

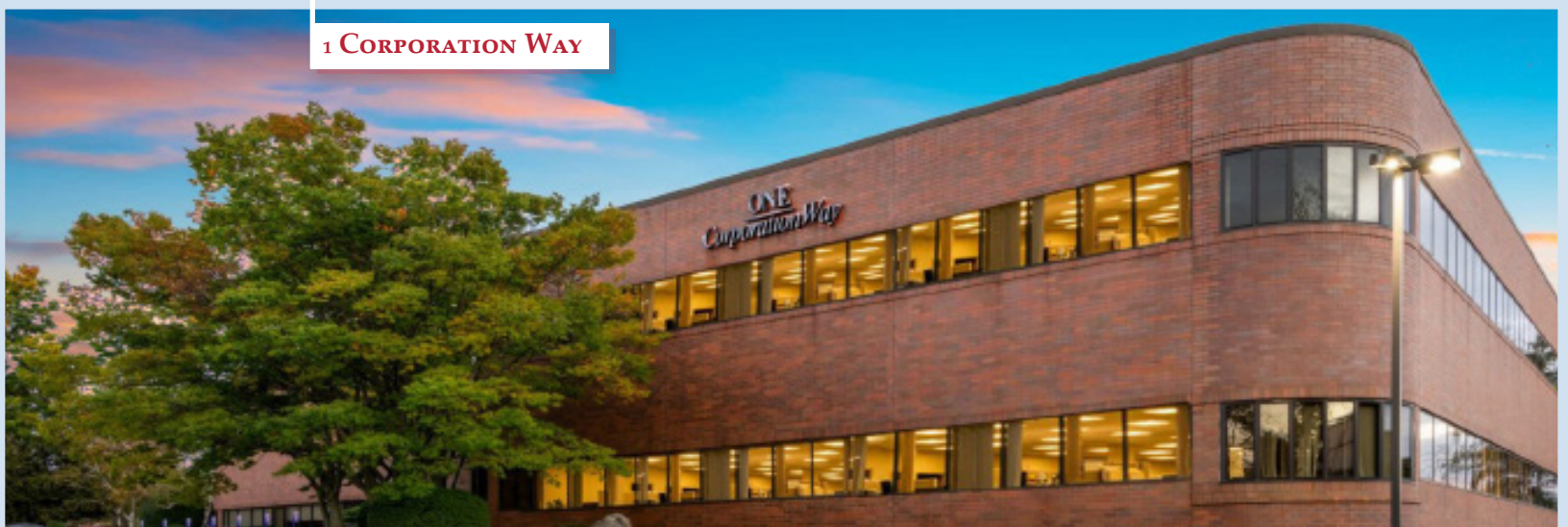
# ONE CORPORATION WAY

PEABODY, MA 01960

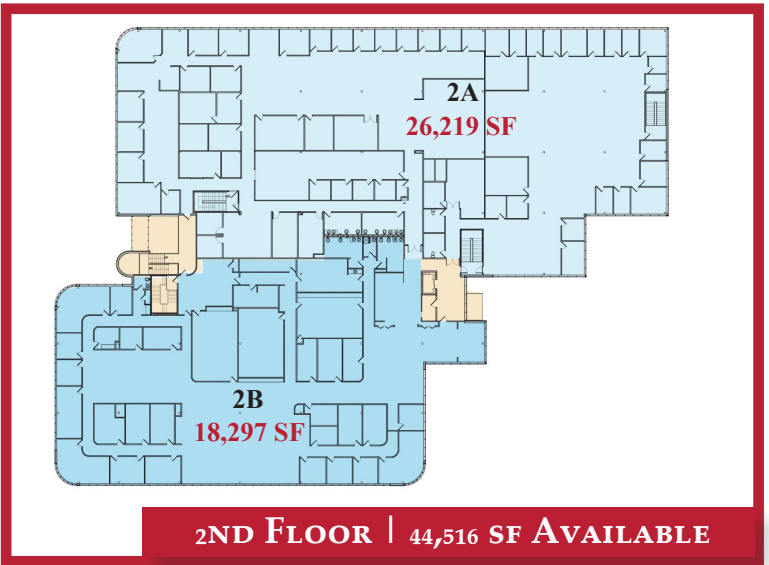
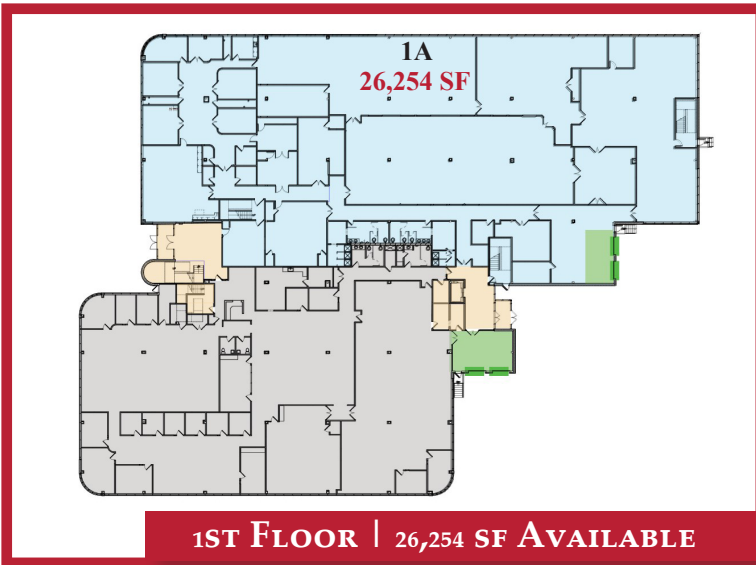
**FIRST CLASS OFFICE/R&D/LAB**



