



DELIVERY Q4 2023

# PURPOSE-BUILT LIFE SCIENCE MANUFACTURING CAMPUS



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# Introducing 44 Middlesex

## PURPOSE-BUILT LIFE SCIENCE MANUFACTURING CAMPUS

Welcome to Greater Boston's next great Life Science development, located in the innovation and manufacturing hub of Bedford with access to I-95 and Route 3 in under 10 minutes. The centrally located 44 Middlesex campus caters to executive and research talent in the Boston suburbs, as well as the most densely populated manufacturing talent that resides along the Route 3 corridor from Billerica, Lowell and up to Southern New Hampshire.

Attracting today's industry-leading customers is the highly functional and flexible design of the 294,000 SF, two-building life science manufacturing campus, allowing a space for cutting-edge technology and practices.

The Crosby/Middlesex corridor has seen significant life science leasing in the last 12 months with major leases accounting for over 1M SF. MassBio has rated Bedford a Platinum BioReady municipality.



### Dynamic Cluster

Ideally situated along Route 3 to cater to a broad workforce of executive R&D and manufacturing talent



### Site Plan

Two-building campus providing unique scale in thriving life science and manufacturing cluster



### Near Term Delivery

Core Shell substantial completion estimated in Q4 2023



### Development Team

Best-in-Class Project teams from design to development and leasing



## BUILDING SPECS

BUILDINGS	2
SF/BUILDING	294,000 SF (147,000 SF per building)
BUILDING HEIGHT	40 FEET (20' slab to slab on each level)
GROUND FLOOR FOOTPRINT	105,000 SF (per building)
2ND FLOOR FOOTPRINT	42,000 SF (40% ground floor/building)
ELECTRICAL CAPACITY	8,000 AMP (per building)
ELECTRICAL PROVIDER	EVERSOURCE
SEWER/WATER	TOWN OF BEDFORD
GAS	NATIONAL GRID
PARKING	2.0/1,000 RSF
LOADING DOCKS	6 TAILBOARD (per building-capacity for additional)

