New Boston Street Corridor
Woburn, MA

Purpose-Built

181,522 RSF of Manufacturing, Office, & Lab Space

Cabot, Cabot & Forbes

CUSHMAN & WAKEFIELD

216 New Boston
Woburn, MA

Built For Breakthrough

The Bolt

Welcome to The Bolt, a state-of-the-art development offering premier lab and manufacturing space in one of the nation's leading markets for manufacturing and corporate headquarters.

Located just 10 miles north of Boston, The Bolt provides excellent connectivity with unparalleled access to I-93, I-95, and the Anderson/Woburn MBTA commuter rail. The surrounding area is a thriving hub for growing businesses, providing opportunities to connect with top talent and a high concentration of tech and life sciences startups.

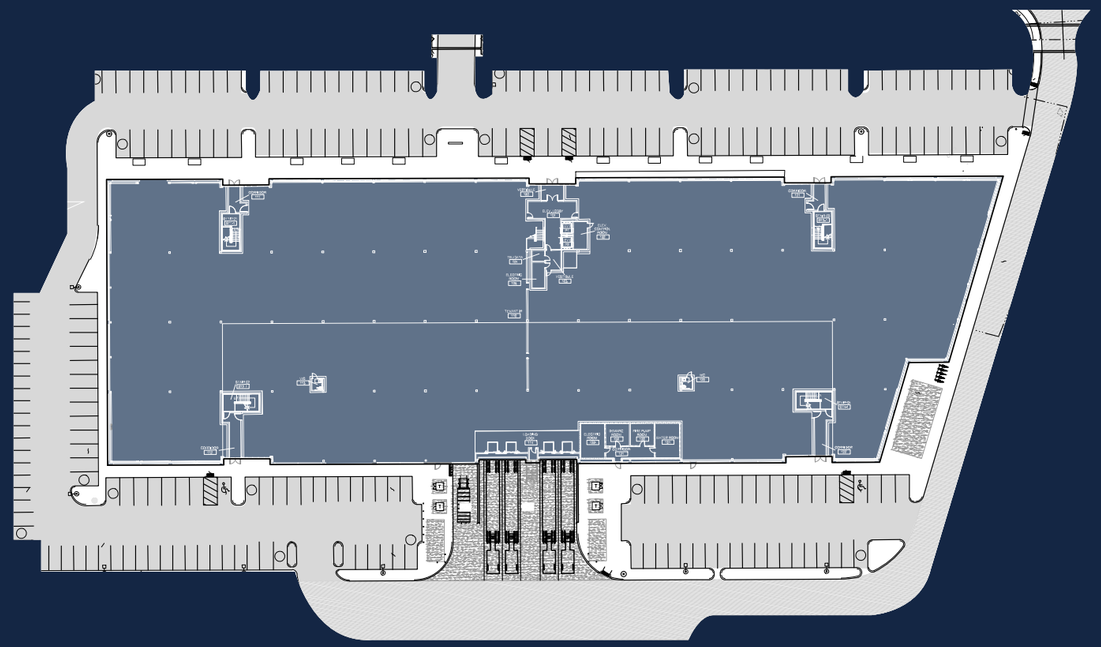
Property Highlights

- ±181,522 RSF
- Up to 37'-0" Clear
- 234 Parking Spaces
- Top Corporate Neighbors & Talent Corridor
- Top Dining, Shopping, and Entertainment Nearby
- Quick Access to Downtown Boston

Construction Timeline

Q4 2025	Q1 2027	Q1 2027	Q2 2027
Groundbreaking	Core + Shell Delivery	Tenant Fit Out	Occupancy

