

3 Van de Graaff Drive Burlington, MA

Office/Lab Sublease Opportunity



Up to 39,401 SF | Available Immediately

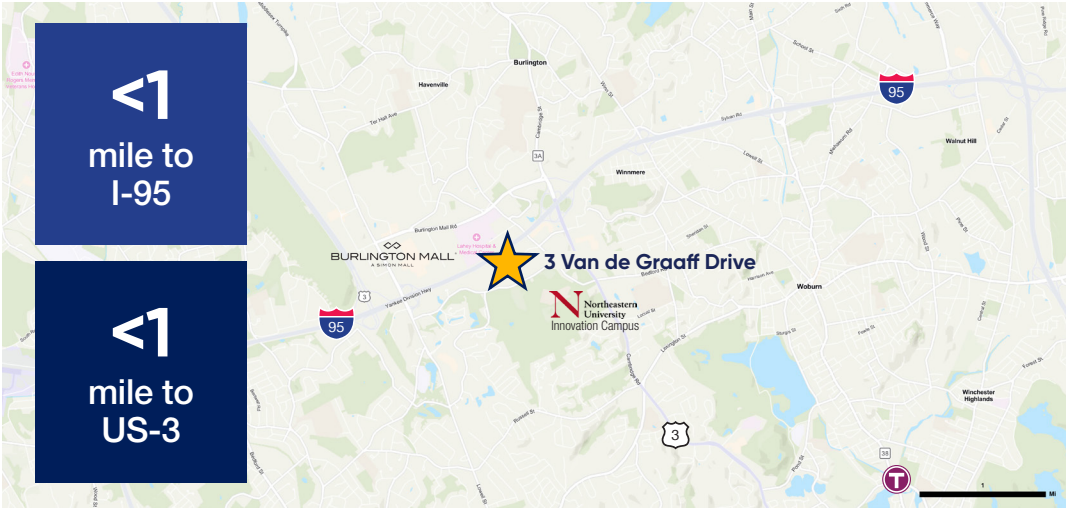
3 Van de Graaff Drive Burlington, MA



Floor	3
Size	Up to 39,401 SF
Rental Rate	Negotiable
Availability	Immediate
Term	Through May 2034
Built (Bldg)	Renovated 2022
Parking	2.50/1,000 SF

KEY HIGHLIGHTS

- Part of GenLabs, a premier life science complex
- Great opportunity for a single tenant or two tenants with office/lab need
- Ample office space with existing lab plus adjacent future lab expansion (shell condition)
- Space was built in 2023
- Full-tier of on-site amenities including a full-service café, fitness center with showers and lockers, common conferencing rooms, game room, golf simulator, and outdoor patio seating



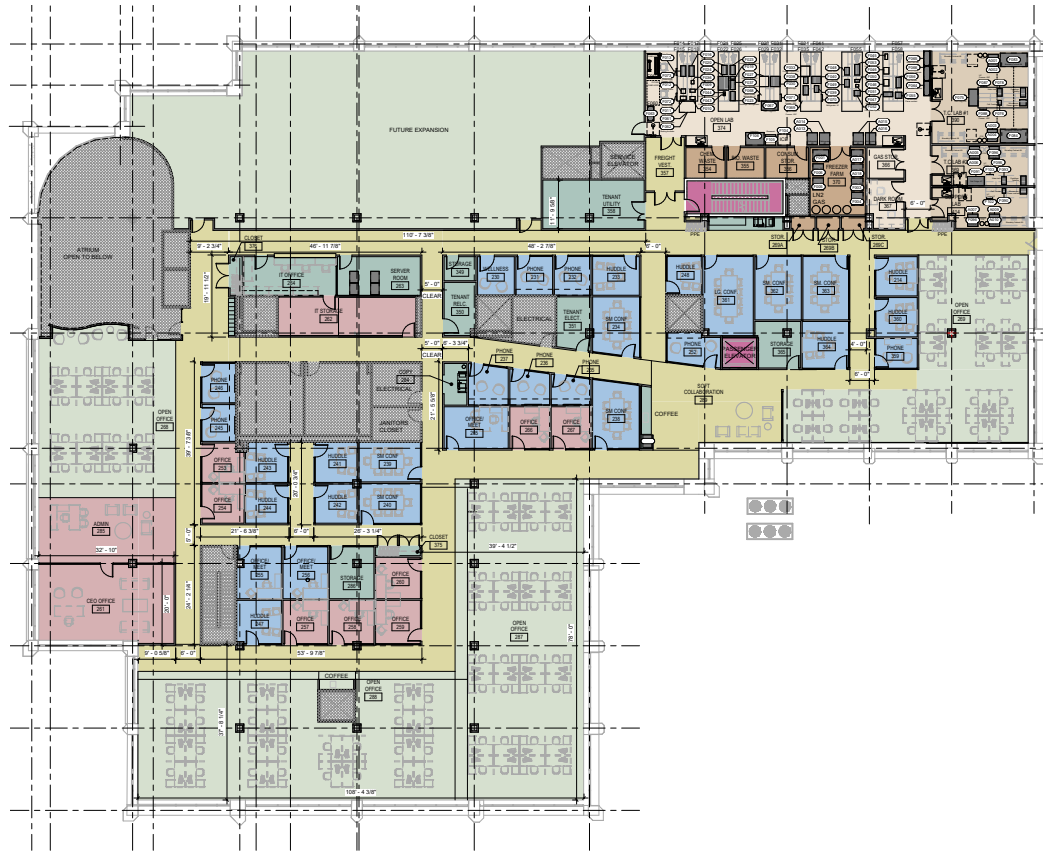
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FLOOR 3 CURRENT CONDITIONS

