

99 SOUTH ST

HOPKINTON | MA

64,000 SF FOR LEASE

SPECIALIZED LAB/GMP FACILITY

99 South Street is a multiproduct, 64,000 SF CMO manufacturing facility designed with GMP standards.

This facility was previously used by a Tier 1 Biopharmaceutical CMO. This 2500L scale biologics facility is available for immediate use.

- ✓ Three (3) existing loading docks with ability to expand
- ✓ 14'-16' clear height. ~10,000 SF has a mezzanine with bumped up roof for an additional ~11' clear
- ✓ Part of Hopkinton Innovation Park, a 173,451 SF, four (4) building park.
- ✓ Proximity to an ecosystem of large life sciences neighbors and easy access to I-90 and I-495



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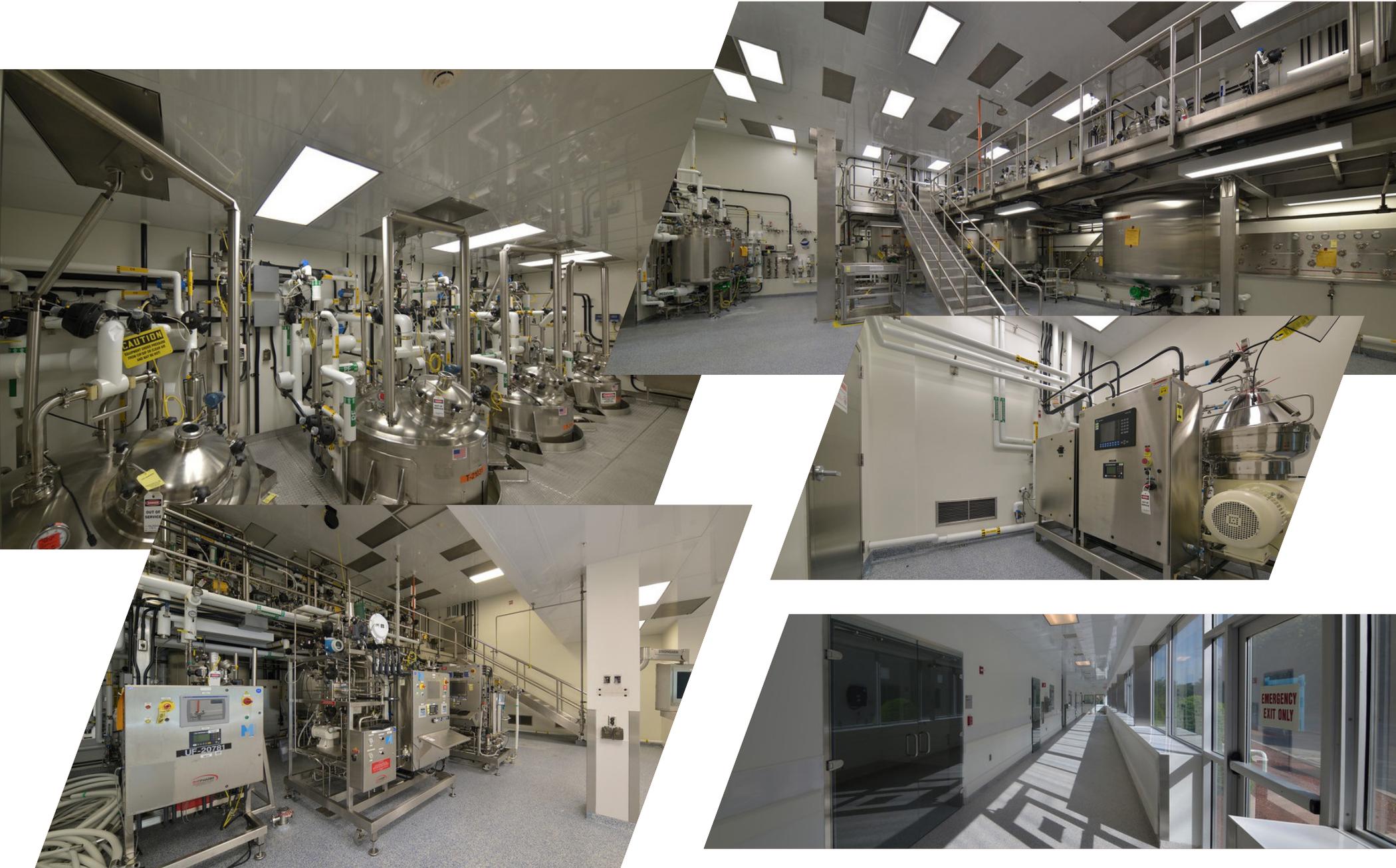
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EXISTING LAB EQUIPMENT & INFRASTRUCTURE