## OVERVIEW

OVERVIEW

LOCATION

PLANS

TIMELINE

TEAM



PROPERTY OVERVIEW

147,000 SF  
per building

40' building height

8,000 AMP  
per building

6 tailboard  
loading docks

OVERVIEW

LOCATION

PLANS

TIMELINE

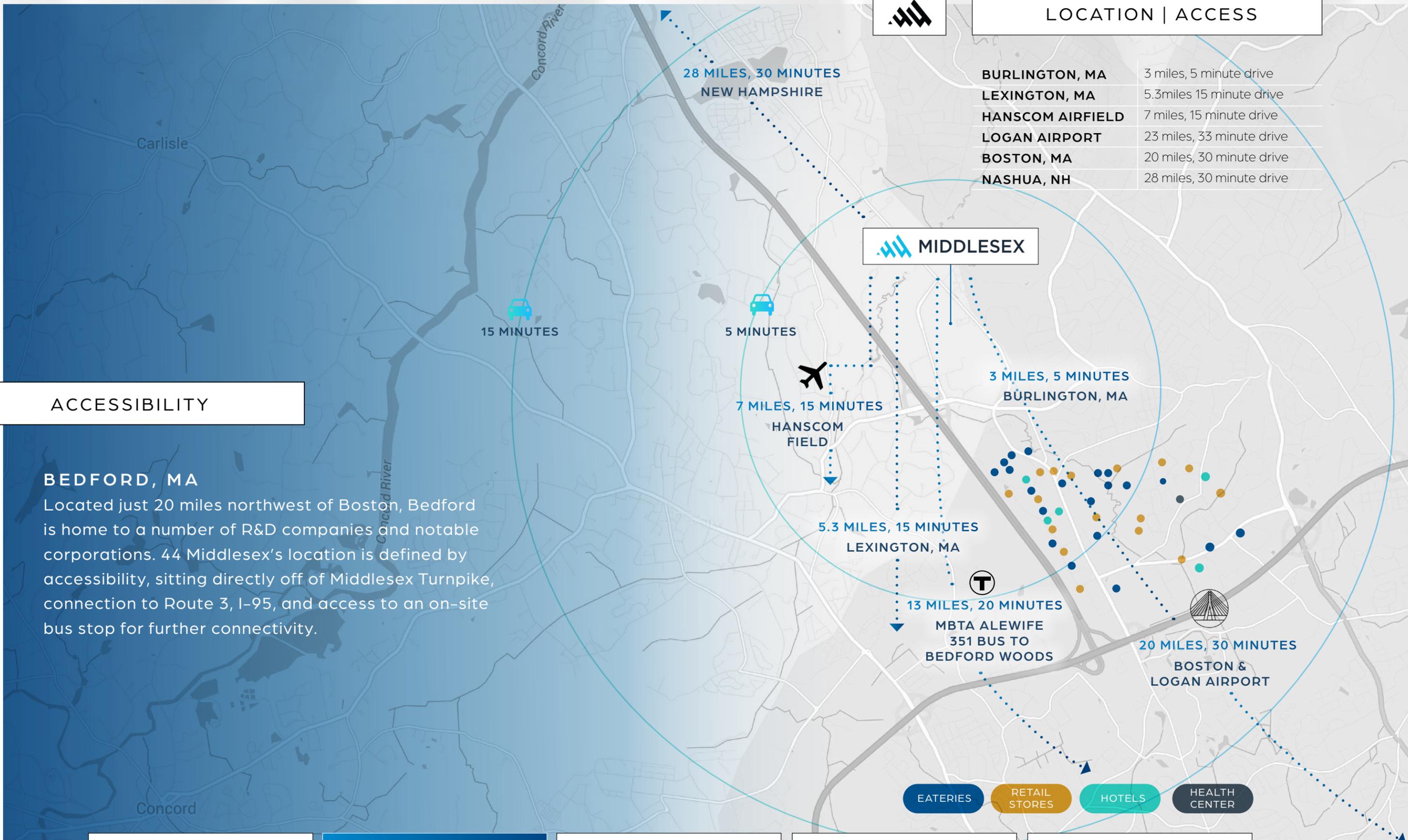
TEAM



# LOCATION | ACCESS

<b>BURLINGTON, MA</b>	3 miles, 5 minute drive
<b>LEXINGTON, MA</b>	5.3 miles, 15 minute drive
<b>HANSCOM AIRFIELD</b>	7 miles, 15 minute drive
<b>LOGAN AIRPORT</b>	23 miles, 33 minute drive
<b>BOSTON, MA</b>	20 miles, 30 minute drive
<b>NASHUA, NH</b>	28 miles, 30 minute drive