Site Plan



Property Specifications

Floor Capacity	1st Floor: 250 psf • 2nd Floor: 150 psf • Roof Dunnage / Penthouse Floor: 250 psf
Slab to Slab Heights	22'-0" from 1st floor to 2nd floor • 18'-0" from 2nd to roof
Clear Height	22'-36' clear at 2nd floor
Electric Capacity	8,000A
Loading Docks	4 bays w/ overhead doors and canopy • Dock height is 4' above ground surface
Storage	By tenant
Freight Elevator	By tenant
HVAC	**Air Handlers for Lab/Office:** • Rooftop Air Handlers (RTU's) are by tenant. • Rooftop Exhaust Air Handlers (EAHU's) are by tenant. • One 55,000 CFM Lab AHU, 100% outside air, supply air handlers with fan array, Konvekta heat recovery, chilled water cooling, and filtration. • One 55,000 CFM Lab exhaust air handler, three fan (N+1), with discharge stacks, filtration and enhanced Konvekta heat recovery. **Cooling Equipment for GMP/Process and Lab/Office:** • Roof mounted air-cooled chillers shall be provided by the tenant. The Chillers shall be rated for 35% propylene glycol for freeze protection. • Chillers shall include (2) sets of pumps with (1) being stand-by. **Heating Equipment for Lab/Office:** • Future penthouse located gas-fired condensing boilers shall be provided by the tenant. **Ventilating, Cooling & Heating Equipment for cGMP spaces:** • The cGMP space HVAC systems will be designed by others for their space. The tenant cGMP space will have temporary heat only.

Total RSF
181,522 RSF

Column Bay Spacing
33'-0" x 45'-0"

