

Genlabs

Primed for Science

18,065 -
135,991 SF
Available

Premier
Life Science
Opportunity

Available
Now

APOLLO
CBRE
Jumbo
INVESTMENT | DEVELOPMENT | MANAGEMENT

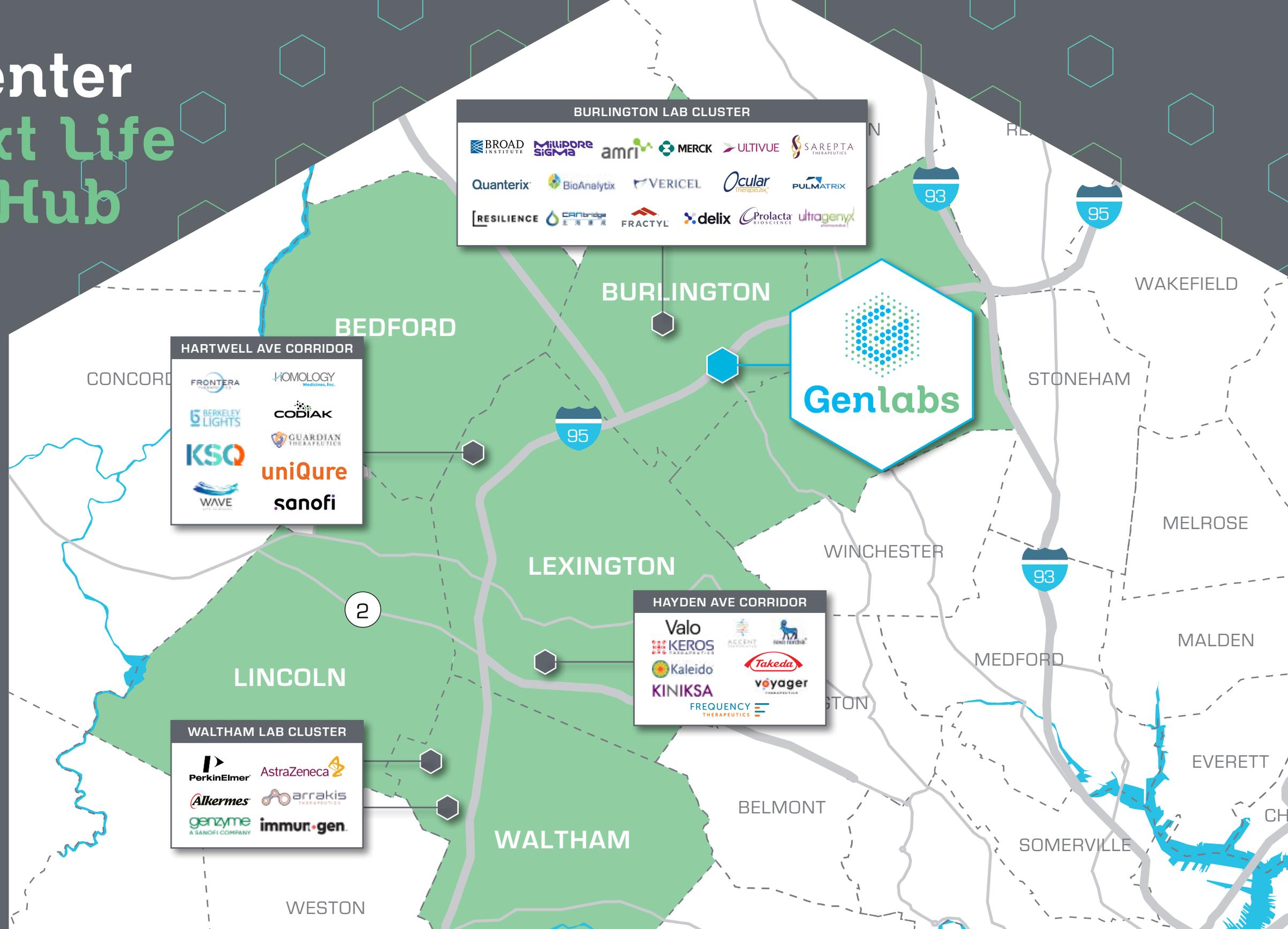
The Epicenter of the **Next Life** Sciences Hub

Drive Times

- Boston (Logan)
17 Miles (Est. 20 mins)
- Kendall Square
15 Miles (Est. 25 mins)
- Alewife Station
14 Miles (Est. 18 mins)

Public Transit

- Alewife Station
350 Bus
- State Street
354 Bus



Access. Amenities. You've Arrived.



