

# EXCHANGE 93

152,000 SF R&D/LAB READY  
400 WOOD ROAD, BRAINTREE, MA







PREMIER SIGNAGE OPPORTUNITY  
250,000+ CARS  
PER DAY
















Total Size	152,000 SF (expandable via Mezz/Bldg. Addition)
Land Area	14.18 acres
Parking	350+ spaces
Zoning	Highway Business District
Year Built	1975   2009   2021 renovations
Construction Features	Slab on grade; new glass entrances; terra cotta façade; Insulated metal panel; ribbon windows; new site paving and landscaping
Column Spacing	40' x 50'
Clear Height	18' (80,000 SF); 36' (72,000 SF)
Loading Docks	Eleven (11) tailboard doors with pit levelers
Sprinklers	100% standard wet system
Roof	insulated TPO roof with 20 year warranty
Utilities	Gas: National Grid Electricity: 4,800 amps with ability to increase to 7,200 amps Water/Sewer: Town of Braintree (MWRA) Telecom: Verizon and Comcast
Office Expansion	43,000 SF office space available at adjacent 355 Wood Road



EXCHANGE  93

LOCATION

-  2 minutes
-  12 minutes
-  20 minutes
-  25 minutes

-  Braintree – 5 minutes
-  Quincy Adams – 5 minutes
-  Quincy Center – 10 minutes
- Private Red Line Shuttle Available*
-  Boston – 20 minutes
-  Cambridge – 28 minutes





