

LABS

19-31 NEEDHAM STREET

NEWTON, MA



**UP TO
23,706 RSF
AVAILABLE**

5,550 RSF

8,473 RSF

9,733 RSF



**MOVE-IN
READY
LAB SPEC
SUITES**

**LINCOLN
PROPERTY
COMPANY**

LABS

●●● BUILDING & SYSTEM SPECS ●●●

19-31 NEEDHAM STREET, NEWTON, MA

YEAR BUILT/RENOVATED

1965/2023

TOTAL RENTABLE AREA

76,400 RSF

NUMBER OF FLOORS

2 stories above grade

FLOOR LOAD

All suites on 3" concrete slab

CEILING HEIGHT

- Floor to Joist: 10'5"
- Floor to Deck: 12'8"

COLUMN SPACING

26'x23'

POWER

2000 amps, 480v, 3-phase

HVAC

- Three (3) DOAS units serving more than 12,000 cfm (MAU-1.cfm/sf, 7.0 ACH)
- More than 30 heat pumps providing individual localized control to modulate desired temperatures in all labs.
- Multiple 900 cfm Fume Hood exhaust fans are provided as well as shaft accommodations for expansion.

GENERATORS

Three (3) backup generators providing up to 5W/sqft

FIRE & SAFETY

Sprinklers

GENERATORS

Backup Generator - 4watts/SF

PARKING

2.61/1000 (200 spaces)

LOADING DOCK

One (1) dedicated and One (1) shared

UTILITIES

- Electricity: Eversource
- Water: City of Newton
- Gas: National Grid
- Sewer: City of Newton

MOVE-IN READY LAB SPEC SUITES:

- Casework, Benching and Chip Tanks for Acid Neutralization included
- New 2" water line servicing labs
- 6' Fume Hoods
- Each suite has a dedicated 800 amp @480v disconnect service.

COMMON AREA FACTOR

8% (up to 22% more efficient than other lab buildings)