MIDDLESEX TURNPIKE | 1.5 MILES

TRADER JOE'S CHATEAU MARKET BASKET Hilton Garden Inn BEST BUY DUNKIN' rack BURTONS GELATINO FIVE GUYS

3RD AVE | 2.0 MILES

Wegmans The Bancroft boston interiors THE SHADE STORE KINGS TID Bank RED STONE CALIFORNIA CLOSETS

BURLINGTON MALL | 1.5 MILES

DUNKIN' Chick-fil-A POTTERY BARN J.CREW BOSE macy's lululemon GNC LIVE WELL The Cheese Cake Factory GAP blo Apple SHAKE SHACK CAFE NERO Regino Pizzeria BURBERRY Microsoft NORDSTROM Sur la table SEPHORA PRIMARK ANTHROPOLOGIE

MALL ROAD | 1.3 MILES

TAVERN IN THE SQUARE B.GOOD Starbucks CHIPOTLE pure barre

WAYSIDE COMMONS | 5 MIN WALK

Starbucks T-Mobile TALBOTS west elm Potbelly THE CAPITAL JARED The Galleria Of Jewelry LOFT OMAHA STEAKS PAPER SOURCE Seamus L.L.Bean

Target CVS pharmacy Panera Bread Dunkin' Hyatt House

350 TO ALEWIFE

354 TO STATE ST.



GenLabs is perfectly positioned to benefit from the expansive amenity base in Burlington, just a 5 min walk to Wayside Commons and 1.5 miles from the Burlington Mall and 3rd Ave/Middlesex Turnpike, offering an endless supply of restaurants, retail, service and lifestyle options.

Overlooking Interstate 95 (191,000 average daily traffic count), the Property offers unparalleled signage opportunities along one of the most traveled interstates on the East Coast. GenLabs is 0.5 miles from the Interstate 95/Route 3 interchange, centrally located between Interstate 93 (4.6 miles) and Route 2 (5.3 miles), 6 miles from Woburn's Anderson Regional Transportation Center, and has direct MBTA bus access from Van de Graaff Drive to Boston and Cambridge, offering seamless transportation options.

Building Amenities



New Fitness Room



Collaboration Room



Board Room

Charge and Recharge



Cafe



Interior Game Room

Property Overview

3 VAN DE GRAAFF DRIVE | BURLINGTON

PROJECT SIZE
±320K SF
four floors



CLEAR HEIGHT
16-19'5"
(floor to deck)



PARKING
2.5/1,000 SF



POWER

10,000 AMPS

23 watt/SF



HVAC

2.0 CFM .25 CFM

Lab

Office

New boilers, pumps, HVAC units.