*Multiple Demising
Scenarios Available
(~10,000 - 39,401 SF)*

PROGRAM LEGEND

MEETING	OPEN LABS	CIRCULATION
OFFICES	CLOSED LABS	
OFFICE SUPPORT	ENGINEERING LAB	
OPEN PLAN	MANUFACTURER LABS	
WAREHOUSE	LAB SUPPORT	



SPACE DETAILS

- Flexible demising options
- Full floor at 39,401 SF
- Furniture is available

LAB SPACES

- 3 Tissue Culture Rooms
- 1 4' Fume Hood
- 1 Darkroom
- 1 Equipment Room
- 1 Waste Room
- 1 Supply Room
- 1 Freight Elevator

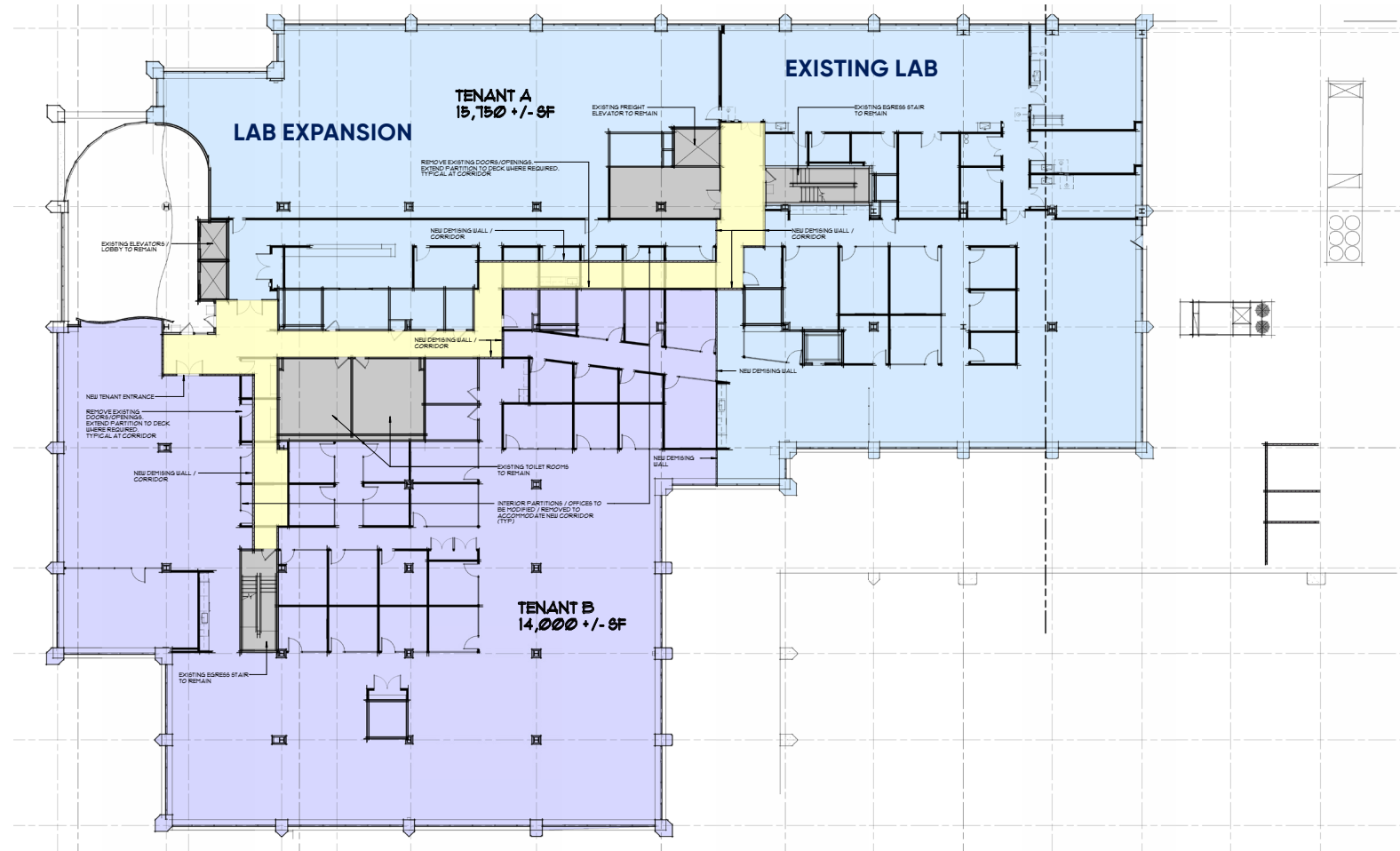


Lab Benches



FLOOR 3 POTENTIAL DEMISING PLAN SCENARIO

**Multiple Demising
Scenarios Available
(~10,000 - 39,401 SF)**



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Kitchen



Collaboration Room



Lab Equipment Room



Shell Condition Space - Lab or Office Expansion Potential



Workstations



Lab Benches



IT/Help Desk Bar

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BUILDING AMENITIES



Outdoor Seating



Golf Simulator



Fitness Center



Lounge Area



Full-Service Cafeteria



Common Conferencing Center

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For More Information, Contact:



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