FORTY-THREE SOUTH
A GUTIERREZ PROPERTY

AT THE CROSSROADS OF RESEARCH AND DISCOVERY

Burlington, Massachusetts:
A Bronze Rated BioReady Community by the Massachusetts Biotechnology Council
Connected, vibrant, flexible... all important characteristics available and imagined for 43 South Avenue.

43 South looks to create an environment where research and development seamlessly intersects within a modern and inspiring workplace.

Whether you are seeking a build-to-suit option for your new headquarters or need a high-profile location to showcase your brand, 43 South offers a unique shovel-ready opportunity.

**LAB-READY LAYOUT**

<table>
<thead>
<tr>
<th>COLUMN SPACING</th>
<th>MULTIPLES OF 11'-11'-6&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR-TO-FLOOR HEIGHT</td>
<td>14'-6&quot; FOR TYPICAL / 22' MINIMUM PENTHOUSE</td>
</tr>
<tr>
<td>FLOOR LOADING</td>
<td>100–150 psf</td>
</tr>
</tbody>
</table>

**VIBRATION CRITERIA**

2000 micro-inches/sec (customizable ability)

Capable of supporting LEED gold certification and Labs21 Energy Benchmarking
BURLINGTON, MA
BIOREADY RATING: BRONZE

Communities at this level feature:
- Municipal water and sewer available in commercial and industrial areas.
- Zoning allows for biotech laboratory and manufacturing uses by special permit.
- Identified point of contact in town/city hall to assist biotech projects.

BIO/PHARMA PROGRAM CAPABILITIES

Research Labs
Process Development
Biomanufacturing
Medical Chemistry
Chemical Waste Areas
R/DNA
Specialized Loading Dock Areas
Specialized Freight Elevators
Data Rooms
Advanced Support Space
Auditorium, Cafeteria, Fitness Center
AT THE CROSSROADS

Bringing commerce, culture, and innovation at a crossroads, Forty-Three South sits proudly along Routes 3 and 95. It speaks to the passerbys with this highly visible location, and is a gateway to the bustling urban life and neighboring amenities.

BURLINGTON

Known for its booming businesses and numerous amenities, people from all over Massachusetts and neighboring states flock to this area of shopping, housing, and innovation.

ACCESSIBILITY

With its own ample parking, direct access to I-95 and Route 3, and a 5-minute walk to two bus routes and countless dining options, this property is highly commuter friendly.

“In Burlington, what we wanted to do is not only to make sure we had all the administrative operations in one location, but also had a place where we could bring customers.”

– Mr. Udit Batra, Chief Executive Officer, MilliporeSigma

As stated in the Boston Globe [19 July, 2016 by Weisman]

EATERIES

1. Romano’s Macaroni Grill
2. Chili’s Grill & Bar
3. Del Frisco Grill
4. The Cheesecake Factory
5. Legal Sea Foods
6. Wegman’s
7. 3rd Avenue Restaurants
8. Chipotle Mexican Grill
9. Starbucks
10. Tavern in the Square

RETAIL

11. AMC Burlington
12. Barnes & Noble
13. Burlington Mall
14. Kohl’s
15. The UPS Store
16. Staples

HOSPITALITY

17. Extended Stay America
18. Candlewood Suites
19. Hyatt House
20. Boston Marriott

HEALTHCARE

21. Lahey Clinic

Life Science Company

MilliporeSigma Headquarters

A Gutierrez Property

MilliporeSigma Headquarters

A Gutierrez Property

Life Science Company

MilliporeSigma Headquarters

A Gutierrez Property

Life Science Company
A GUTIERREZ PROPERTY

For over 35 years, The Gutierrez Company has been a leader in the Boston commercial real estate community. Our vertically integrated approach to development and in-depth knowledge of the marketplace have allowed us to create projects that address our clients’ specific needs while improving the physical landscape. The Gutierrez Company portfolio includes office, research and development, industrial, retail and multi-family residential, and exceeds ten million square feet.

Our experienced management team and long-standing relationships with clients, lenders, consultants, towns and brokers, have been key ingredients to our success. We are proud of our reputation and accomplishments and look forward to building on the strength of our foundation.

CONTACT:
200 Summit Drive, Suite 400
Burlington, MA. 01803
781.272.7000
development@gutierrezco.com