## MIDDLESEX

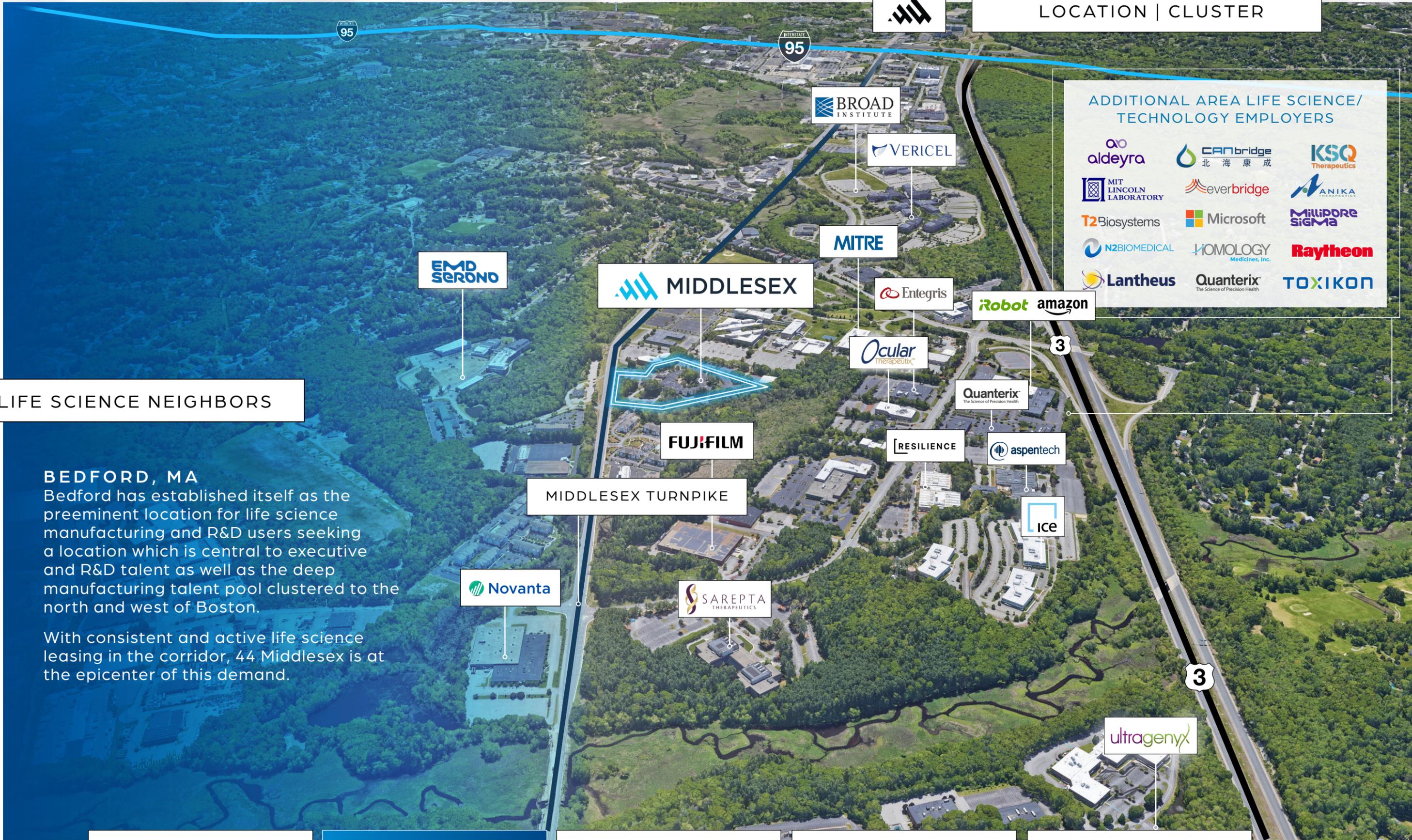


## ACCESSIBILITY



### BEDFORD, MA

Located just 20 miles northwest of Boston, Bedford is home to a number of R&D companies and notable corporations. 44 Middlesex's location is defined by accessibility, sitting directly off of Middlesex Turnpike, connection to Route 3, I-95, and access to an on-site bus stop for further connectivity.



