

A PREMIER INNOVATION & LIFE SCIENCE CAMPUS



18 CROSBY DRIVE

53,000 - 115,000 SF First Class
Plug & Play Lab Building



Jumbo Capital Management, LLC

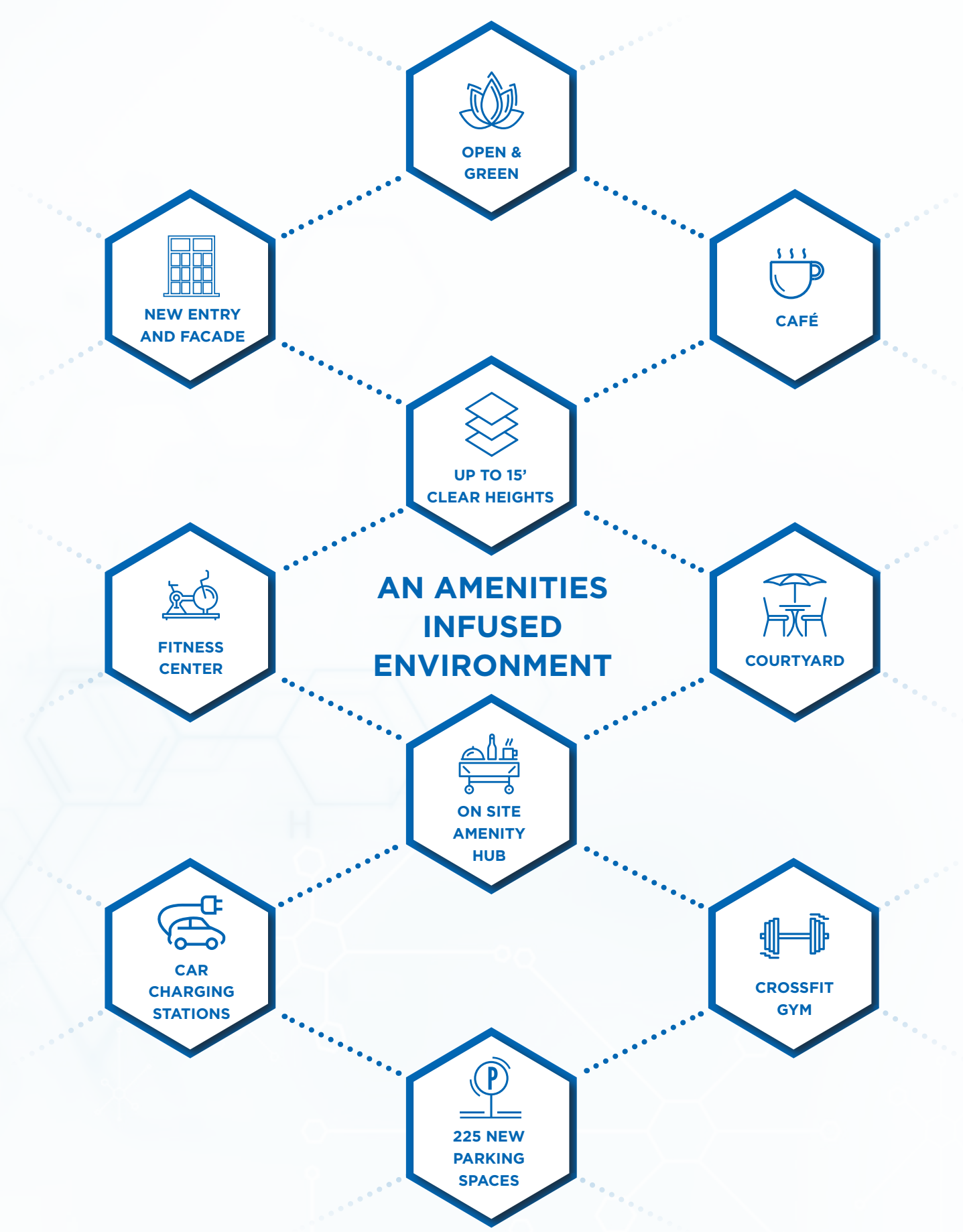
REAL ESTATE INVESTMENT | ASSET & PROPERTY MANAGEMENT