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## AMENITIES

- 1 Wood Road
- 2 South Shore Place
- 3 South Shore Plaza



↓ ENTRANCE TO  
WOOD ROAD

1

2

3

EXIT 6

93

93

3

X1  
BOSTON

CANDLEWOOD  
SUITES

Hampton  
by HILTON

Chickadee  
Brewing

WOOD ROAD  
DELI

110 Grill

Residence  
Inn  
Marriott

Logan  
Express

AMC

POTBELLY  
SANDWICH SHOP

STARBUCKS

SEAFOOD  
RESTAURANT

HYATT  
PLACE

FIVE GUYS  
BURGERS and FRIES

DAVOS

CHIPOTLE  
MEXICAN GRILL

The Cheesecake  
Factory

BUFFALO  
WILD WINGS

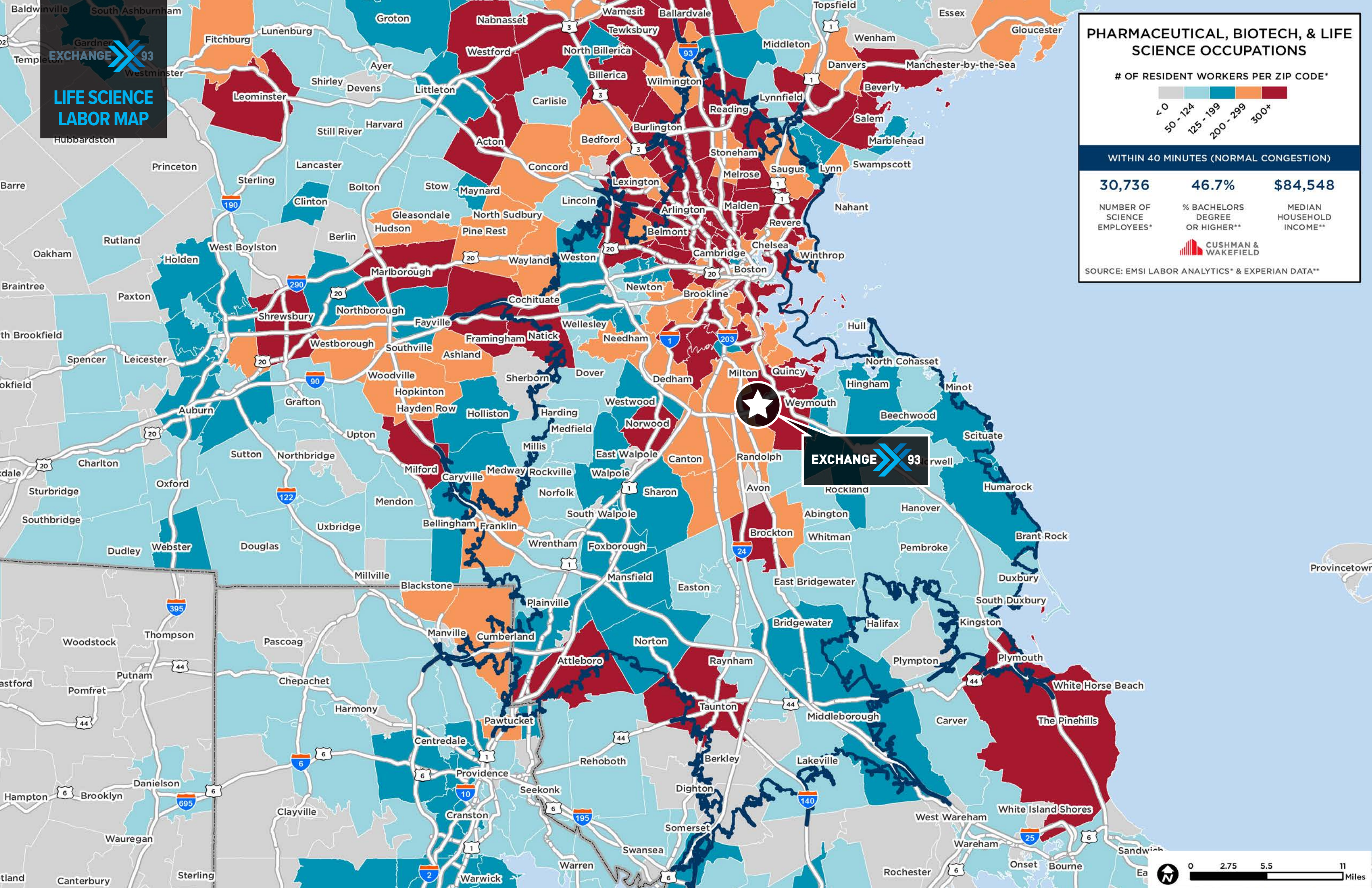
Red Robin

EST. 1949

UNO  
PIZZERIA & GRILL

DAVE &  
BUSTERS





EXCHANGE 93  
LIFE SCIENCE  
LABOR MAP

### PHARMACEUTICAL, BIOTECH, & LIFE SCIENCE OCCUPATIONS

# OF RESIDENT WORKERS PER ZIP CODE\*

< 0	50 - 124	125 - 199	200 - 299	300+
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WITHIN 40 MINUTES (NORMAL CONGESTION)