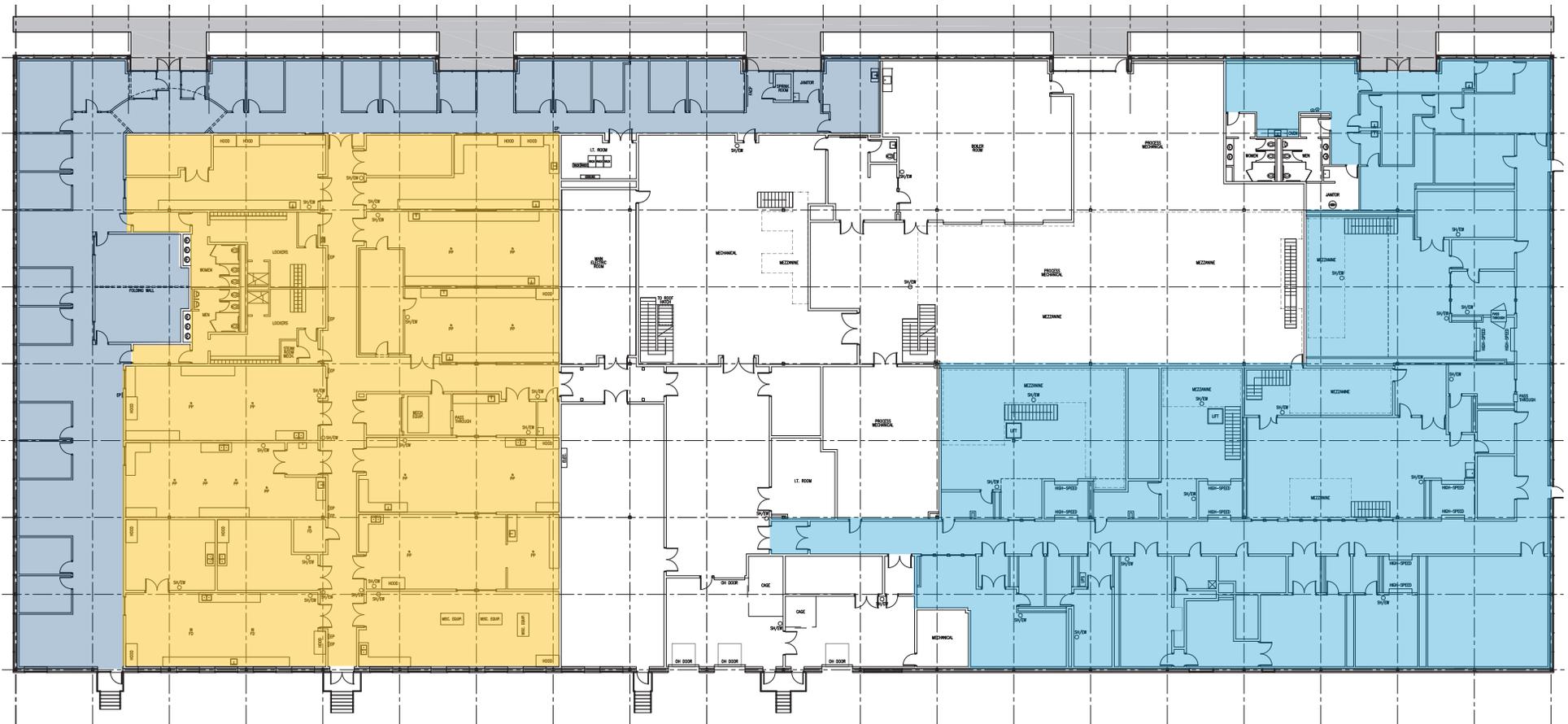


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GMP MANUFACTURING FACILITY | EXISTING CONDITIONS
64,000 SF AVAILABLE FOR LEASE

- OFFICE SPACE
- GMP MANUFACTURING
- LAB/R&D



The existing facility can also be modified to accommodate single or multiproduct production. Existing facility equipment, including shelving, valves, instrumentation, and additional process equipment also available.

99 South Street includes the following production areas:

- 2000L GMP Fermentation/Cell Culture Suite
- Downstream Purification Suite
- QA/QC labs
- Process Development Labs
- Cooling Tower Water Systems
- Full Site cGMP Utilities, including Compressed Air System, Bulk Nitrogen System, and 2-Stage pH Neutralization Waste System

BUILDING SPECIFICATIONS:

BUILDING SIZE:	64,000 RSF
YEAR BUILT:	1985
YEAR RENOVATED:	2009
SITE:	4.94 acres
PARKING:	178 spaces
ROOF:	2008
WATER & SEWER:	Town of Hopkinton
ELECTRIC:	Eversource
GAS:	Eversource
FIBER:	Verizon
POWER:	3 phase 4 wire, 277-480 volt with 4,000 amp main disconnect Power on-site is 13.8 Kv



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