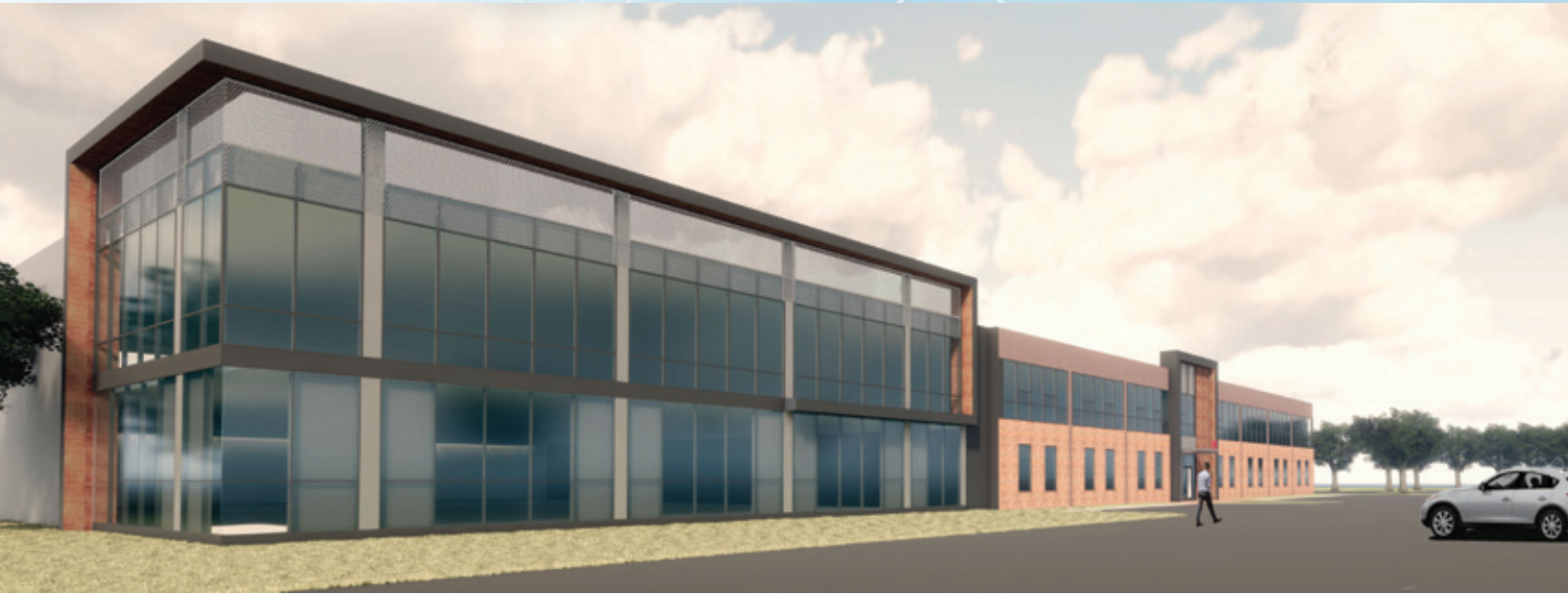


18 Crosby Drive is an expandable 53,000 square foot plug and play lab facility in the amenities rich Xchange at Bedford technology campus. The Xchange is a cutting edge, eight-building business center in one of Greater Boston's leading life science clusters.

This two-story building offers tenants a flexible, innovative Class A work environment with a modern centralized indoor/outdoor amenity hub on site, and an abundance of area amenities in Burlington and along Route 3. The space has efficient floor plates, 14' to 15' clear ceiling heights, and two loading docks. Tenants benefit from 18 Crosby's flexible layout, floor-to-ceiling windows, and its existing high performance lab infrastructure. 18 Crosby is expandable for a total of up to 115,000 square feet of lab space.

