

35 GATEHOUSE DRIVE

WALTHAM, MASSACHUSETTS



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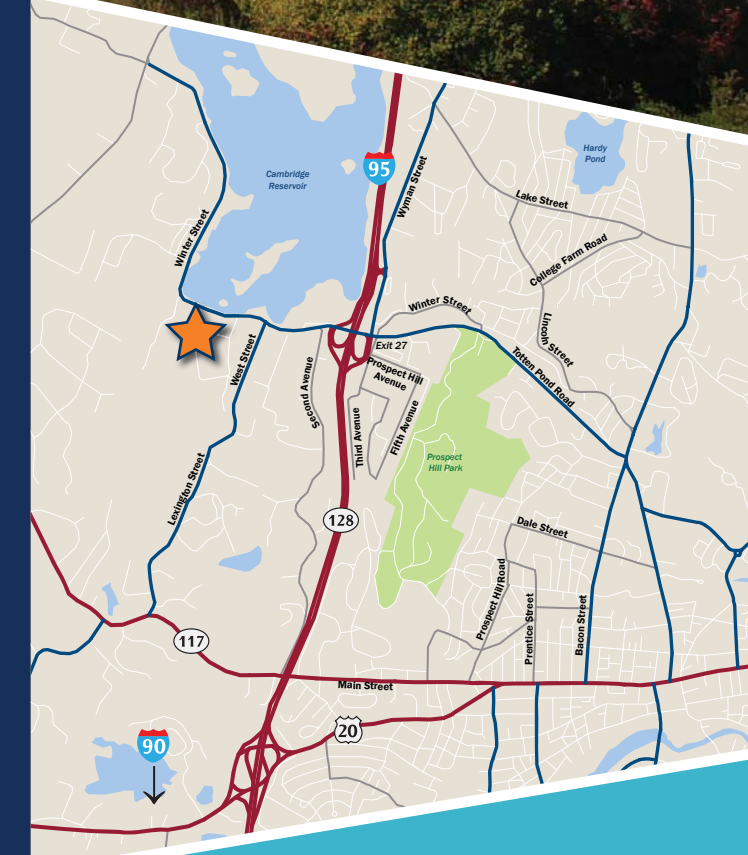


AVAILABLE FIRST-IN-CLASS OFFICE | R&D | LABORATORY SPACE

On behalf of AstraZeneca Pharmaceuticals, Transwestern is pleased to offer approximately 12,000-35,000 rentable square feet for lease at 35 Gatehouse Drive, Waltham, MA ("BioHub").

The site is nestled on its own 64-acre parcel maintained in a natural setting, and abuts 80+ acres of conservation and hiking trails in the Weston Cat Rock area and provides spectacular views of the Cambridge Reservoir. BioHub offers state-of-the-art multi tenant office, R&D, and Laboratory opportunity that is second to none in the Greater Boston Laboratory market.

BioHub is situated directly off of Interstate 95 / Route 128 at Exit 27B, neighboring Reservoir Woods, Waltham Woods, and Bay Colony Corporate Center. This location offers excellent proximity to Greater Boston's most desirable residential communities and to the R&D epicenter of Cambridge, world-renowned for the region's best intellectual talent.



FOR MORE INFORMATION
OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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CAMPUS SETTING