LOADING

**Shared Loading
New Freight
Elevator**

Spaces that Fuel Innovation

1ST FLOOR

85,361 SF

AVAILABLE FEB 1, 2024

2ND FLOOR

18,065 SF

VACANT

4TH FLOOR

32,565 SF

VACANT

Project Team

Architect



Contractor

RICHMOND

Engineer



Sponsorship



APOLLO



Floor Plans

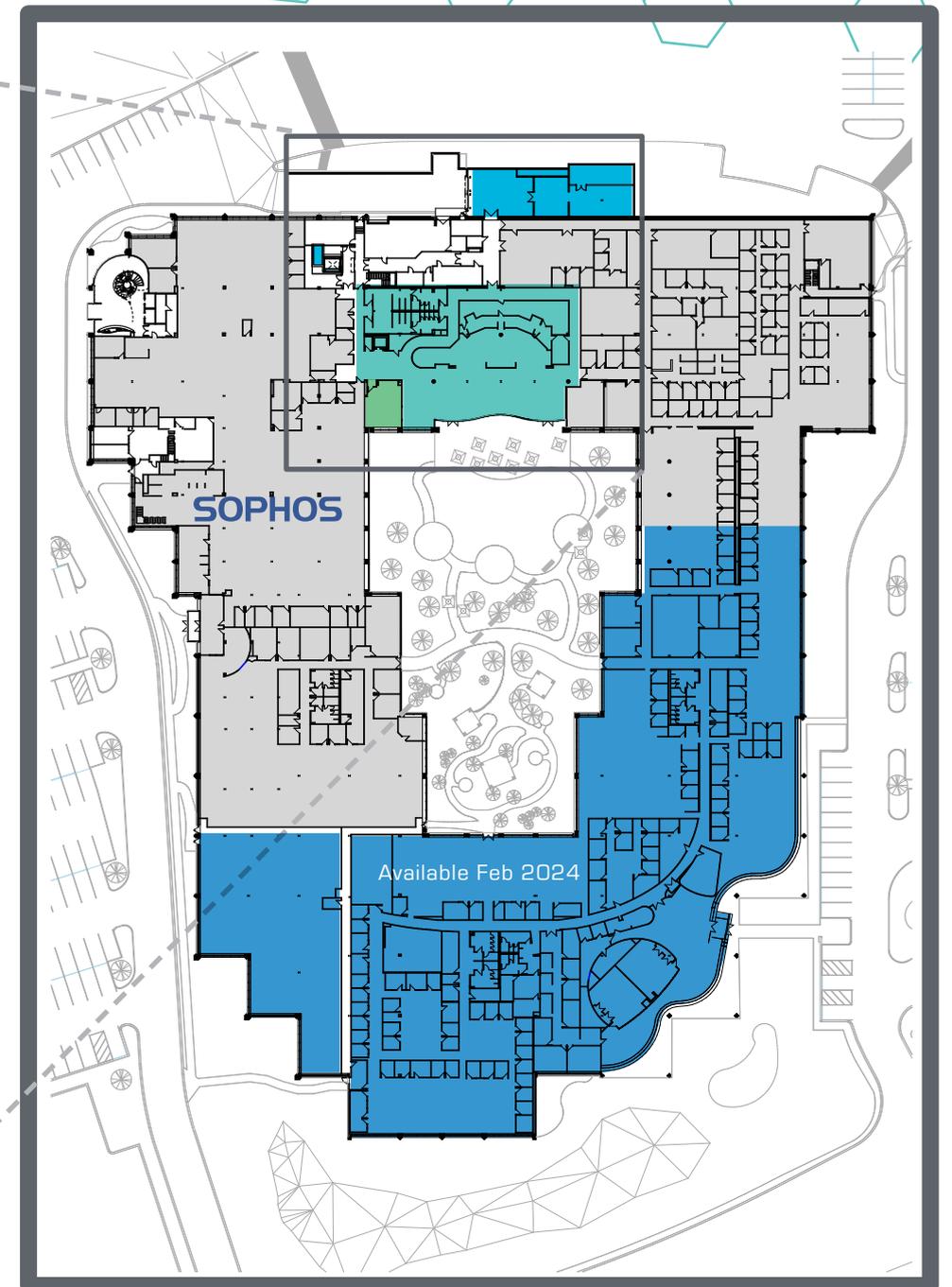
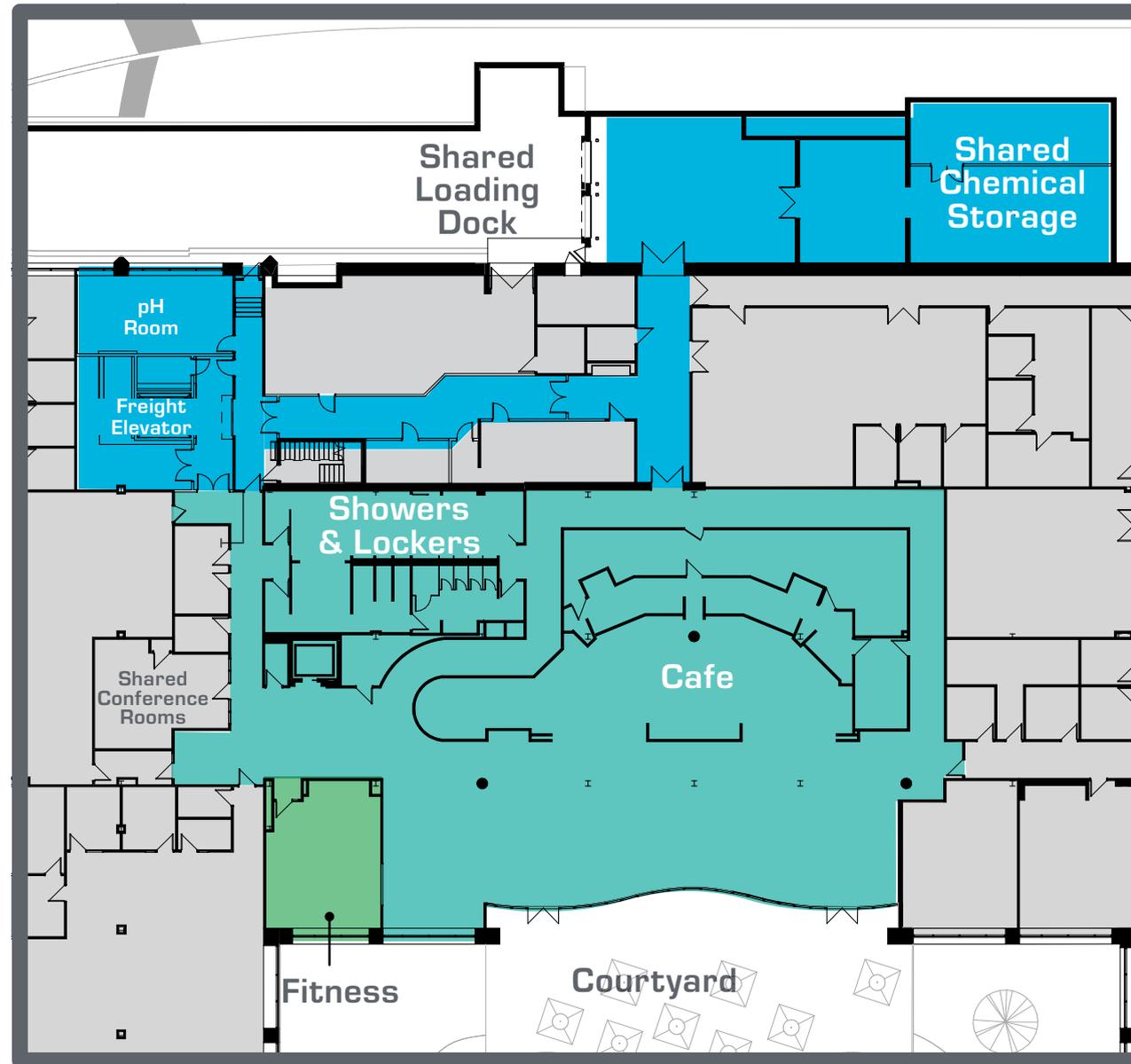
First Floor Lab Support & Amenities

