



**UP TO 42,000 SF | EXISTING LAB & OFFICE FOR SUBLEASE
AGGRESSIVE RENT & FLEXIBLE TERM**

35 PARKWOOD DRIVE

HOPKINTON, MA 01748

FIRST FLOOR: 11,042 SF | PLUG & PLAY OFFICE

SECOND FLOOR: 31,315 SF | PLUG & PLAY LAB & OFFICE

42,357 RSF AVAILABLE

CAN BE LEASED SEPARATELY OR COMBINED

35 PARKWOOD DRIVE

HOPKINTON, MA 01748

2ND FLOOR LAB & OFFICE SUBLEASE | 31,315 RSF



LAB SPECS:

- 8 VENTED CHEMICAL FUME HOODS
- 8 ELEPHANT TRUNKS
- DEDICATED HAZMAT STORAGE
- DEDICATED BACKUP POWER
- FREEZER STORAGE ROOM
- GLASS-WASH ROOM
- NMR ROOM
- DIRECT LOADING AND FREIGHT ELEVATOR ACCESS



For more information please contact:

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RACHEL IGOE
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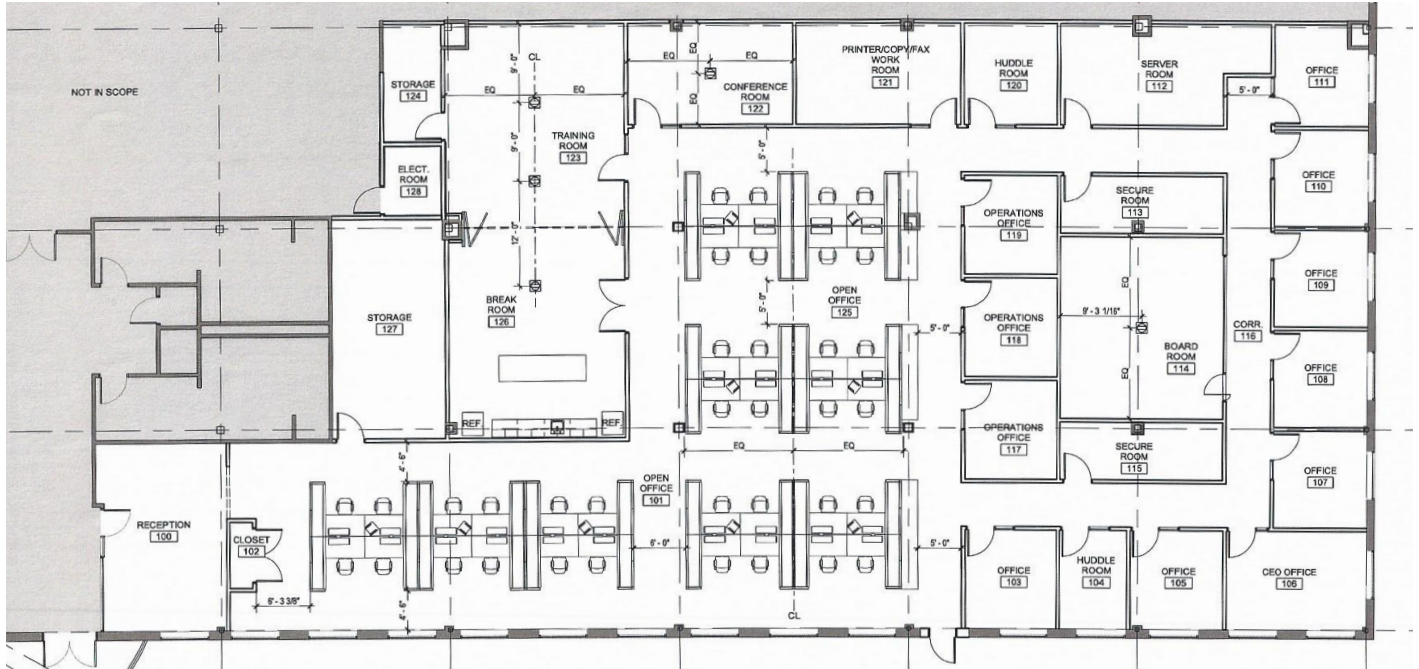
RACHEL IGOE
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35 PARKWOOD DRIVE

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1ST FLOOR OFFICE SUBLEASE | 11,042 RSF



PLUG AND PLAY OFFICE SUBLEASE
AVAILABLE IMMEDIATELY



FURNITURE
AVAILABLE



BUILDING OFFERS FITNESS CENTER WITH SHOWERS,
EASY ACCESS TO 495, 3/1,000 SF ONSITE PARKING
AND NEWLY RENOVATED COMMON AREAS



TERM AND
RATE IS FLEXIBLE



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**CUSHMAN &
WAKEFIELD**