SEAMLESS OPERATIONS

GREAT FACILITIES

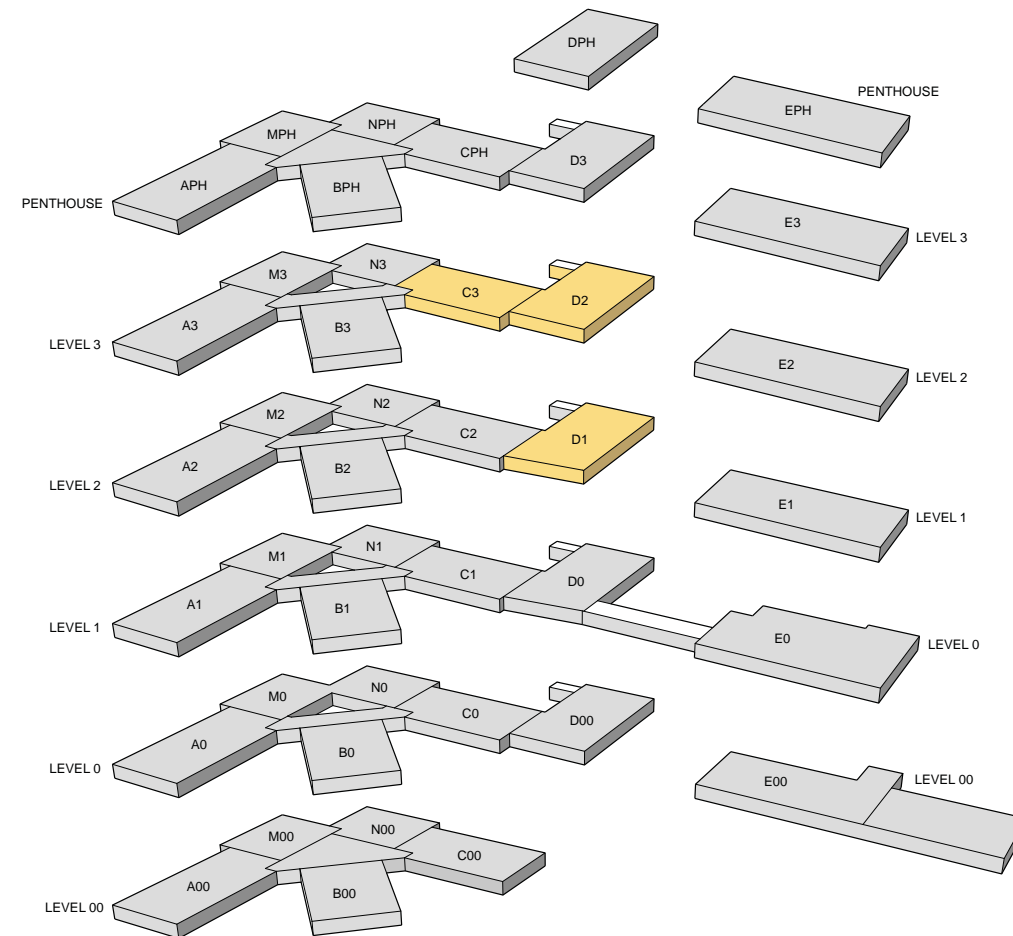
BUILDING STRUCTURE PLAN

AVAILABILITY

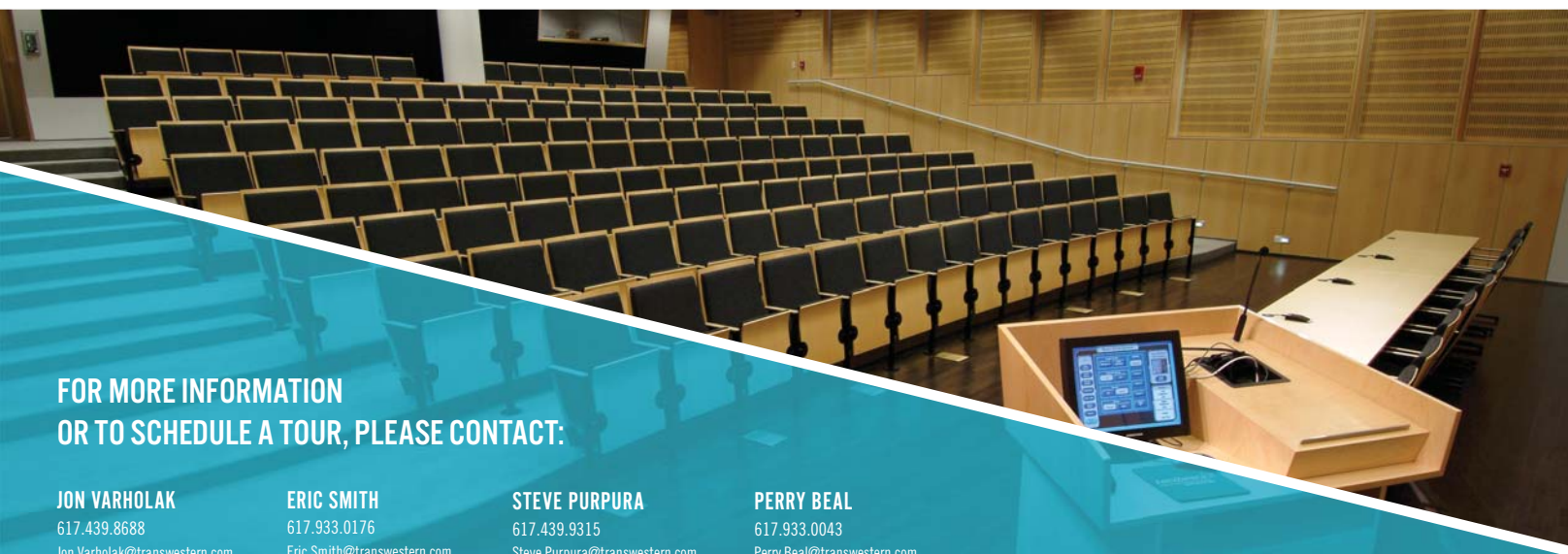
- ▶ Share a facility with Big Pharma working on all stages of drug discovery and development
- ▶ Be part of a collaborative and dynamic research center with access to world class scientists with a broad range of expertise
- ▶ Opportunities as small as 8,000 RSF and upwards to 40,000 RSF +/- of contiguous space.

- ▶ Join 5 recent companies that have located at BioHub for its dynamic setting
- ▶ Everything from IT setup to biohazard/chemical waste disposal to shipping/receiving has been managed using the existing infrastructure and service providers for BioHub
- ▶ The various Floor plates offer state-of-the-art, flexible lab design for rapid and economical adaptation to a broad range of research types.

- ▶ Access to the best meeting rooms, video conference suites, auditoriums etc.
- ▶ Access to "off-floor" storage for solvents and autoclave glasswash
- ▶ Parking is included, free of charge
- ▶ Cafeteria with a wide range of fresh food prepared daily



BUILDING	RSF AVAILABLE
C3	9,092 RSF <i>Laboratory Space</i>
D1	12,171 RSF <i>Office Space</i>
D2	12,147 RSF <i>Office Space</i>



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