1 CORPORATION WAY



*Creating Better Places to Live, Work and Play.®*



**SPECIFICATIONS**

**Location:** 1 Corporation Way, Centennial Park, Peabody MA

**Total Building:** 88,843 SF across 2 floors

**Available on 1st Floor:** 26,254 SF  
**Available on 2nd Floor:** 44,516 SF  
**Building Contiguous:** 70,770 SF

**Floor to Floor:** 16'

**Floor to Joist 1st Floor:** 13' - 7' 6"  
**Floor to Joist 2nd Floor:** 12' - 10' 6"

**Interior Column Spacing:** 28' x 28'

**Construction:** Steel frame, concrete & antique brick exterior

**Loading:** Two (2) dedicated loading docks

**Parking:** 305 spaces, or 3.37 per 1000 SF

**Site:** 328,424 SF (7.54 acres)

**Waste System:** 4" service

**Gas Supply:** 5" service

**Telecom:** Fiber available

**Garage Doors:** Two (2) insulated @ 8'w x 10'h

**Elevator:** 4,000 lbs

**Sprinklers:** Fully sprinklered

**Roof:** Rubber membrane

**HVAC:** Heat pump system with boiler, chilled water systems, supplemented with multiple split systems & packaged units.

**Electricity:** 2000 Amps, Peabody Municipal Lighting

**Gas:** National Grid

**Water & Sewer:** City of Peabody

*Creating Better Places to Live, Work and Play.®*

# 70,770 SF

## Available across 2 Floors.

1st Class Office | R&D | LAB

*Most recently the North American headquarters of a world class Microscopy R&D company, this space is ideal for life science, lab space, R&D facilities, and flex users alike. Work with Combined Properties' full service, in house team of experts to design and build your next corporate home!*



