

134 COOLIDGE

Watertown, Massachusetts



16,459 SF OF 2ND GENERATION
CLASS A LAB SPACE

134 COOLIDGE

AVAILABILITY DETAILS

2ND GENERATION
CLASS A LAB SPACE

SIZE
16,459 SF

FLOOR
1

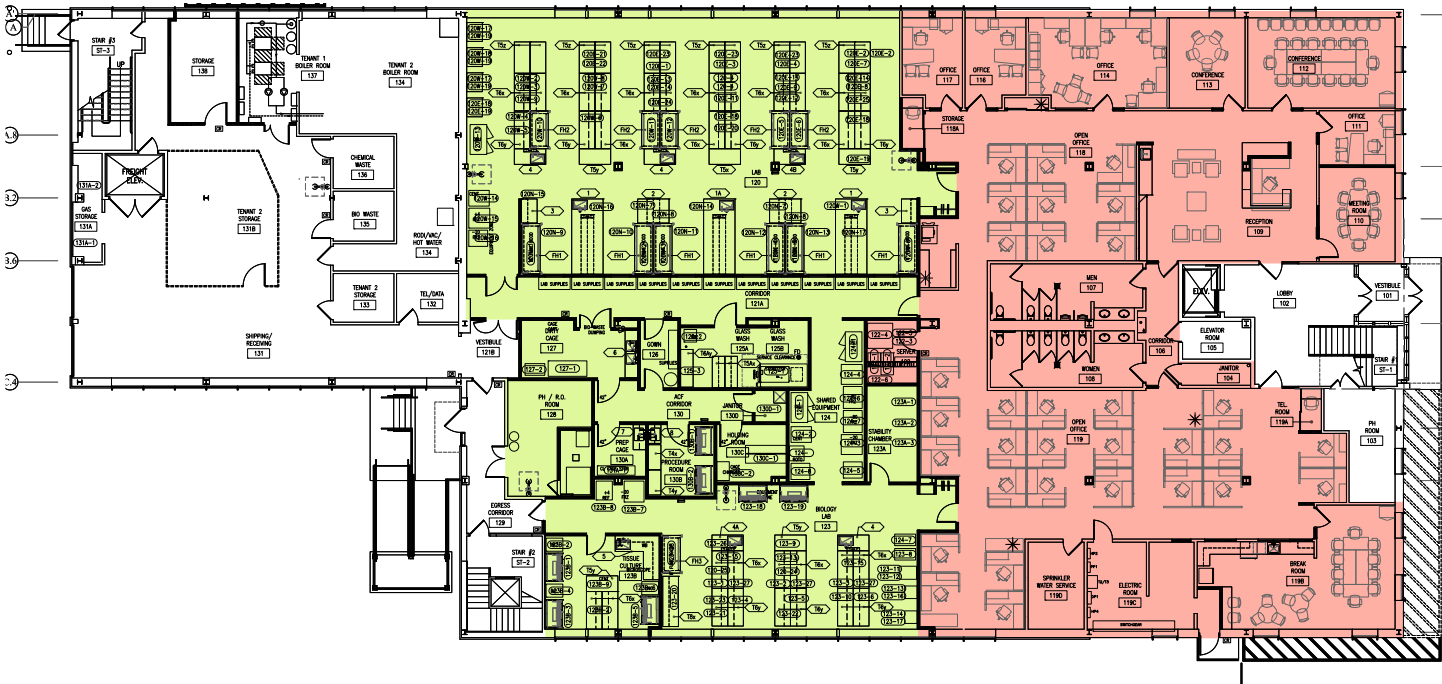
AVAILABLE
IMMEDIATELY

PARKING
2.5/1,000 SF

AVAILABLE IMMEDIATELY

FIRST FLOOR: 16,459 SF

LAB OFFICE



LAB BREAKDOWN

50 Benches
12 Fume Hoods
Tissue Culture Room

ACF
Autoclave and Glasswash

OFFICE BREAKDOWN

32 Open Office Seats
4 Private Offices
1 Large Board Room
1 Medium Conference Room
Cafe
Reception

BUILDING SPECIFICATIONS

Building Size:

37,684 SF on two stories

Year Built:

Built in 1962, Renovated in 1999/2000
Recently renovated Lobby (2011)

Construction:

Steel frame, blocked walls, brick
façade

Ceilings:

12'0" common space and office

Parking:

2.5/1,000 SF

Elevators:

1 passenger, 1 freight

Security:

Card key access/Building managed by
BioMed Realty/Security Cameras

Power:

750 KVA , 1200 Amp First Lug only
main, 277/480V, 3-phase, 4-wire

Loading:

Tailboard

Sewer:

Tenant managed individual pH
neutralization tank

Lab Services:

House Vacuum system
House compressed air system


HVAC:

27,000 CFM

Generator:

Milton Cat, Diesel, 80 kW

AMENITIES

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- Walking distance to retail at Arsenal Yards and Watertown Malls
 - Convenient access to the Mass Pike, Route 20 and Route 16
 - Multiple restaurants & cafés nearby
 - 6-8 minute walk to Route 70/70A MBTA bus providing connectivity to Central Square Red Line Subway Station
 - Close proximity to Harvard Square and East Cambridge

LIKE-MINDED NEIGHBORS IN A THRIVING BIOTECH HUB