Parking
234 Parking Spaces

Electrical Provider
Eversource

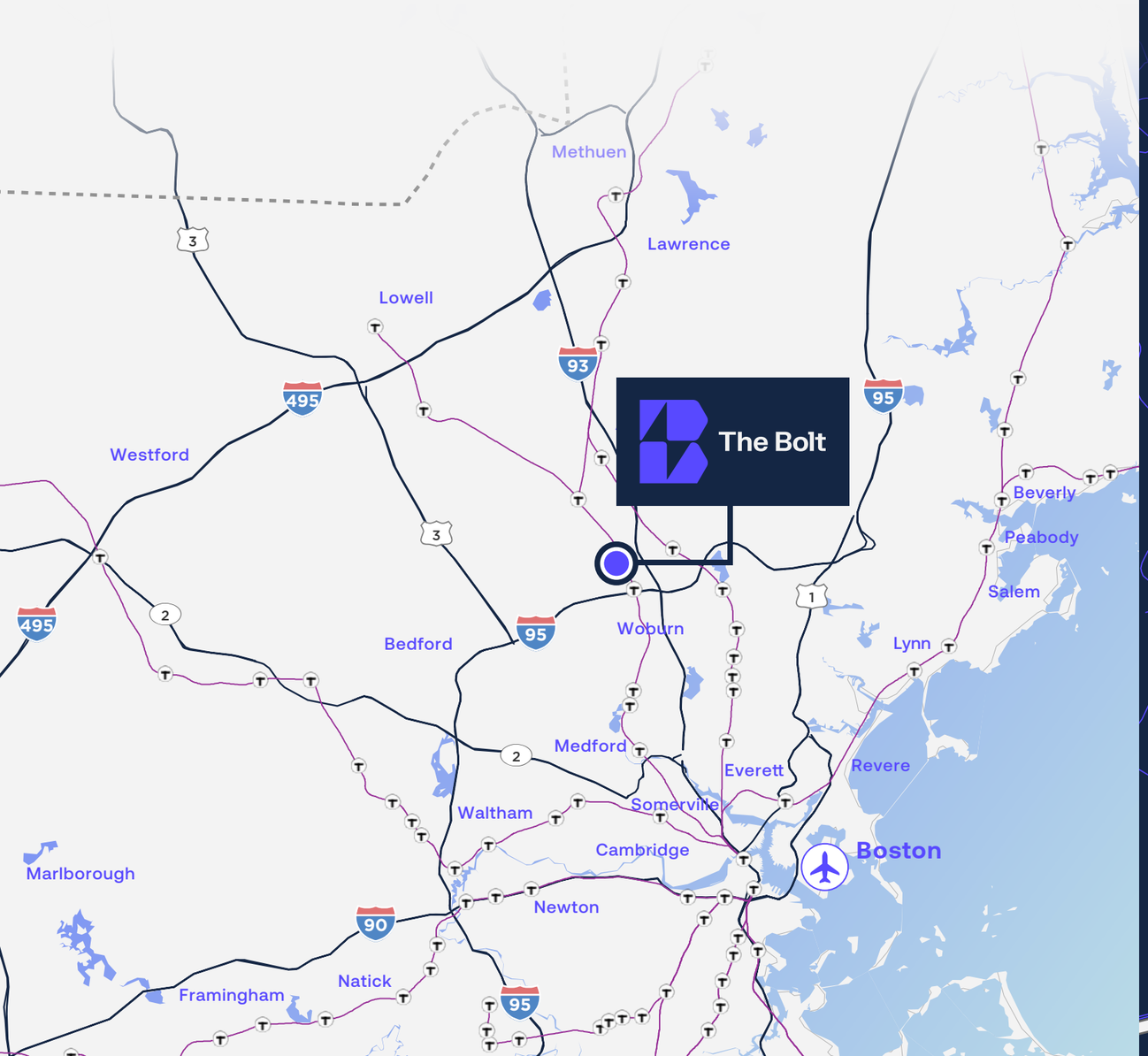
Sewer & Water
Town of Woburn

Gas Provider
National Grid

The Bolt

Strategically Located

The Bolt offers exceptional access to Boston and a strategic location to attract a key urban workforce. With direct connectivity to the MBTA commuter rail and major highways, commuting is seamless from all over the region. Along with ample on-site parking, the property features multiple access points, ensuring convenient entry and exit for all tenants.

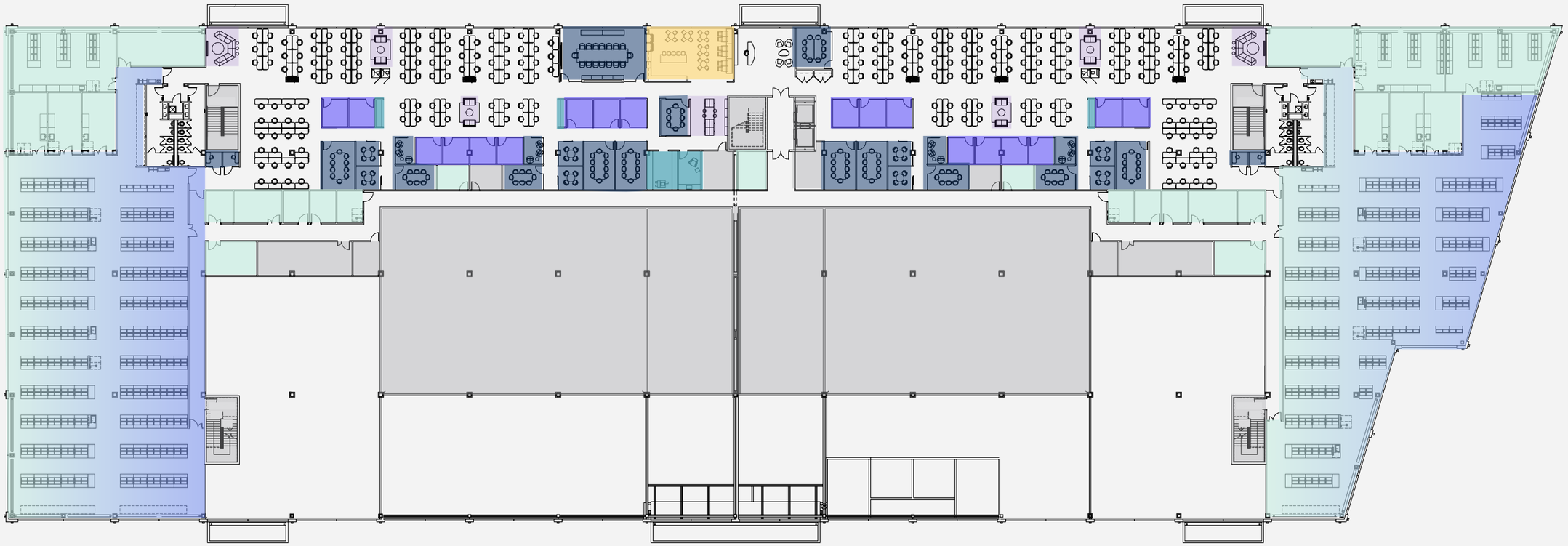


Top-Tier Corporate Neighbors

With its high concentration of talent, Woburn is the preferred market for companies looking to tap into the world-class Boston life sciences cluster and attract & develop the next generation of leaders.