Lab Support

- Shared Loading Dock
- Tenant Storage
- Control Room
- New Freight Elevator
- pH Room

Amenities

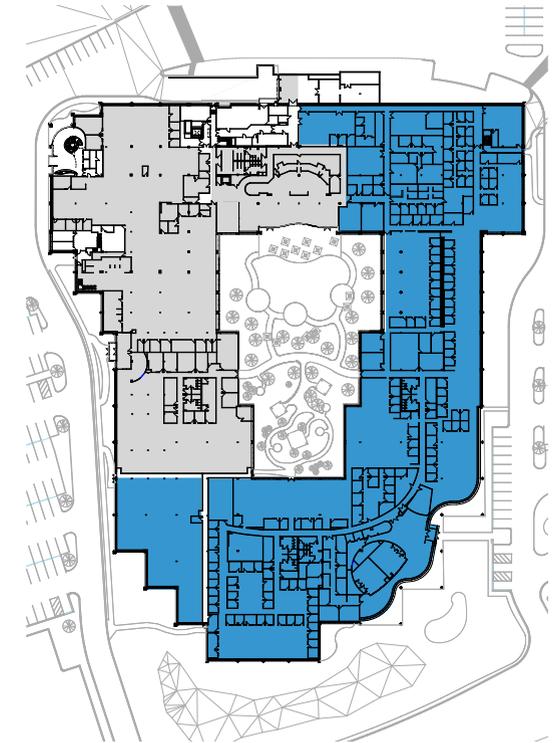
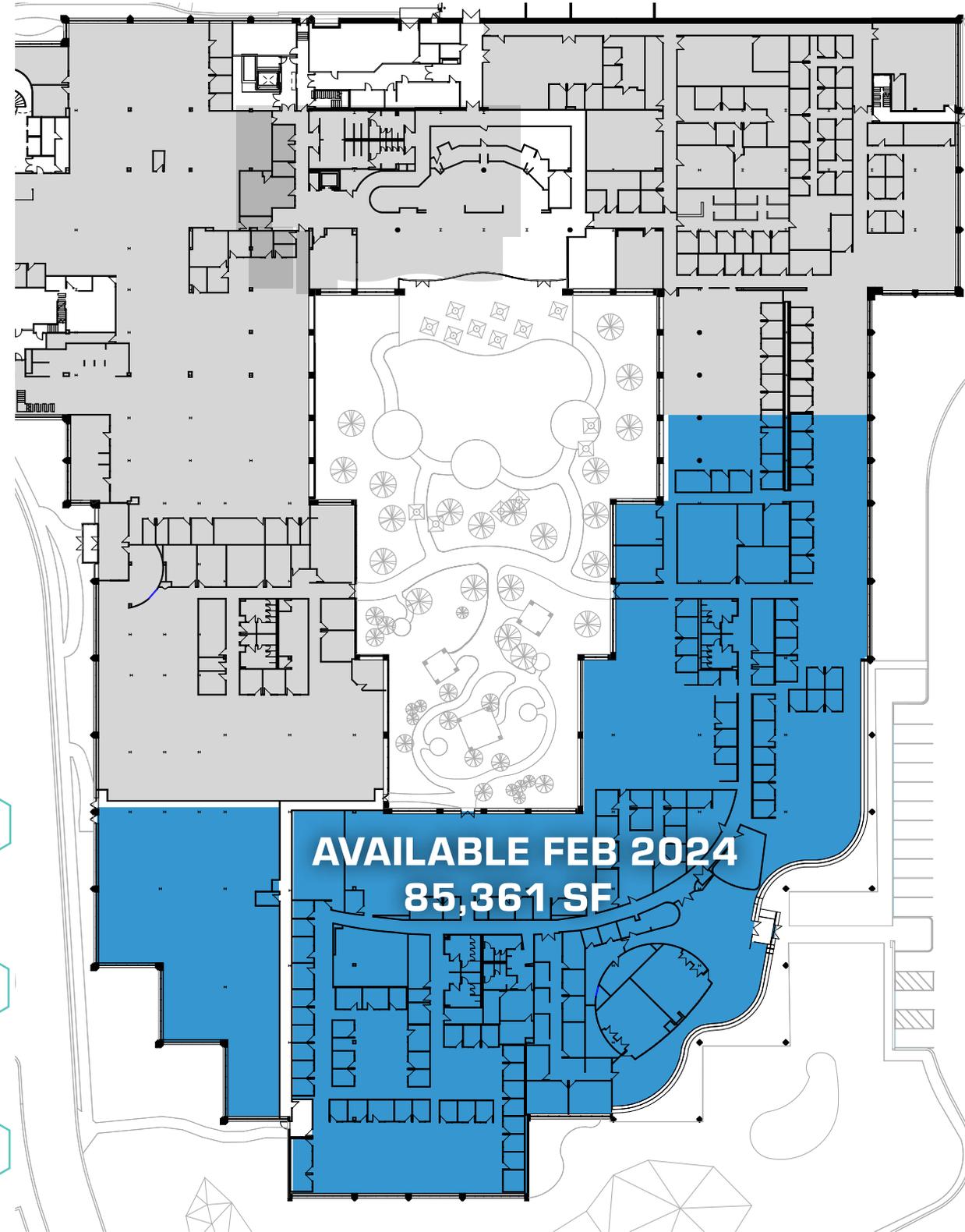
- Renovated Building Lobby
- Cafe
- Fitness Center
- Showers & Lockers
- Courtyard
- Shared Conference Rooms



