



This well appointed brick flex building is an ideal corporate headquarters for today's technology company. The property boasts irrigated lawns, mature trees, flowering shrubs and perennials. The building consists of 28,800 square feet of floor space and offers maximum flexibility for office, lab, R&D, manufacturing and warehouse uses.



Lab Space

## 28,800 Square Foot, Single Story Brick Office Lab & Flex Building

86 South Street is located in the Hopkinton Technology Park, a master-planned commerce center offering tenants identity, amenities, and expansion capabilities. The park is located just five minutes from the intersection of the Massachusetts Turnpike (Interstate 90) and Interstate 495. From this location, downtown Boston and Logan Airport are just 30 minutes away.



Fume Hoods



Plug & Play Office Space/Workstations



Back up Power & Tank Storage

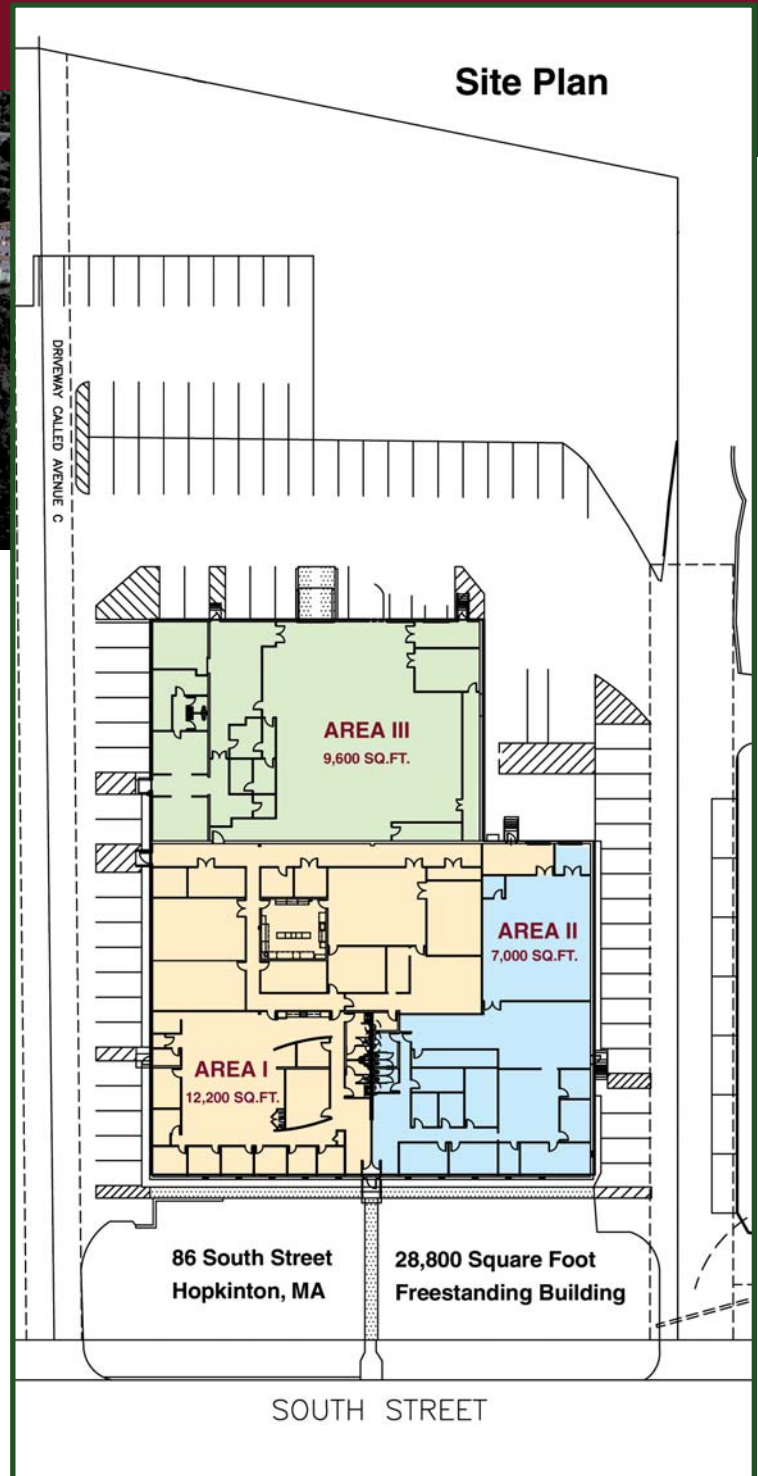
(508) 481-8200

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COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

# Hopkinton TECHNOLOGY PARK

86 South Street



## GENERAL SPECIFICATIONS

<b>EXPANSION</b>	10 building master planned campus style park
<b>ROOF</b>	New rubber membrane in 2000 with 25 year warrantee
<b>ALARM SYSTEM</b>	Updated fire & security systems
<b>COMMUNICATIONS</b>	Fully networked with category 5 data wiring and voice throughout
<b>LOADING</b>	Three (3) tailgate 8' x 10' One (1) 10' x 12' grade level door
<b>PARKING</b>	3/1,000
<b>HVAC</b>	Full HVAC, by roof mounted combination units
<b>UTILITIES</b>	NSTAR gas & electric / City water & sewer
<b>CLEAR HEIGHT</b>	14' clear
<b>POWER</b>	1,200 Amps @ 600 Volts, 3 phase

### AREA I 12,200 SQUARE FEET

**OFFICE:** 40% consisting of many private offices, conference rooms, open area, kitchen & bathrooms

**LAB:** 60% lab consisting of benches, sinks, lab waste containment, fume hoods, benches, casework, gas cylinder room, back up generator, clean room, compressed air and dehumidification system. Radiation lab, characterization lab, instrument lab, tissue culture lab, bio lab, mechanical room, chiller room, gas storage room, scrubber room, and a large storage area/room.

### AREA II 7,000 SQUARE FEET

**OFFICE:** 65% of space consisting of many private offices, conference rooms, open area, kitchen & bathrooms

**WAREHOUSE:** 35% of space consisting of sealed concrete floor, painted walls, clear span, fully air conditioned

### AREA III 9,600 SQUARE FEET

**OFFICE:** 30%

**WAREHOUSE:** 70% of space consisting of sealed concrete floor, painted walls, clear span, fully air conditioned

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