

17 CENTENNIAL DRIVE

PEABODY, MA 01960

BUILD TO SUIT - R&D/ LIFE SCIENCE/ FLEX

17 MILES TO BOSTON



Miele

ANALOGIC

analogic

North Shore Medical Center



128

CENTENNIAL DR.



EXIT 38

Synventive
molding solutions

NORTHSHORE MALL
A SIMON MALL

Boston Children's Hospital

17 CENTENNIAL DR.



Creating Better Places to Live, Work and Play.®

SITE PLAN



ALLOWED USES



R&D



Medical



Logistics



Manufacturing

CORPORATE NEIGHBORS

Miele Corp

Lahey Clinic

Arrow

Mass General Brigham

HTS Engineering

Innovent Technologies

Energi

Cardinal Health

Civil & Environmental
Consultants, Inc.

Boston Children's North
Hospital

Synventive

CVS/ Omnicare

ThermoFisher

Analogic

NICE North America

FLOOR 1

26,624 SF

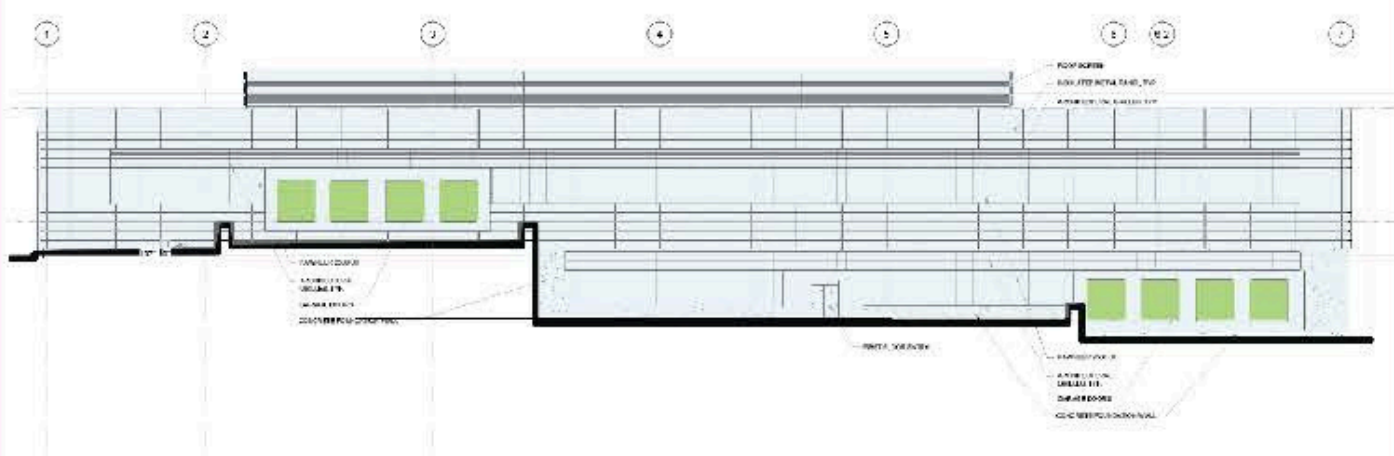


FLOOR 2

26,624 SF



ELEVATION



LOCAL AMENITIES

Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on-site hotels and on-site restaurants. The park boasts a variety of retail, dining, and recreational amenities and is home to a roster of world class corporations. Nearby are dozens of fine restaurants, health clubs, Market Street/ Lynnfield and the North Shore Mall, featuring 130 high-quality retailers.

CONTACT

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Creating Better Places to Live, Work and Play.®

Build To Suit: 53,248 SF

R&D | Life Science | Flex

PROPOSED

Over 50,000 SF of build to suit space at 17 Centennial Drive in Centennial Park, Peabody MA. Work with Combined Properties' full service, in house team of experts to design and build your next state-of-the-art facility from the ground up!



SPECIFICATIONS

Location: 17 Centennial Drive, Centennial Park, Peabody MA

Site: 171,174 SF (3.93 acres)

Total Building: 53,248 SF: 2-Story Flex

Parking: 75 total spaces (1.4 per 1000 GSF).

Loading: Lvl 1: 4 Loading Docks
Lvl 2: 4 Loading Docks

Clear Height: Flr 1: 20'
Flr 2: 20'

Interior Column Spacing: 50' x 52'

Construction: Structural Steel

Floor Load: Flr 1: 7" reinforced concrete slab
Flr 2: Composite steel joist with concrete/metal deck

Water System: 4" service

Gas Supply: 5" service

Electric Service: 2000 Amp 3 phase

Garage Doors: 8 insulated 8'Wx10'H with electric operator.