Floor Plans

First Floor

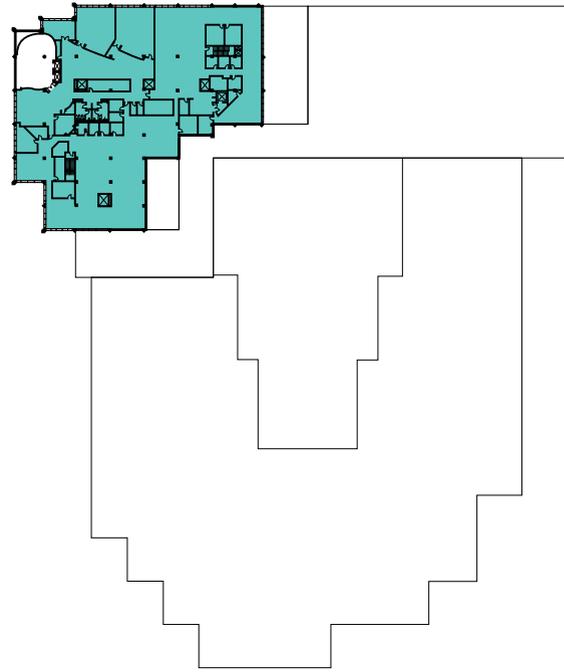
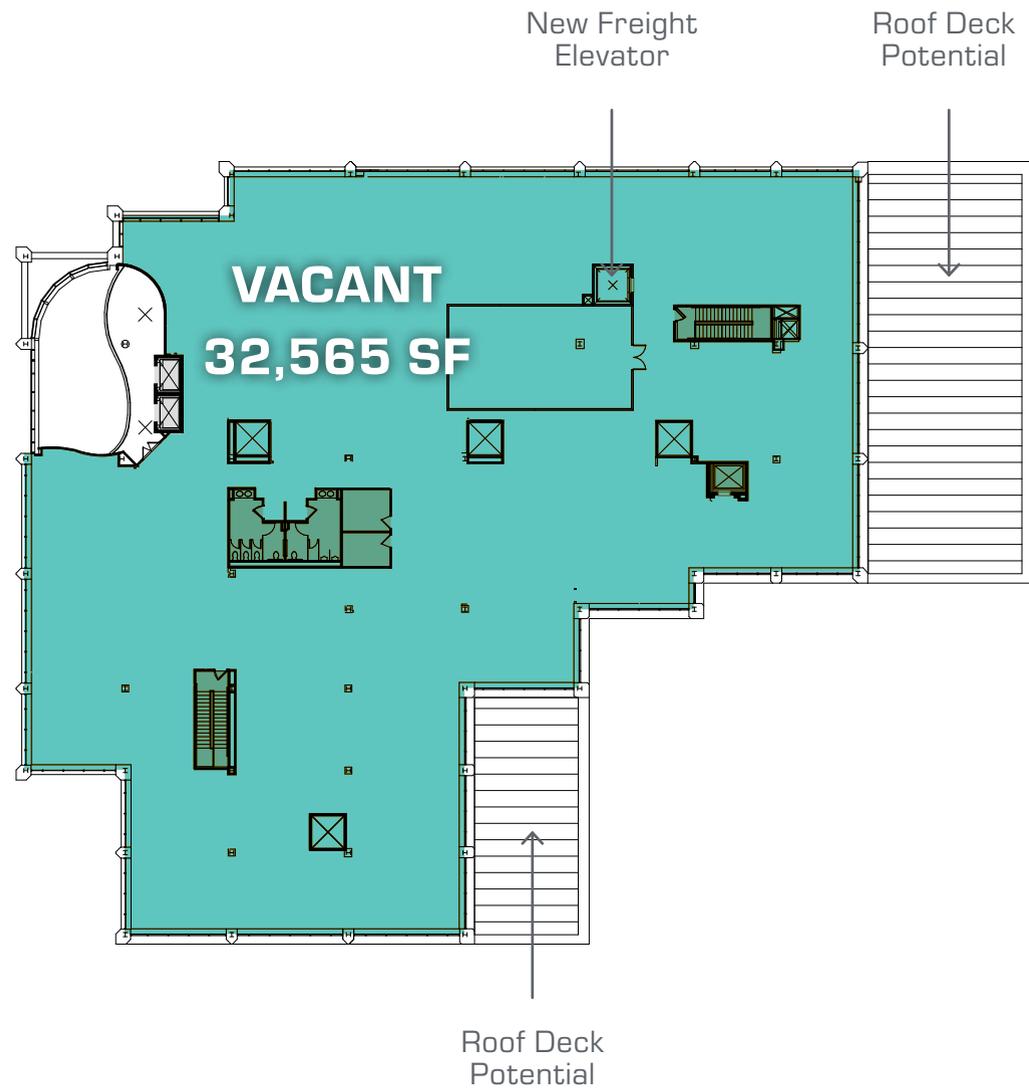
±85,000 SF