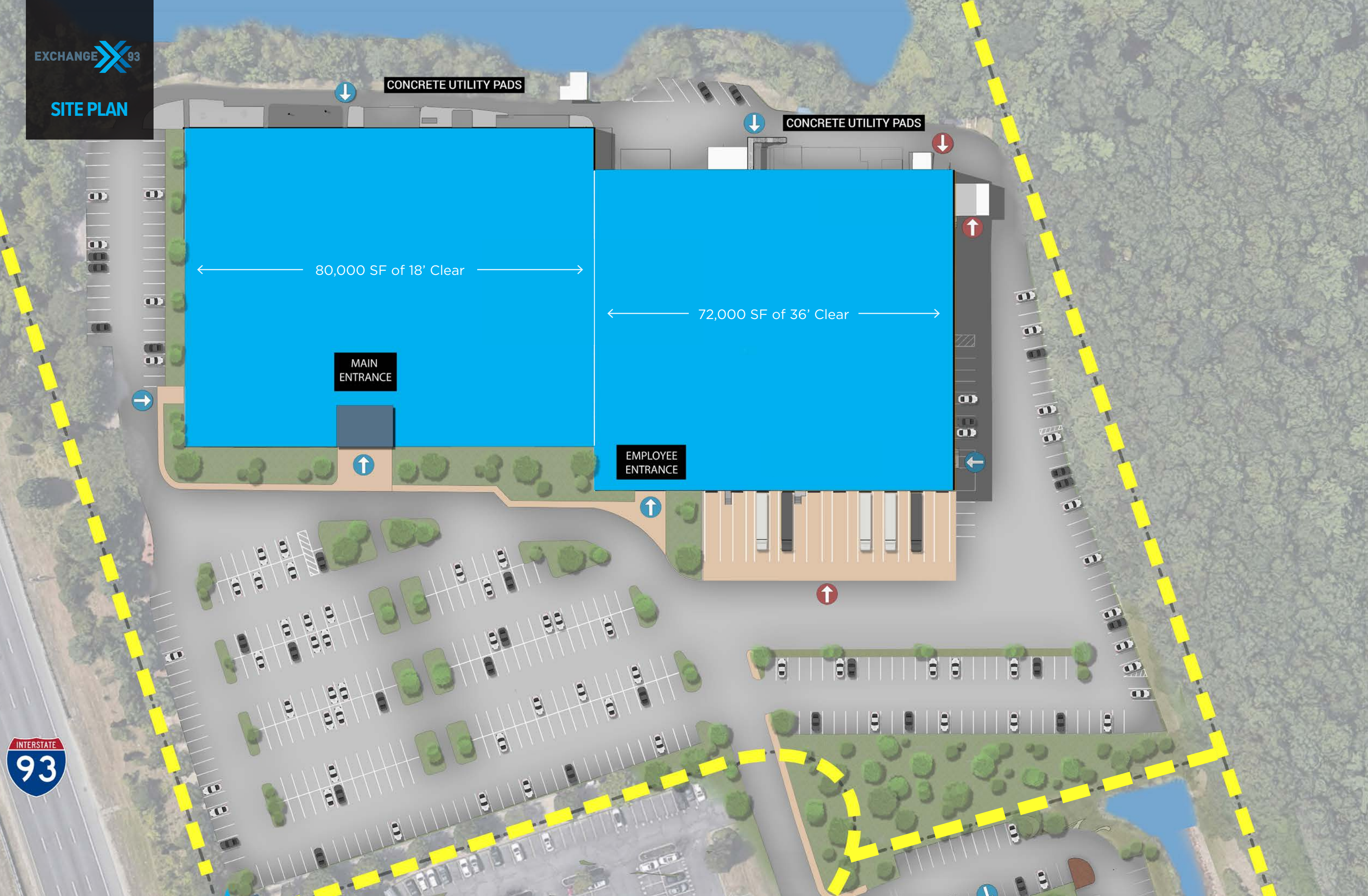
<b>30,736</b>	<b>46.7%</b>	<b>\$84,548</b>
NUMBER OF SCIENCE EMPLOYEES*	% BACHELORS DEGREE OR HIGHER**	MEDIAN HOUSEHOLD INCOME**