LABS

LOCATION OVERVIEW



HIGHLAND AVENUE RETAIL



NEEDHAM STREET RETAIL



SHOPS AT CHESTNUT HILL



THE STREET AT CHESTNUT HILL

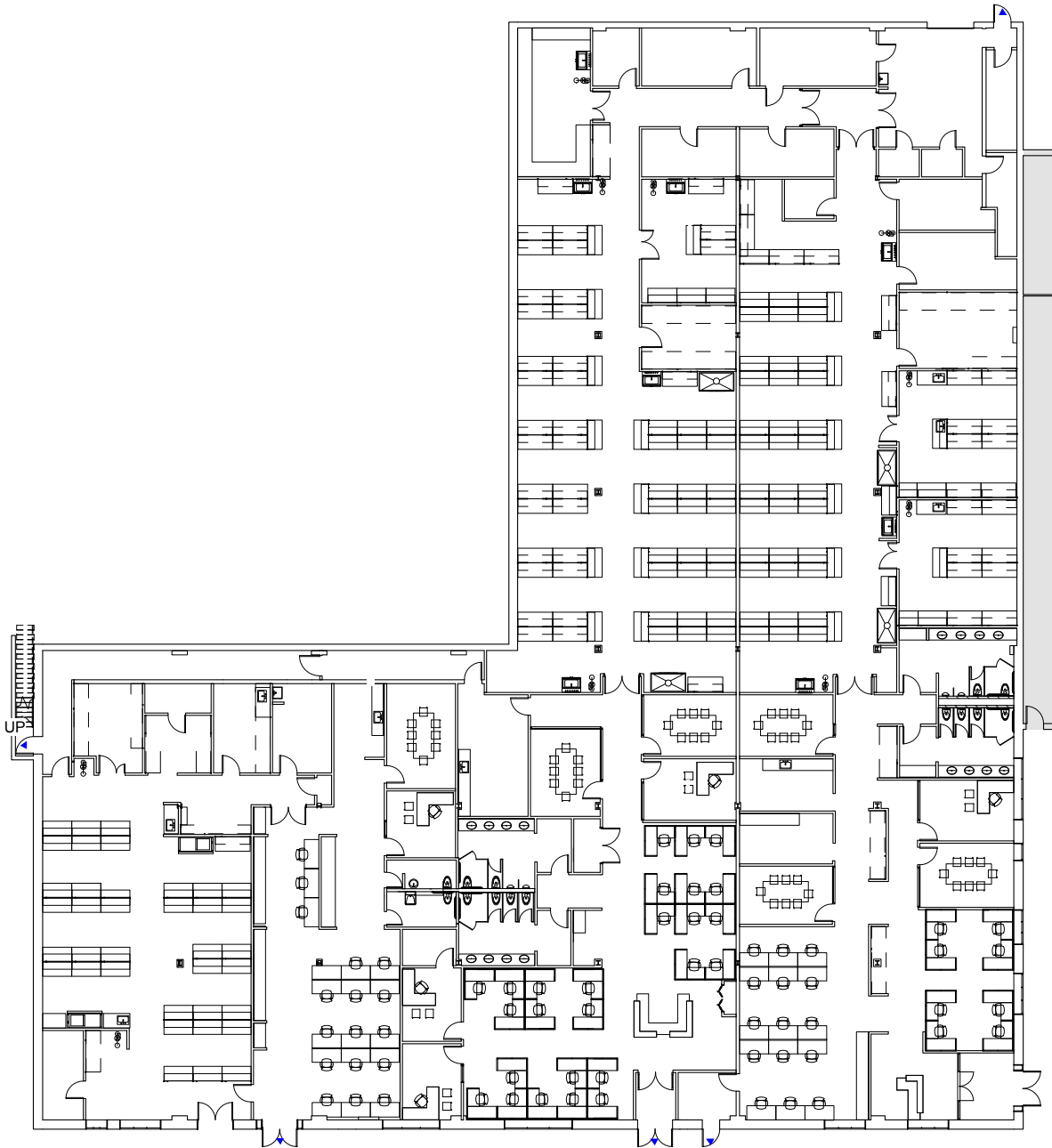


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SPEC SUITES COMBINED • 23,706 RSF



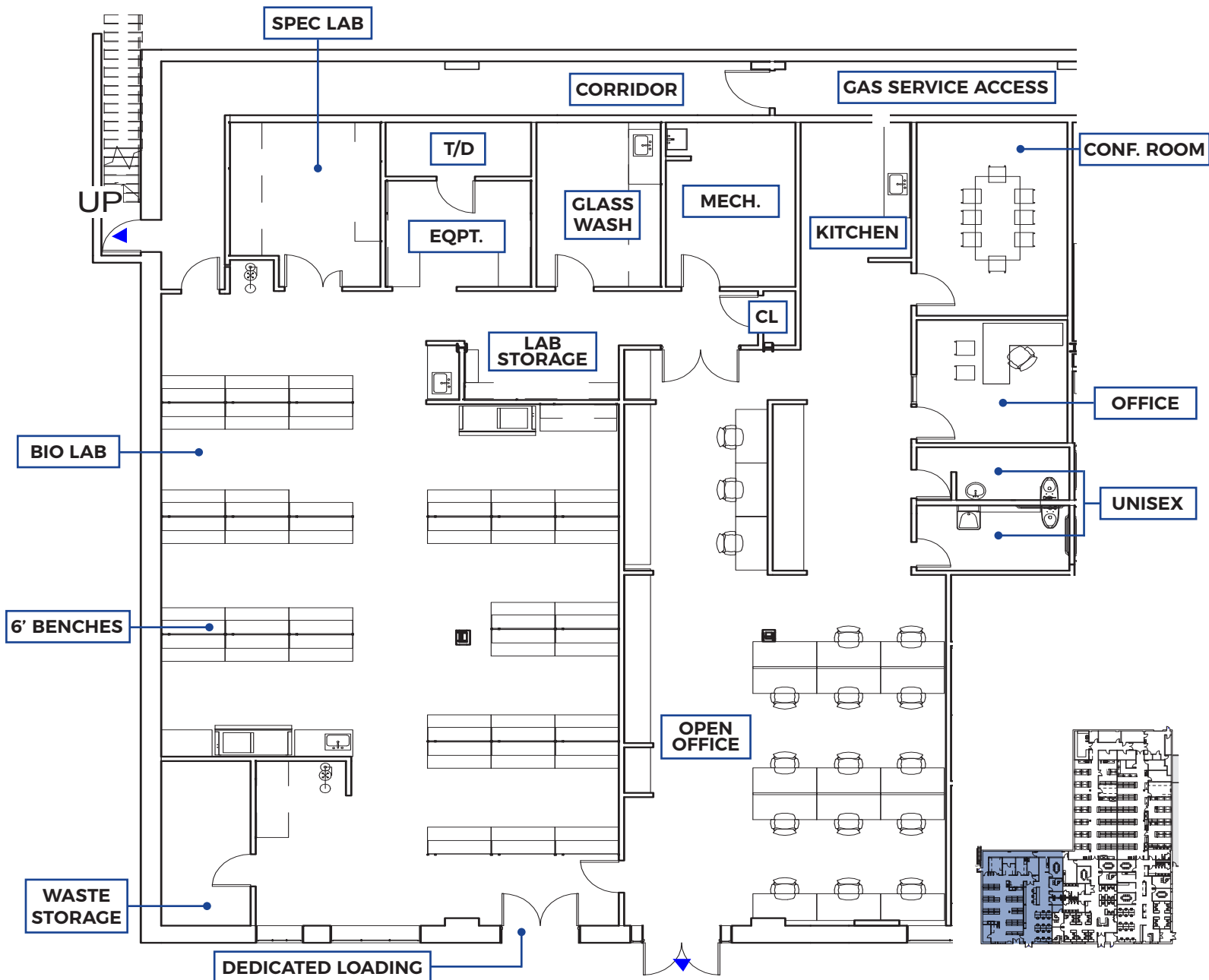
Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