Floor Plans

Fourth Floor

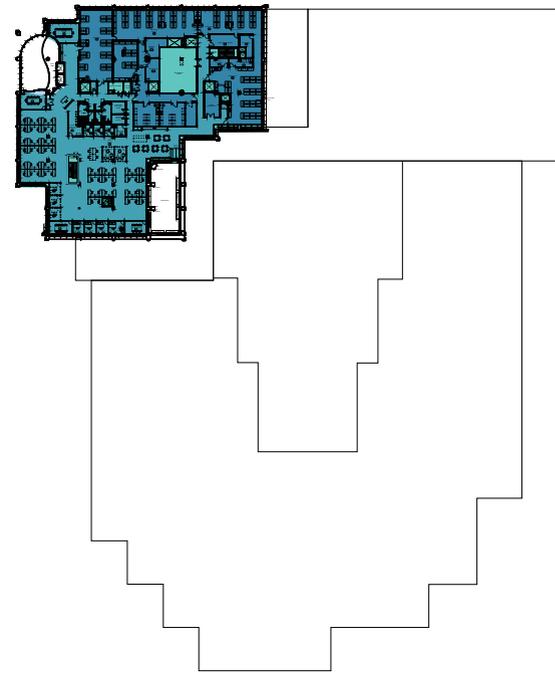
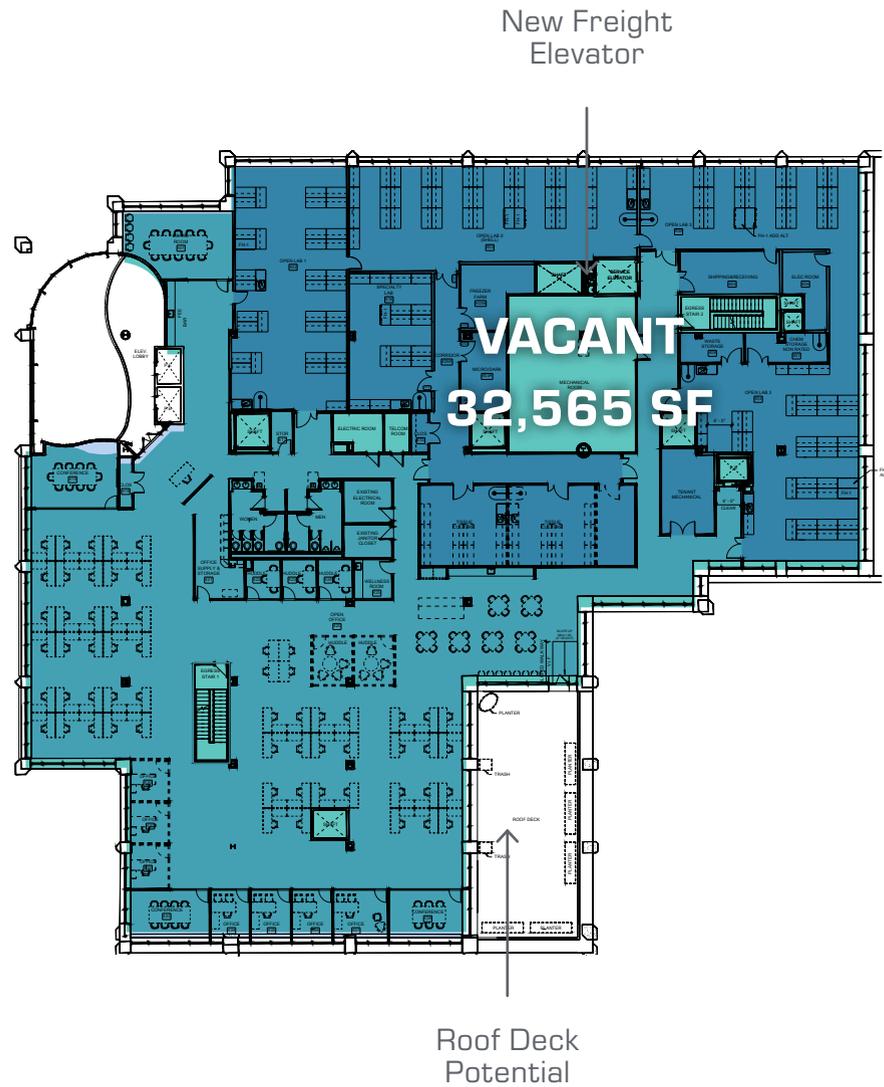
±32,000 SF



Floor Plans

Fourth Floor Proposed Layout

±32,000 SF



Lab Rendering



Office Rendering



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