

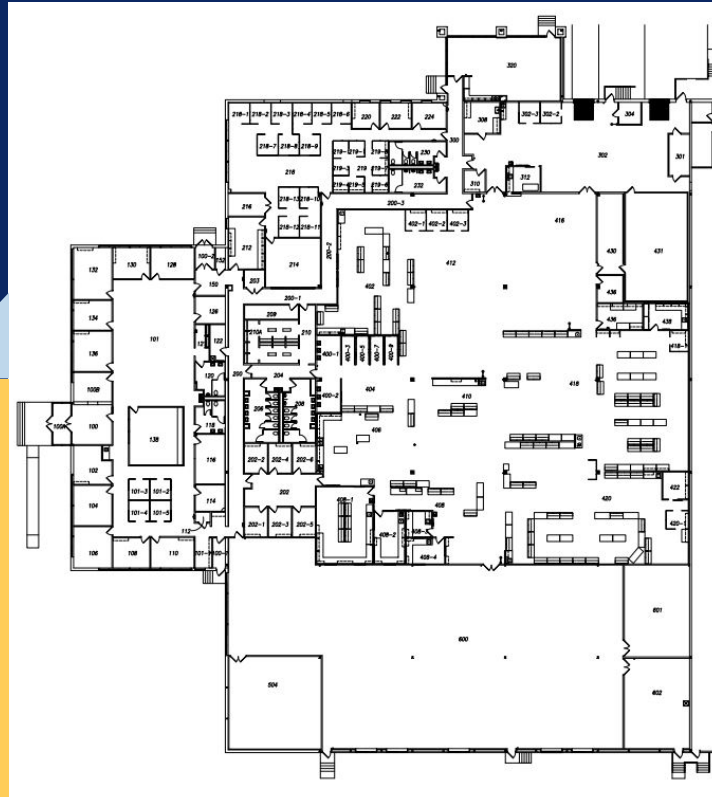
ENJOY PREMIER QUALITY LAB SPACE... AT A PRICE THAT WORKS FOR YOU

AFFORDABLE OPPORTUNITY

With over \$8 million dollars in recent tenant improvements and build outs, 160 Dascomb offers an abundance of top-tier lab, office, and flex space at a **very** competitive rate.

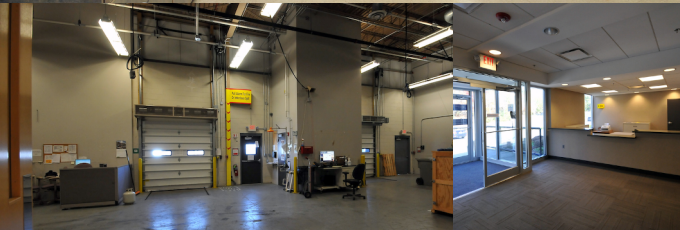
Located just off Route 93 and only minutes from Route 495, getting to and from Boston is easy.

Add flexible lease terms suited to your needs, Cambridge-quality lab space has never been more accessible or affordable.



160 DASCOMB RD

ANDOVER | MA



55,000 SF

Class A Lab, Office, &
Flex Space

Equitable
REAL ESTATE SOLUTIONS

75 Federal Street - Suite 1115
Boston, MA 02116
617-728-4400

Equitable
REAL ESTATE SOLUTIONS

INTRODUCING 160 DASCOMB ROAD

Once home to the New England branch of one of the nation's most prestigious research hospitals, this 55,000 sf facility offers an abundance of features and infrastructure elements that put 160 Dascomb on par with some of the best that Massachusetts has to offer... at a cost that makes it attainable.



LABORATORY

For users requiring both quantity *and* quality for their lab, this facility provides tenants with some 37,000 sf of Class A laboratory space. Already pre-plumbed for gases, the lab is also outfitted with excellent electrical distribution, and comes with total climate control and humidity regulation capabilities.

Also featured is a large walk-in freezer, water treatment system, and full ADA compliance throughout the building.



OFFICE SPACE

With over 8,000 sf of top-tier finished office space available, tenants enjoy natural sunlight through expansive window lines surrounding much of the office perimeter. A generously sized break room and plenty of outdoor green space further enhance the quality of the existing office area.



FLEX

Approximately 10,000 sf of 160 Dascomb is made up of flex/warehouse space, which includes two large dock-height doors with levelers, an ample shipping and receiving floor, and plenty of storage for product or materials.



OFFERING IDEAL LAB SPACE FOR YOU AND YOUR BUSINESS

CONTACT US

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