LABS

19-31 NEEDHAM STREET

NEWTON, MA

SPEC SUITE 102 • 5,550 RSF



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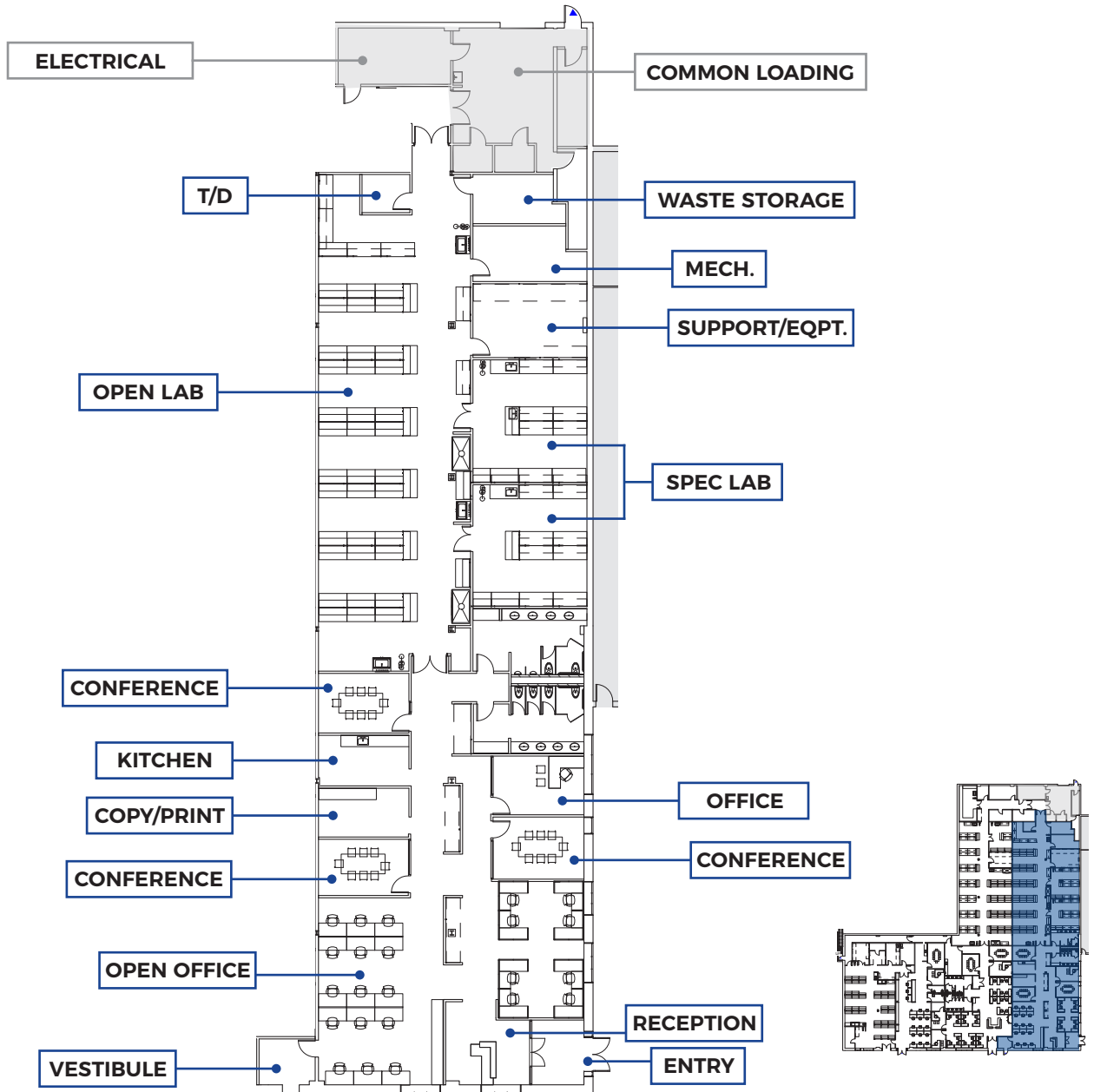
WASTE
STORAGE

