

PROPERTY SPECIFICATIONS

300 THIRD AVE
WALTHAM, MA

LINCOLN
PROPERTY
COMPANY



YEAR BUILT

2022

TOTAL RENTABLE AREA

143,533 RSF

NUMBER OF FLOORS

- Four (4) floors of life science above grade
- One (1) penthouse
- Three (3) parking below ground
- Two (2) parking above ground

PARKING

441 spaces

TYPICAL FLOOR PLATE

±35,883 RSF (Floors 3-6)

FLOOR TO FLOOR HEIGHT

14'5"

COLUMN SPACING

44'x33'

STRUCTURE

- Steel frame concrete slab on metal deck
- Full penthouse with tenant assignable space for lab support equipment. Individual tenant systems (maximum of 6 tenants). Each will be allocated space for a 75 KW gas fired generator located on the roof. Optional standby distribution including automatic transfer switch and panelboards would be provided by tenant.

GENERATORS

Space for optional gas-fired tenant-supplied generators

STRUCTURAL FLOORS

Concrete slabs on metal deck with floor capacity of 100 lb/sf

FAÇADE

Glass curtain wall and metal panel

WINDOWS

Double pane, insulated energy efficient

LOBBY MATERIALS

- Glass entrance, natural woods
- Guest seating, café tables, custom lighting

HVAC SYSTEM

- Two (2) 68,500 CFM 100% outdoor air custom AHU's (Air Handling Units)
- Lab once through supply air handling units with prefilters, final filters, chilled water coils, energy recovery, and hot water coils
- Units are sized for approximately 1.75 CFM/SF for lab space and 0.2 CFM/SF of office space, based on 50/50 lab/office
- Penthouse space for an additional 40,000 CFM AHU
- Two (2) 68,500 CFM high plume EAHU's (Exhaust Air Handling Units) with energy recovery
- Each EAHU provided with two (2) fans (50% of total CFM). Space provided for future third fan
- 1200 Ton chilled water plan with (2) 600 Ton chillers and space for (1) future 300 Ton chiller.
- Chilled water, re-heat hot water, and stand-by condenser water taps on each floor.

ELECTRICAL SYSTEM

- Two (2) 4000 amp 480/277 volt switchboards
- Allocation of bus power for Tenant use (w/USF):
 - » Lighting: 1.25w/SF
 - » Office Power: 6w/SF
 - » Lab Power: 12w/SF
 - » Mechanical: 1.5w/SF
 - » Misc.: 1.5w/SF

FIRE AND SAFETY

Fully sprinklered, high rise functions such as voice evacuation and HVAC smoke control systems override graphic annunciator panel shall be installed

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PLUMBING

- Non-potable water risers for lab use including water booster system and reduced pressure backflow preventer
- Two stage active pH neutralization system
- Lab waste and vent pipe risers (4" LW, 3" LV taps on each floor)
- Central tepid water system
- Tepid water risers with taps per floor for tenant connection (2" TW, 1/2" TWR)

LAB SERVICES

- pH neutralization system provided
- Chemical storage room
- Full penthouse with tenant assignable space for lab support equipment
- Centralized tepid (emergency) water system

SECURITY

- CCTV and access control systems
- Blue light stations in garage levels

ELEVATORS

- Two (2) 500 fpm 4000 lb capacity passenger elevators lobby
- One (1) 350 fpm freight elevator 5000 lb capacity

BUILDING AMENITIES

- Car charging stations
- Sheltered bike racks
- Fitness Center with showers
- Designed to LEED Gold Standards
- WiredScore Gold Certified
- Roof deck
- Grab & Go cafe

LOADING DOCK

Two (2) loading docks with mechanical dock levelers and additional trash bay

UTILITIES

Electricity: Eversource
Gas: National Grid
Water/Sewer: Municipal

PUBLIC TRANSPORTATION

Shuttle to MBTA station at Waltham Center and Alewife Station



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