### ALLOWED USES



**R&D/ Lab**



**Office**



**Medical**



**Manufacturing**

### CORPORATE NEIGHBORS

**Miele Corp**

**TÜV SÜD America**

**Lahey Clinic**

**Boston Children's North Hospital**

**Arrow**

**Synventive**

**North Shore Physicians Group**

**CVS/Omnicare**

**HTS Engineering**

**ThermoFisher**

**Innovent Technologies**

**Analogic**

**Cardinal Health**

**Energi**

### LOCAL AMENITIES

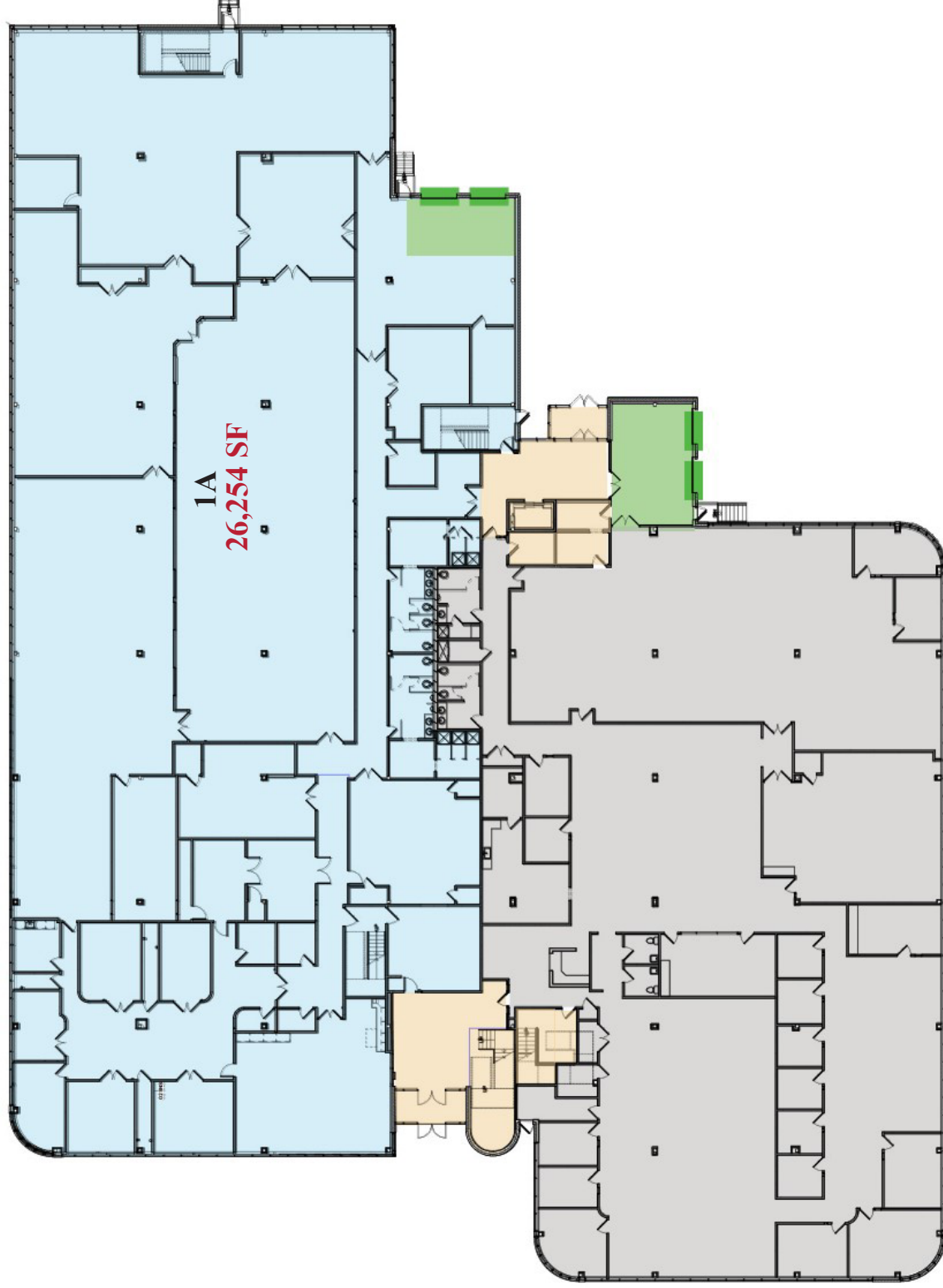
*Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on-site hotels and on-site restaurants. The park boasts a variety of retail, dining, and recreational amenities and is home to a roster of world class corporations. Nearby are dozens of fine restaurants, health clubs, Market Street/ Lynnfield and the North Shore Mall, featuring 130 high-quality retailers.*

### CONTACT

**Greg Regazzini**  
**Senior Vice President, Director of Leasing**  
 gregazzini@combinedproperties.com  
 781.321.7800 x318  
 www.combinedproperties.com