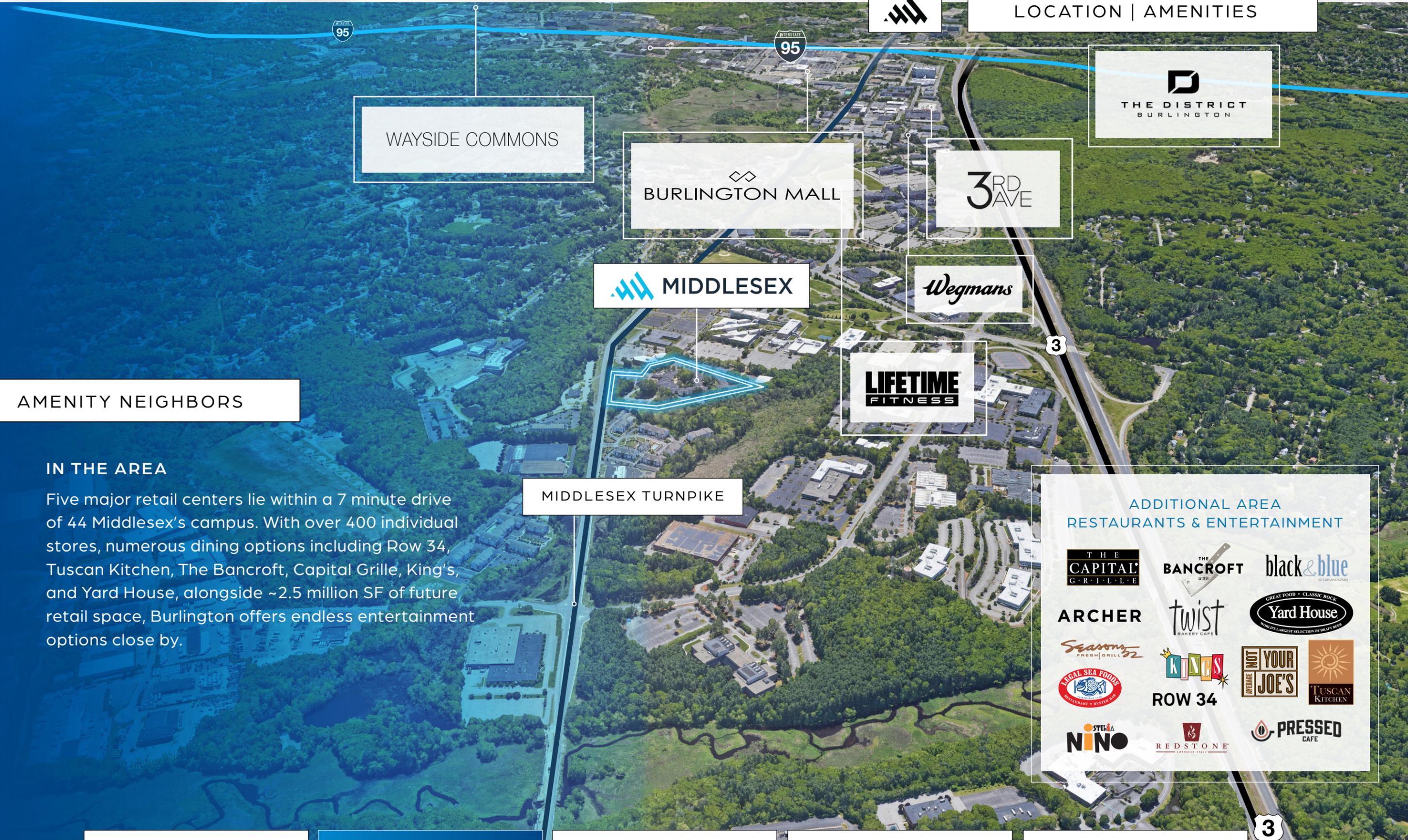
LOCATION | CLUSTER

ADDITIONAL AREA LIFE SCIENCE/ TECHNOLOGY EMPLOYERS


LIFE SCIENCE NEIGHBORS

**BEDFORD, MA**  
 Bedford has established itself as the preeminent location for life science manufacturing and R&D users seeking a location which is central to executive and R&D talent as well as the deep manufacturing talent pool clustered to the north and west of Boston.

With consistent and active life science leasing in the corridor, 44 Middlesex is at the epicenter of this demand.



LOCATION | AMENITIES

WAYSIDE COMMONS

BURLINGTON MALL

3<sup>RD</sup> AVE

THE DISTRICT BURLINGTON

MIDDLESEX

Wegmans

LIFETIME FITNESS

MIDDLESEX TURNPIKE

AMENITY NEIGHBORS



IN THE AREA

Five major retail centers lie within a 7 minute drive of 44 Middlesex's campus. With over 400 individual stores, numerous dining options including Row 34, Tuscan Kitchen, The Bancroft, Capital Grille, King's, and Yard House, alongside ~2.5 million SF of future retail space, Burlington offers endless entertainment options close by.