Test Fit - Single Tenant

+/- 60%	+/- 40%	18	236	254	400
Lab Incl. Circ	Office Area	Private Offices	Workstations	Total Seats	Lab Benches



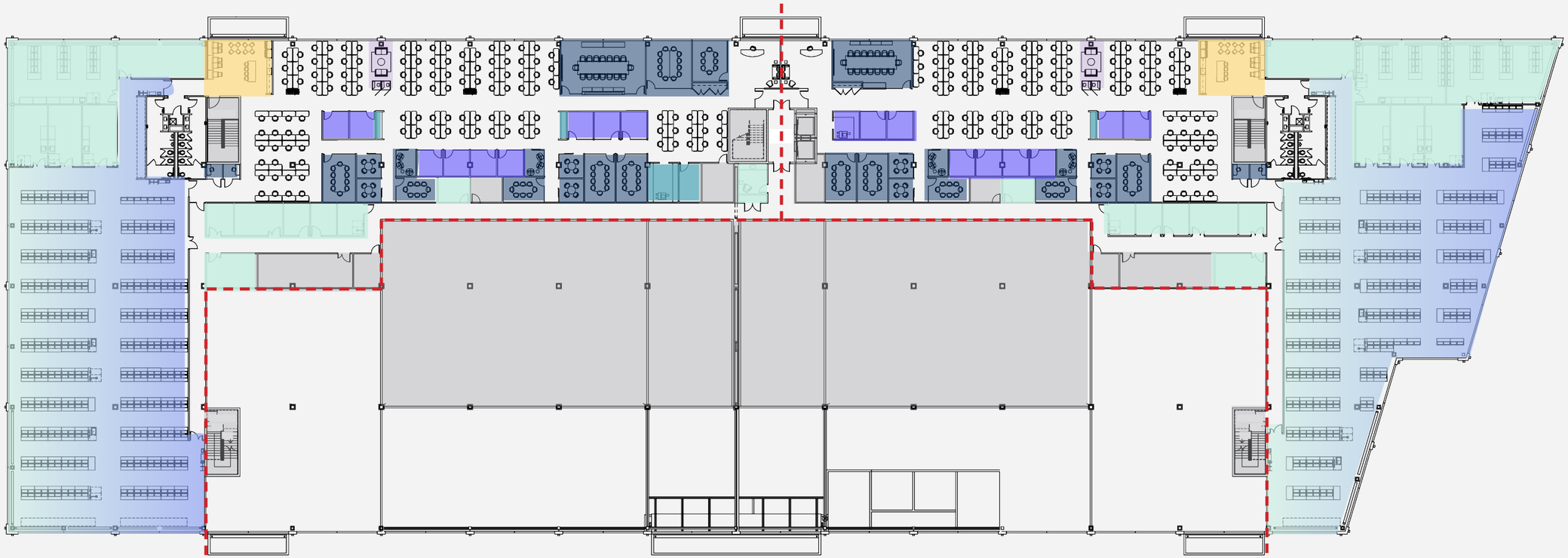
- Office
- Open Plan
- Open Collaboration
- Conference Room
- Office Support
- Lab Offices
- Lab Supt/Specialty Labs
- Break Area
- Base Building

The Bolt

Test Fit - Multi Tenant

Tenant A

+/- 60%	+/- 40%	9	121	130	215
Lab Incl. Circ	Office Area	Private Offices	Workstations	Total Seats	Lab Benches



- Office
- Open Plan
- Open Collaboration
- Conference Room
- Office Support
- Lab Offices
- Lab Supt/Specialty Labs
- Break Area
- Base Building

Tenant B

+/- 60%	+/- 40%	8	107	115	185
Lab Incl. Circ	Office Area	Private Offices	Workstations	Total Seats	Lab Benches

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