Elevator: 3,500 lbs

Sprinklers: Fully sprinklered

Roof: Rubber membrane

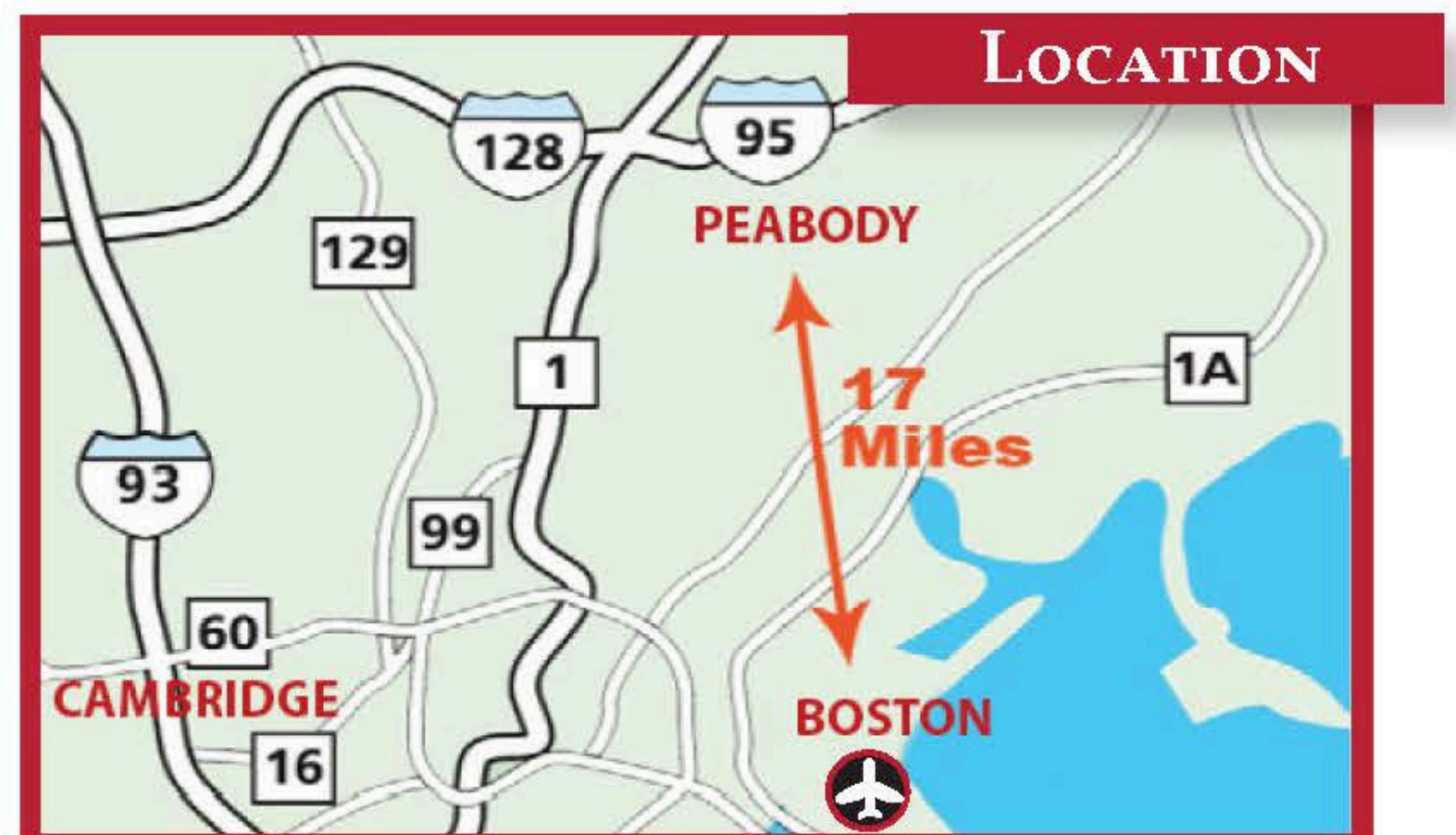
HVAC: Gas fired roof top units with heating & cooling throughout

Fire Prevent: Complete wet sprinkler system

Electricity: Peabody Municipal Lighting

Gas: National Grid

Water & Sewer: City of Peabody



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