ADDITIONAL AREA RESTAURANTS & ENTERTAINMENT


OVERVIEW

LOCATION

PLANS

TIMELINE

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SITE PLAN



OVERVIEW

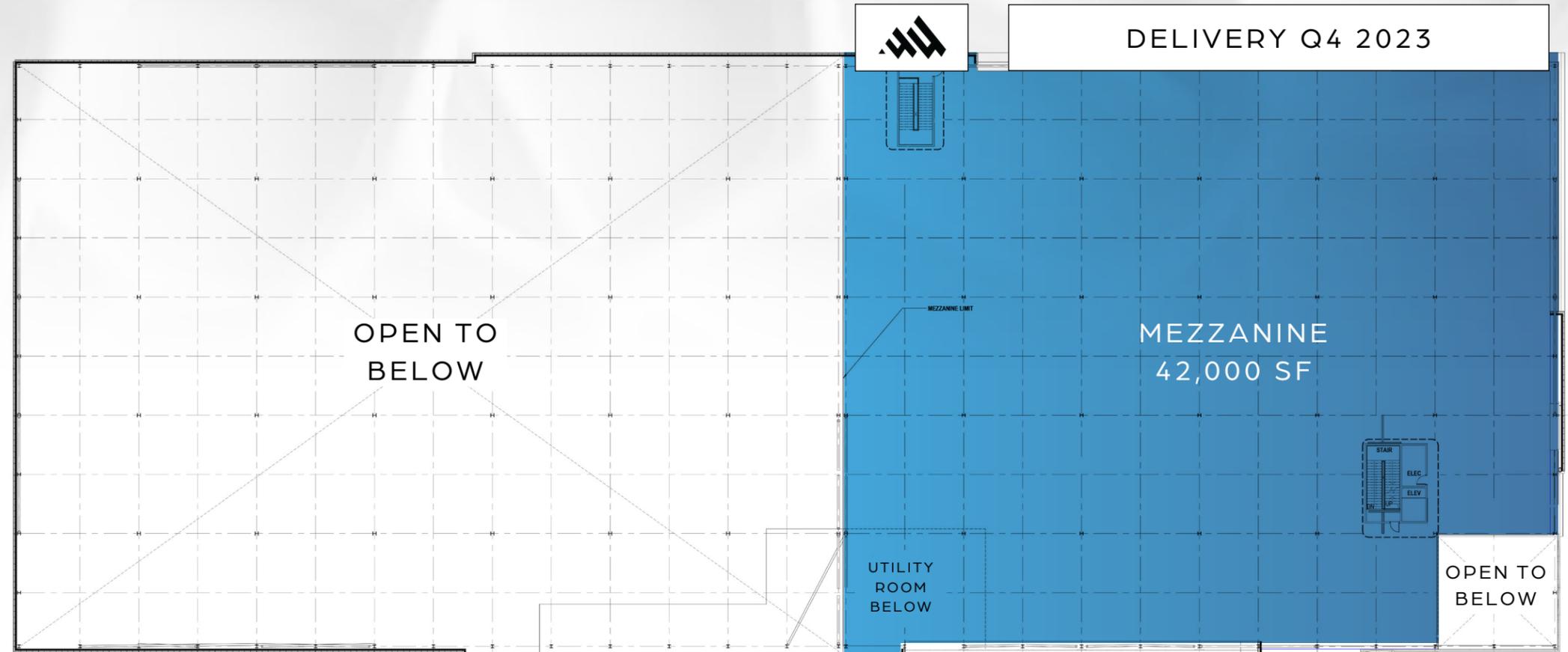
LOCATION

PLANS

TIMELINE

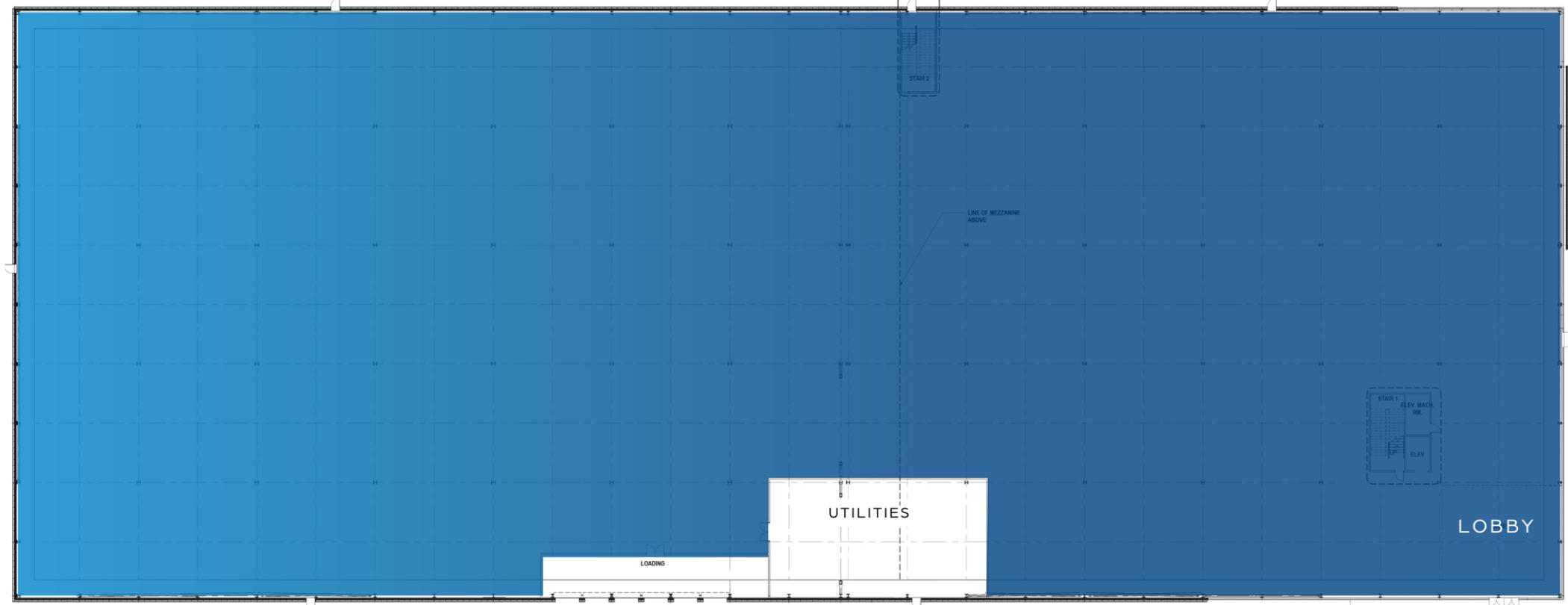
TEAM

FLOOR 2



LAYOUT | OPTION 1

FLOOR 1



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LOCATION

PLANS

TIMELINE

TEAM



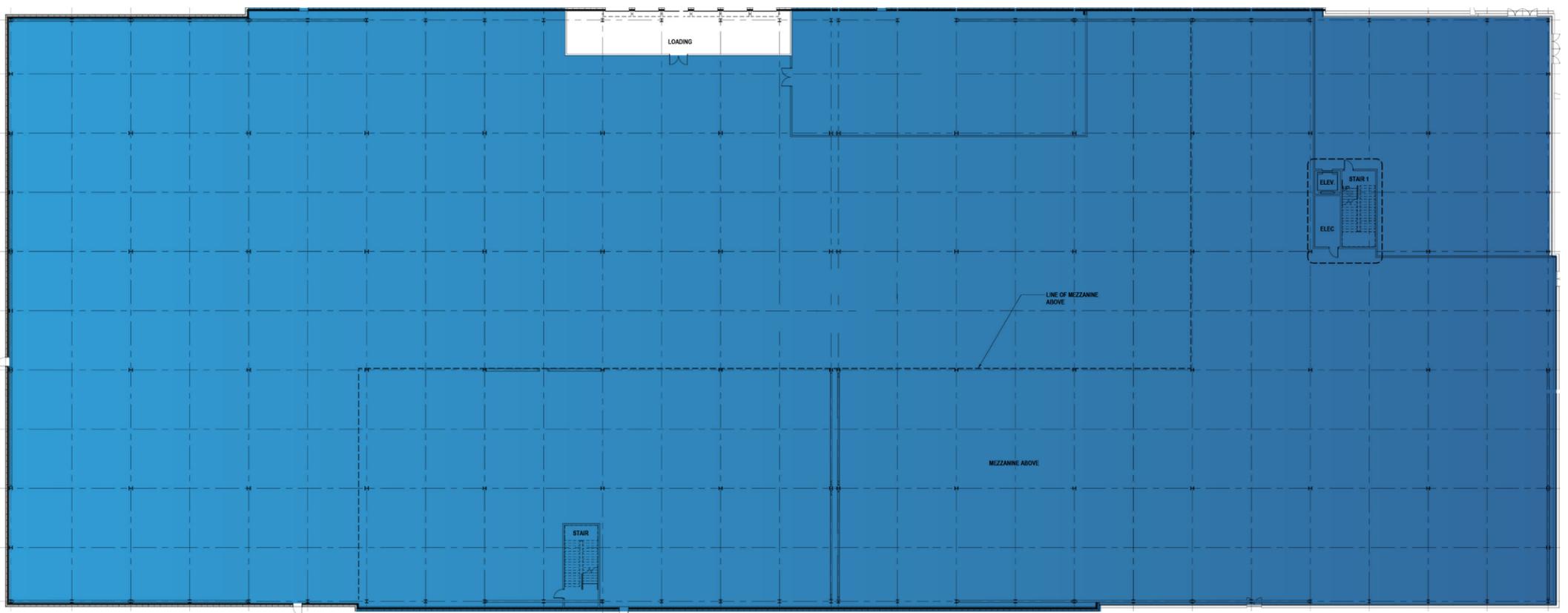
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FLOOR 2



