

# FOR LEASE



## UMASS MEDICAL SCIENCE PARK

ONE INNOVATION DRIVE, WORCESTER, MA 01605



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type: Office

Building Size: 115,179 SF

Available SF: 9,438 SF

Lot Size: 5.62 Acres

Lease Rate: Negotiable

### PROPERTY OVERVIEW

One Innovation Drive is a four-story office/laboratory facility with an adjacent single-story parking structure and is known as Building 3 in the UMass Medical & Science Park. Situated alongside the continuously growing UMass Medical School and UMass Memorial Medical Center campus, the UMass Medicine Science Park both contributes to and benefits from the organic synergies created within this interconnected complex. A palpable energy from an unparalleled 10,000+ knowledge seekers on site – in addition to approximately 10 additional neighboring colleges and universities – permeates the campus, encouraging innovative thoughts and collaborative partnerships.

#### SPACES

Building 3

#### SPACE SIZE

9,438 SF



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## UMASS MEDICAL & SCIENCE PARK - CORE ADMIN FACILITIES



- Bioinformatics
- Biomedical Informatics
- Biorepository
- Clinical Trials Unit
- - Conquering Diseases Clinical Research Center (CRC) Suite
- - Investigational Drug Service (IDS)
- Deep Sequencing
- Digital Light Microscopy
- Electron Microscopy
- Flow Cytometry
- Genomics
- High Throughput Gene Expression/Biomarker Core
- Imaging Cores
- - Advanced MRI
- - New England Center for Stroke Research (NECStR)
- Molecular Biology
- Morphology
- Mutagenesis Core
- Oligonucleotide
- Proteomics and Mass Spectrometry Facility
- Quantitative Methods Core
- RNAi
- Small Molecule Screening
- Tissue Culture
- Tissue Culture & Enzyme Freezer (TCEFS)
- UMass Cancer Center Tissue Bank
- UMass Mouse Phenotyping Center
- UMass Human Stem Cell Bank & Registry
- - Massachusetts Human Stem Cell Bank
- - International Stem Cell Registry
- Viral Vector Core



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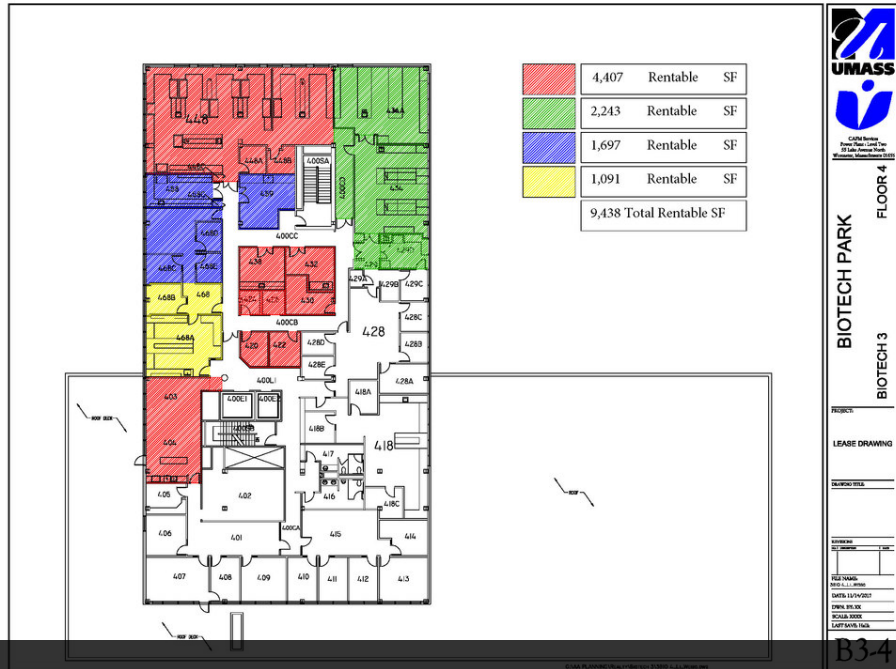
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# FLOOR PLANS - 4TH FLOOR



4th Floor Vacancies

UMASS  
40th Room  
First Floor and Top  
of Lake Avenue North  
Worcester, Massachusetts 01655

