On behalf of AstraZeneca Pharmaceuticals, Transwestern is pleased to offer approximately 12,000-35,000 rentable square feet for lease at 35 Gatehouse Drive, Waltham, MA (“BioHub”).

The site is nestled on its own 64-acre parcel maintained in a natural setting, and abuts 80+ acres of conservation and hiking trails in the Weston Cat Rock area and provides spectacular views of the Cambridge Reservoir. BioHub offers state-of-the-art multi tenant office, R&D, and Laboratory opportunity that is second to none in the Greater Boston Laboratory market.

BioHub is situated directly off of Interstate 95 / Route 128 at Exit 27B, neighboring Reservoir Woods, Waltham Woods, and Bay Colony Corporate Center. This location offers excellent proximity to Greater Boston’s most desirable residential communities and to the R&D epicenter of Cambridge, world-renowned for the region’s best intellectual talent.
Join 5 recent companies that have located at BioHub for its dynamic setting

Everything from IT setup to biohazard/chemical waste disposal to shipping/receiving has been managed using the existing infrastructure and service providers for BioHub

The various Floor plates offer state-of-the-art, flexible lab design for rapid and economical adaptation to a broad range of research types.

Access to the best meeting rooms, video conference suites, auditoriums etc.

Access to “off-floor” storage for solvents and autoclave glasswash

Parking is included, free of charge

Cafeteria with a wide range of fresh food prepared daily

### Building Structure Plan

- **C3**: 9,092 RSF Laboratory Space
- **D1**: 12,671 RSF Office Space
- **D2**: 12,347 RSF Office Space

### Availability

- **Level 3**
  - C3
  - PENTHOUSE
- **Level 2**
  - D1
  - D2
- **Level 1**
  - A3
  - APH
  - MPH
  - NPH
  - DPH
  - EPH
  - CPH
  - BPH
- **Level 0**
  - A2
  - A1
  - M2
  - M1
  - N2
  - N1
  - C2
  - B2
  - D2
  - D1
  - E2
  - E1
  - E3

### For More Information or to Schedule a Tour, Please Contact:

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### 35 Gatehouse Drive

Waltham, Massachusetts