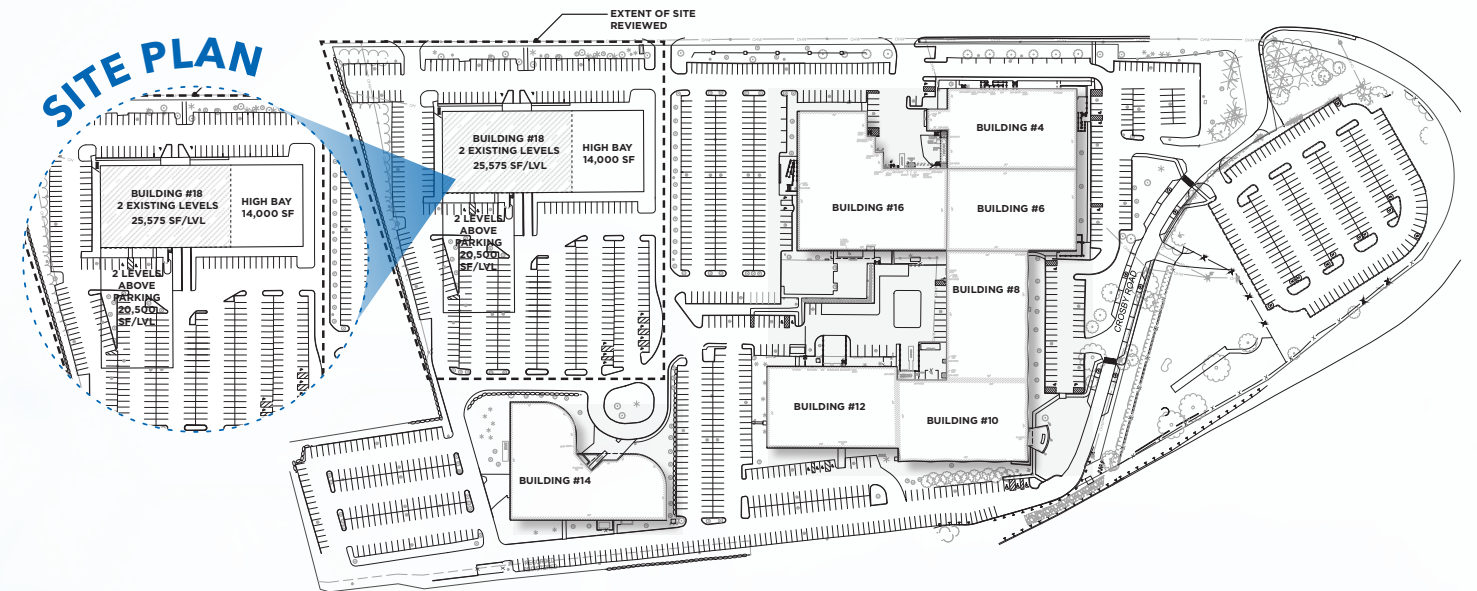
With a strong amenities package, expanded green space, fitness center with yoga studio, and added parking, The Xchange is the perfect headquarters location in a premier life sciences and technology ecosystem.





PREMISE EXPANSION OPPORTUNITY

115,000 SF



BUILDING SPECIFICATIONS

PROPERTY

YEAR BUILT 1979 (Renovated 2011)

ADDITIONAL IMPROVEMENTS 2018

STRUCTURE Steel framing with a composite concrete floor

EXTERIOR FACADE Brick veneer with window curtain wall

FOUNDATION Concrete frost wall with concrete spread footings. Concrete slab on grade.