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## 1st Floor

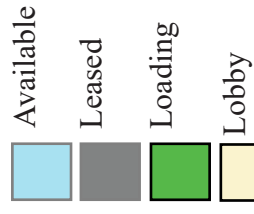


ONE CORPORATION  
WAY,  
CENTENNIAL PARK  
PEABODY, MA

1ST FLOOR SUITE:  
26,254 SF

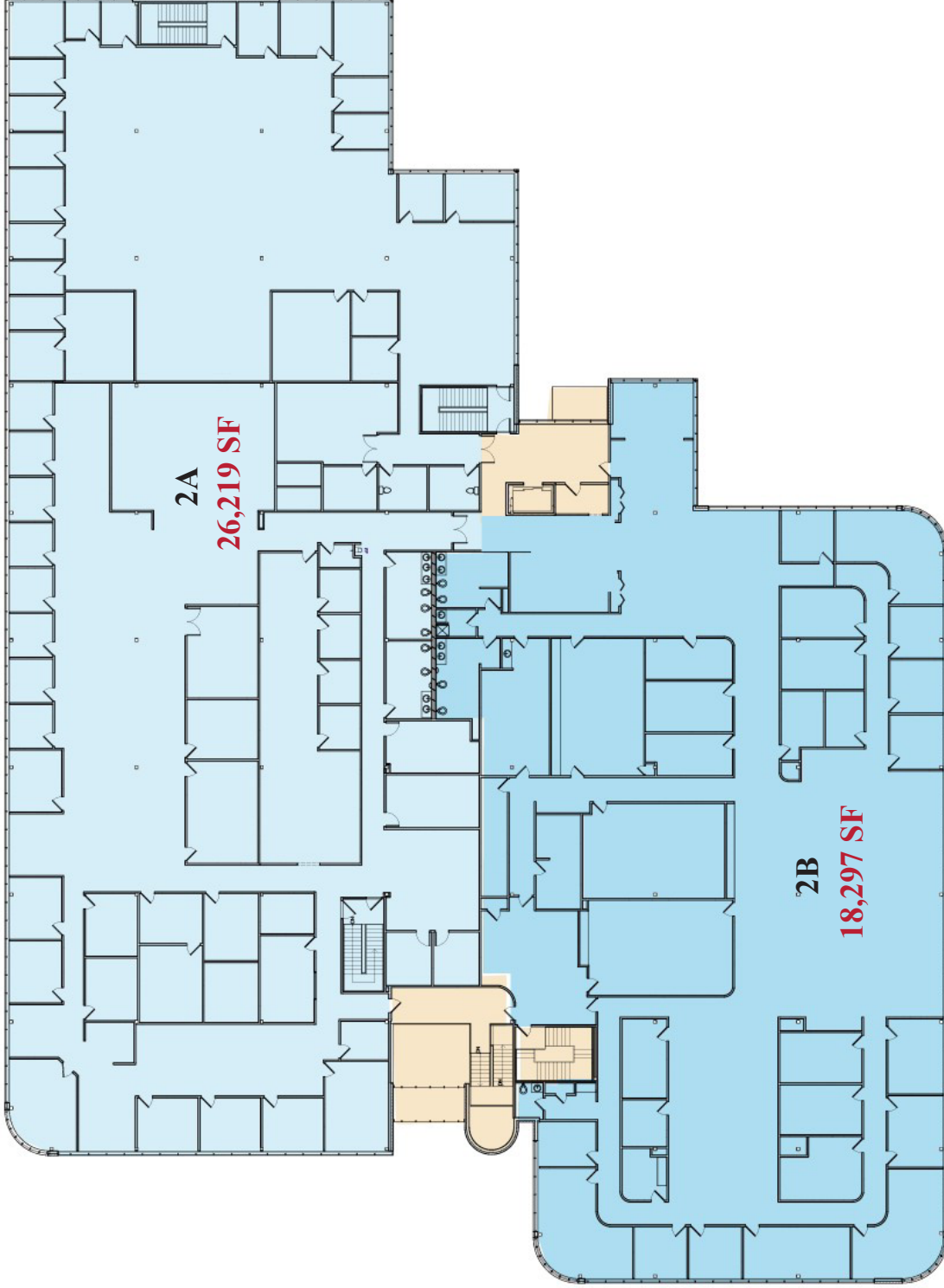
2ND FLOOR SUITES FROM:  
18,297 SF - 44,516 SF

BUILDING CONTIGUOUS



*A full service real estate firm.  
Creating better<sup>SM</sup> places to live,  
work and play*

## 2nd Floor







**ONE CORPORATION  
WAY,  
CENTENNIAL PARK  
PEABODY, MA**

**1ST FLOOR SUITE:  
26,254 SF**

**2ND FLOOR SUITES FROM:  
18,297 SF - 44,516 SF**

**BUILDING CONTIGUOUS**



	Available
	Leased
	Loading
	Atrium

**CP**  
**COMBINED PROPERTIES**  
*Celebrating Our 75th Year*

*A full service real estate firm.  
Creating better places to live,  
work and play*