CUSHMAN & WAKEFIELD

SOURCE: EMSI LABOR ANALYTICS\* & EXPERIAN DATA\*\*

EXCHANGE 93

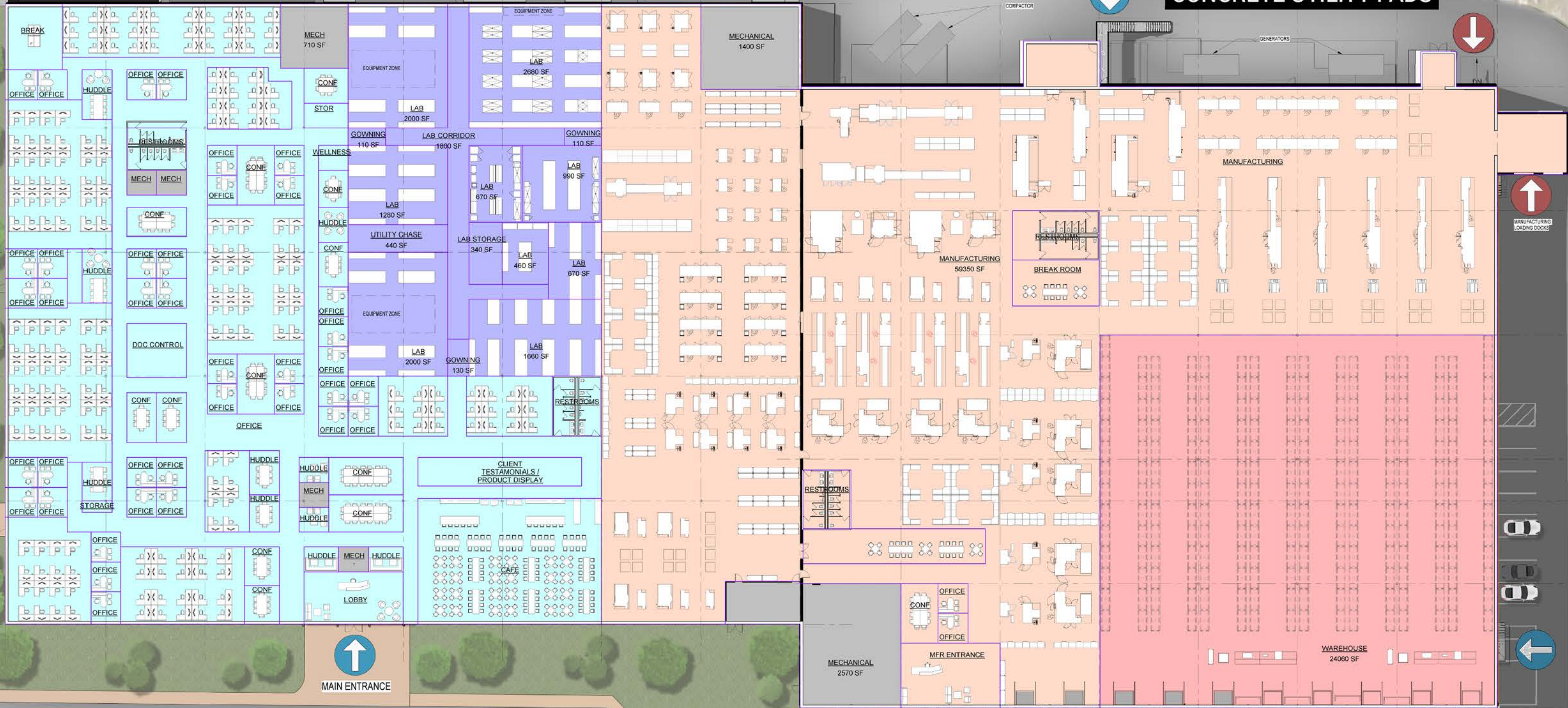






# CONCRETE UTILITY PADS

# CONCRETE UTILITY PADS



Area Schedule (1 Tenant)

Department	Area	%
LAB	15,300 SF	10%
MANUFACTURING	63,900 SF	42%
MECHANICAL	5,200 SF	3%
OFFICE	43,600 SF	29%
WAREHOUSE	24,100 SF	16%
	152,000 SF	100%





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Needham

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LIFE SCIENCE  
HEALTHCARE  
CLUSTER