LOAD CAPACITY 150 lbs. per square foot

ROOF 60-mil adhered EPDM roof system - installed in 2011

CEILING HEIGHT 1st floor 14', 2nd floor 14'11"

ELEVATORS One Stanley hydraulic passenger elevator with 6,000 lbs capacity. New interior cab installed in 2012.

LIGHTING Metal halide

PARKING RATIO 3.2 spaces per 1,000 sf

LOADING 1 tailboard loading dock
1 overhead door

BUILDING SYSTEMS

ELECTRICAL SYSTEM 1,600 Amps Switchgear, 750 KVA Transformer, 480/277 Volts - 9.21 Watts per square foot

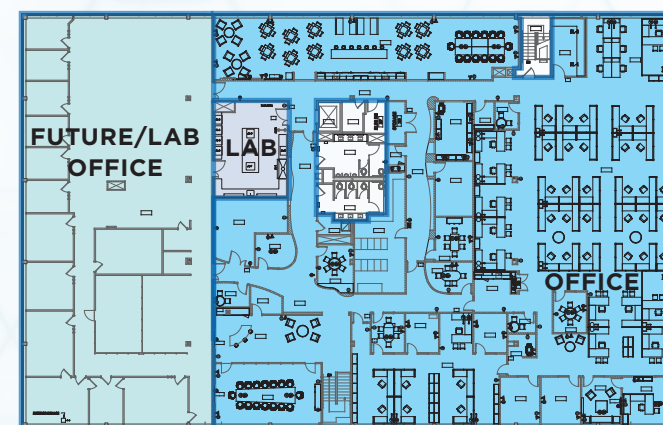
HVAC SYSTEM Two ECS (80-ton and 40-ton) and one 60-ton Daikin with VAV controls. The two ECS were installed in 1980 and the Daikin unit was installed in 2017. Heat is provided by two high efficiency Aerco gas-fired boilers installed in Q4 2013. The building EMS is an Alerton Automated Building System controlled by the tenant. 14 existing fume hoods.

FIRE/LIFE SAFETY Fully sprinklered with main fire alarm panel (installed in 2011) located in the main lobby.

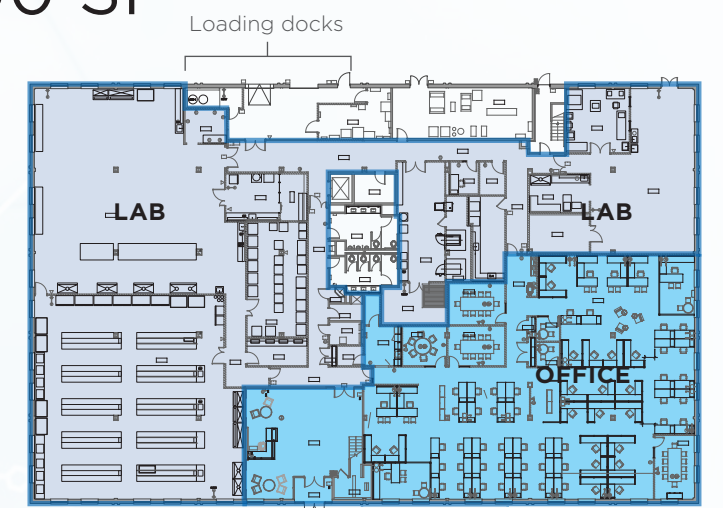
TELECOMMUNICATIONS Verizon and Comcast

CURRENT AVAILABILITY

53,000 SF



FLOOR 2
26,500 SF



FLOOR 1
26,500 SF

LIFE SCIENCE CLUSTER SURROUNDING THE XCHANGE



BEDFORD IS A ROBUST LIFE SCIENCE AND TECH COMMUNITY.

The core life science town has experienced immense growth recently in large part to the extreme lack of space and record rent levels in Cambridge. Leading companies include: Homology Medicines, Anika Therapeutics, Cytonome, Ocular Therapeutix, Emerald Biostructures, and 1366 Technologies.





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