

# For Sublease

10,201 SF Chemistry Lab Building

1 Strathmore Road  
Natick, MA



Colliers

# Building Specifications



<b>Building Size:</b>	10,201 SF
<b>Availability:</b>	10,201 SF
<b>Term:</b>	Through 12/31/2028 <i>(direct term available)</i>
<b>Clear Height:</b>	11' 8"
<b>Slab to deck:</b>	14' 9"
<b>Loading:</b>	One (1) OH door at grade (6' W x 12' H)
<b>Power:</b>	1,200A @ 120/208V <i>(480V available)</i>
<b>100% Outside Make-up Air:</b>	RTU 1: 17,000 CFM O.A. RTU 3: 7,200 CFM 100% O.A., est. air flows (2) Small standard office units –all units have gas heat
<b>Exterior Storage:</b>	Exterior detached chemical/ waste storage shed
<b>Control Areas:</b>	Whole building plus solvent storage room
<b>Roof:</b>	EPDM replaced in 2024
<b>Generator:</b>	Existing backup generator can be made available

## Laboratory Infrastructure



TEPID  
Water

*Mixing valve, HW heater, EW at  
lab sinks, emergency showers,  
laboratory waste system*



Solvent Storage  
Room

*Surface mtdXP light fixtures,  
vented flame cabinets*



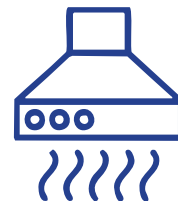
Nitrogen  
(N<sub>2</sub>)

*From 3 Strathmore Road  
N2 generator*



Laboratory  
Casework

*Metal casework, epoxitops*



25 Fume Hoods

**Main Lab 1:** (9) 6' CFH, (2) 8' CFH, (1) 8' Walk-in  
CFHN<sub>2</sub> & CA services PCHW via local chillers

**Lab 2:** (1) 6' CFH, (1) 8' CFH | **Lab 3:** (1) 8' CFH, (1) 8' Walk-in CFH

**Lab 4:** (2) 5' CFH | **Lab 5:** (1) 6' CFH, (1) 8' Walk-in CFH

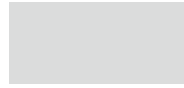
**Lab 6:** (1) 4' CFH | **Lab 7:** (4) 5' CFH, NMR SUITE  
Interior dedicated re-circ. room cooling unit



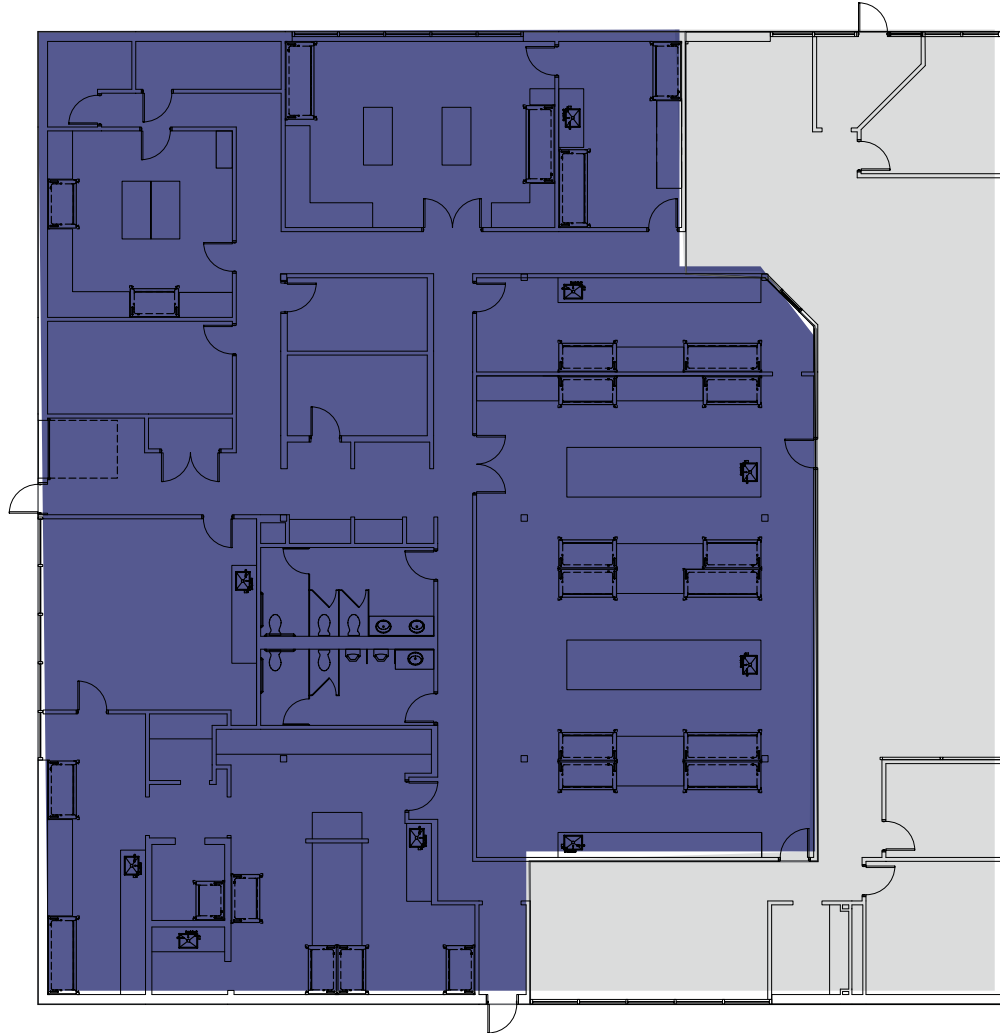
# Floor Plan



Lab



Office



1 Strathmore Road | R&D Warehouse Building

- 25 min from Boston
- 35 min from Worcester
- 30 min from Logan Airport
- 5 min from Mass Pike

# 10,201 SF Available



**Kevin Hanna**  
 +1 617 763 0870  
 kevin.hanna@colliers.com

**Kevin Brawley**  
 +1 617 610 9799  
 kevin.brawley@colliers.com

**Matt Davis**  
 +1 339 225 0707  
 matthew.davis@colliers.com

**Curtis Cole**  
 +1 617 549 6133  
 curtis.cole@colliers.com

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