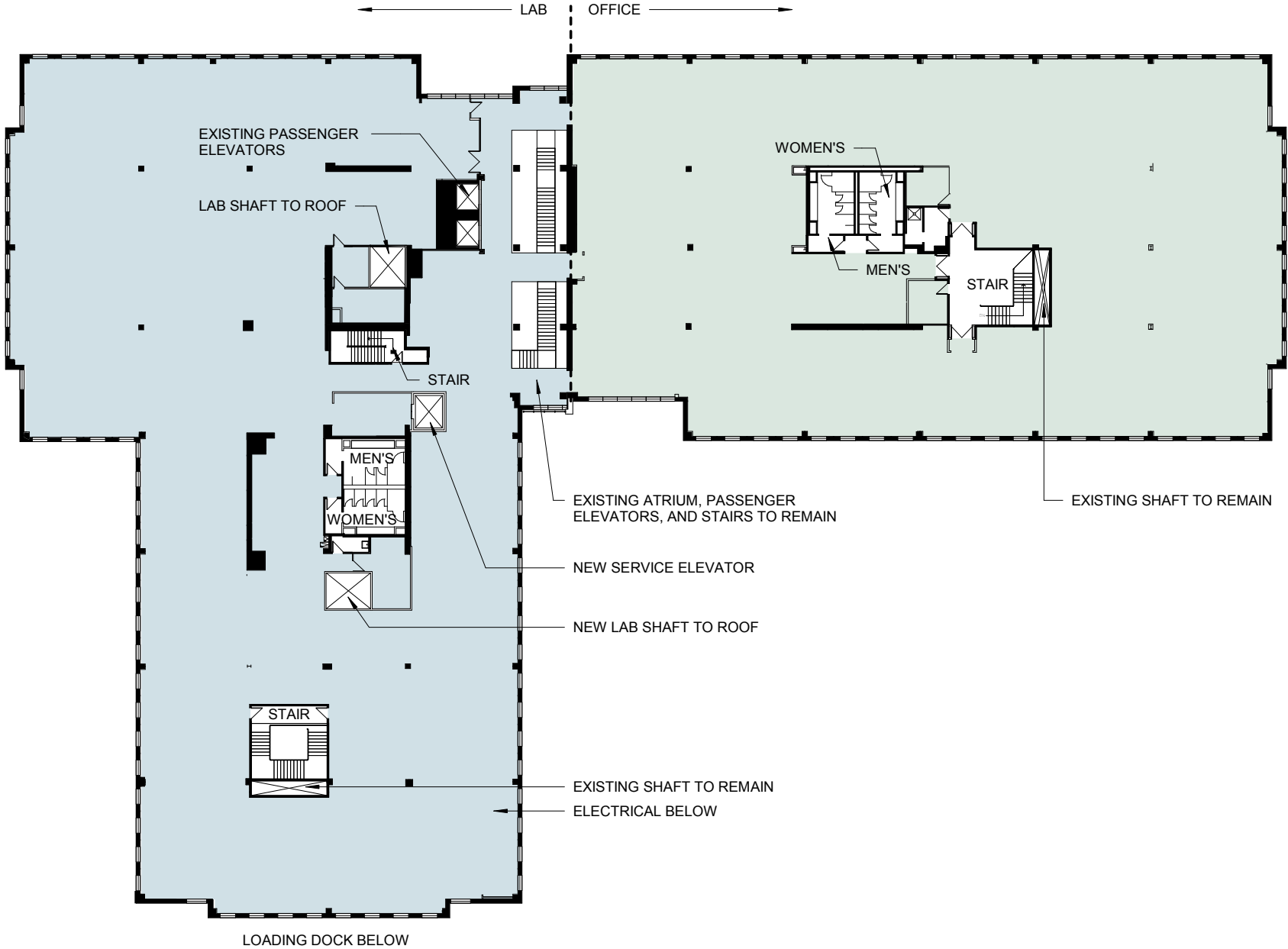
Floor 1 - 48,638 SF



Floor 2 - 54,338 SF



Floor 3 - 50,970 SF



The Team

Developer | Nordblom Development Company

Capital Partner | Starwood Capital Group

Architect | Spagnolo Gisness & Assoc.

MEP Engineer | AHA

Structural Engineer | McNamara Salvia

General Contractor | The Richmond Group



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