LABS

19-31 NEEDHAM STREET

NEWTON, MA

SPEC SUITE 105 • 8,473 RSF



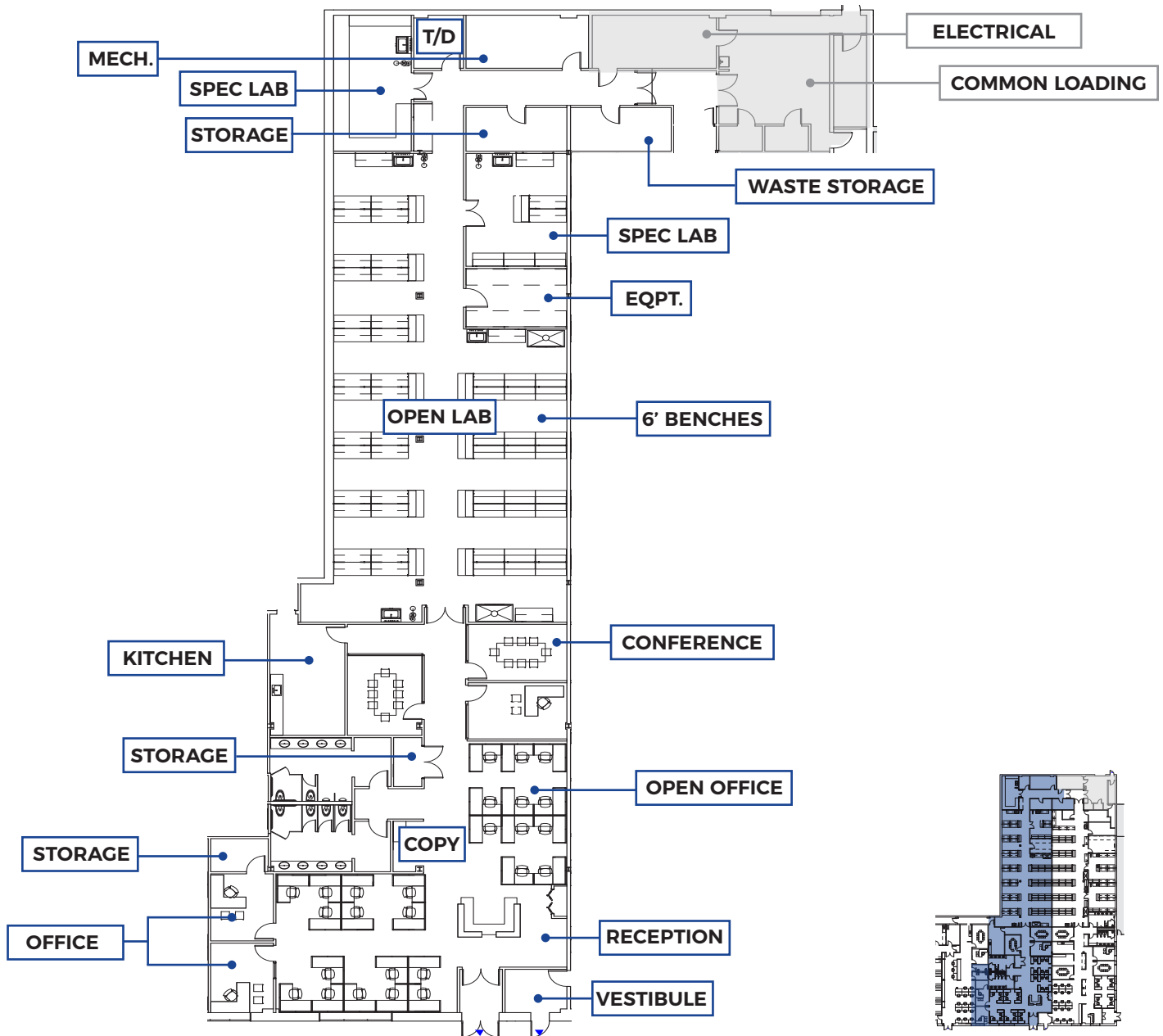
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SPEC SUITE 104 • 9,733 RSF



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