LAYOUT | OPTION 2

FLOOR 1



OVERVIEW

LOCATION

PLANS

TIMELINE

TEAM



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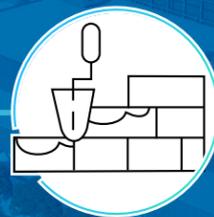
TIMELINE



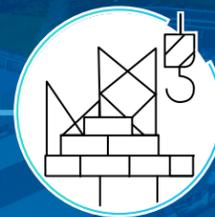
**Q3 2022**  
Entitlements  
Received



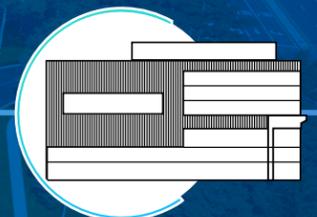
**Q4 2022**  
Demo Start



**Q1 2023**  
Foundation Work



**Q3 2023**  
Steel Up &  
Roof On



**Q4 2023**  
Core Shell Delivery

OVERVIEW

LOCATION

PLANS

TIMELINE

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DELIVERY Q4 2023



Developer



Capital Partner

**KEEL CONSULTING**

Life Science Consultant

TEAM



General Contractor



Core/Shell Contractor

T R I A

Design Architect



Process Engineer



MEP Engineer



Site/Civil Engineer

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PLANS

TIMELINE

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DELIVERY Q4 2023

# NEWMARK

## LEASING TEAM



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OVERVIEW

LOCATION

PLANS

TIMELINE

TEAM