BIOTECH PARK  
BIOTECH 3  
FLOOR 4

PROJECT  
LEASE DRAWING

DRAWING TITLE

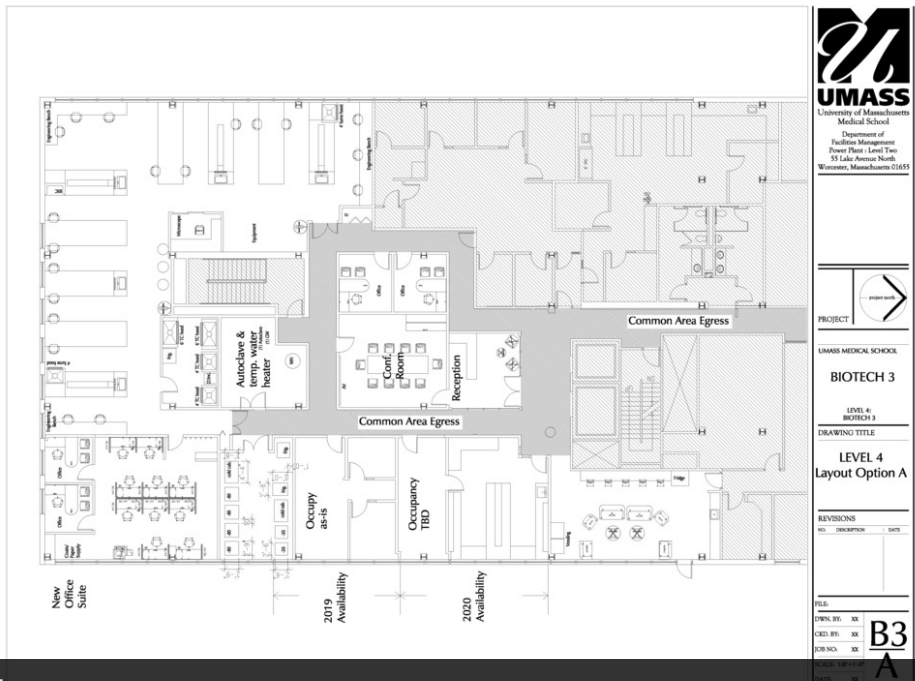
REVISIONS

NO. DESCRIPTION DATE

FILE

DATE

B34



4th Floor - Optional Layout

UMASS  
University of Massachusetts  
Medical School  
Department of  
Facilities Management  
Power Plant, Level Two  
55 Lake Avenue North  
Worcester, Massachusetts 01655

PROJECT  
UMASS MEDICAL SCHOOL  
BIOTECH 3  
LEVEL 4  
BIOTECH 3  
DRAWING TITLE  
LEVEL 4  
Layout Option A

REVISIONS

NO. DESCRIPTION DATE

FILE

DATE

B3

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# AERIAL OVERVIEW



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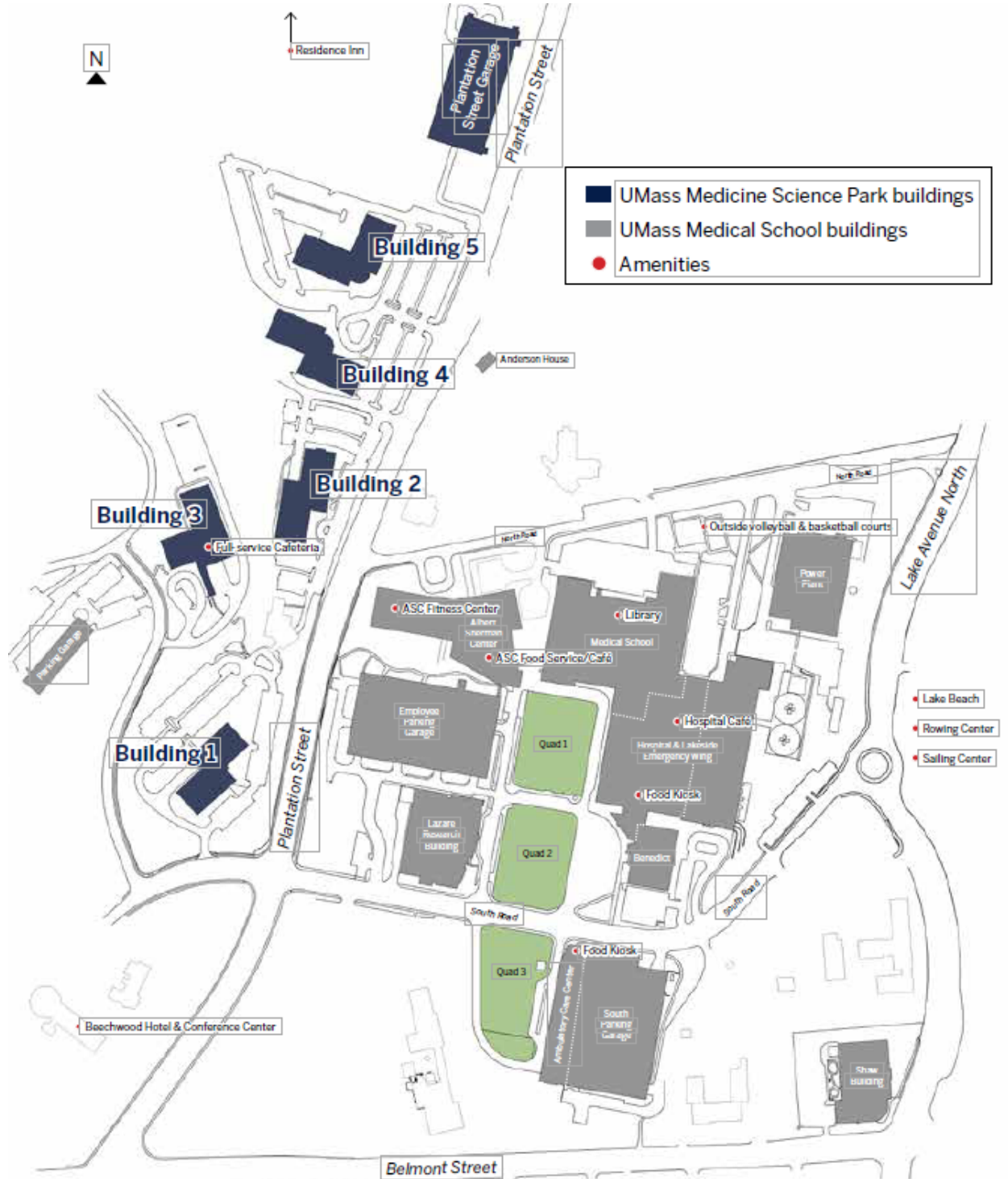
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# CAMPUS LAYOUT



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