moderna™

Harvard Pilgrim  
Health Care

**TUFTS**  
Health Plan

MASSACHUSETTS

South Shore  
Health

**BRIGHAM HEALTH**  
BRIGHAM AND WOMEN'S  
Harbor Medical Associates

**PARTNERS**  
HEALTHCARE

NEQCA  
New England Quality Care Alliance  
Affiliated with Tufts Medical Center

Harvard Pilgrim  
HealthCare

**Microfluidics**

Organogenesis inc.  
Advancing Healing

**COLLEGIUM**  
Pharmaceutical

**SANOFI PASTEUR**

**EXCHANGE **X** 93**

Harvard Vanguard  
Medical Associates  
Atrius Health

**CORBUS**  
PHARMACEUTICALS

**ABVERIS**

South Shore  
Health

MASSACHUSETTS

**EMD  
SERONO**

**SIEMENS**

**American  
Biotech Labs**

Organogenesis inc.  
Advancing Healing

**FRESENIUS  
MEDICAL CARE**

Walpole

Canton

Randolph

Holbrook

Rockland

Sharon

Stoughton

Avon

Braintree

Weymouth

Milton

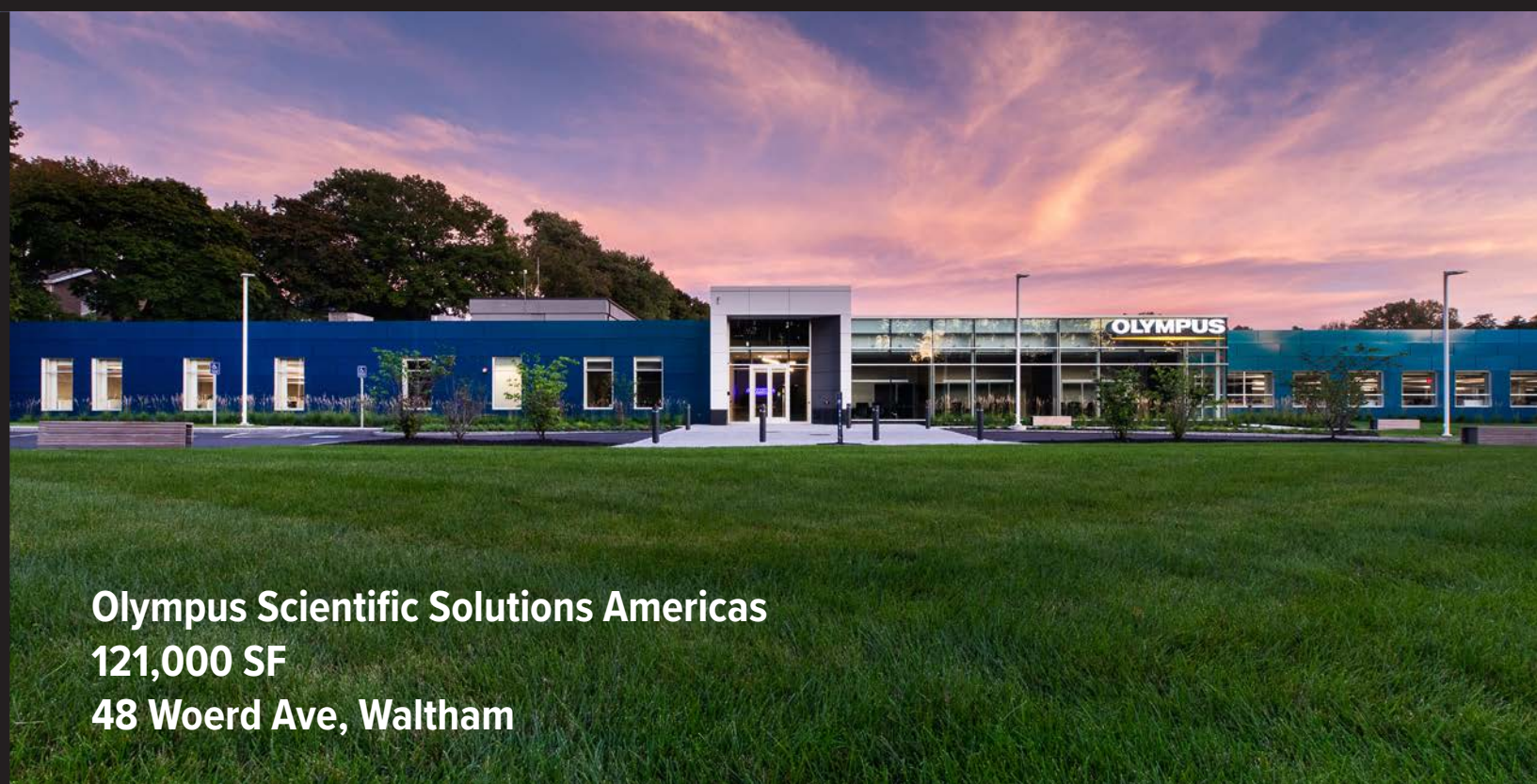
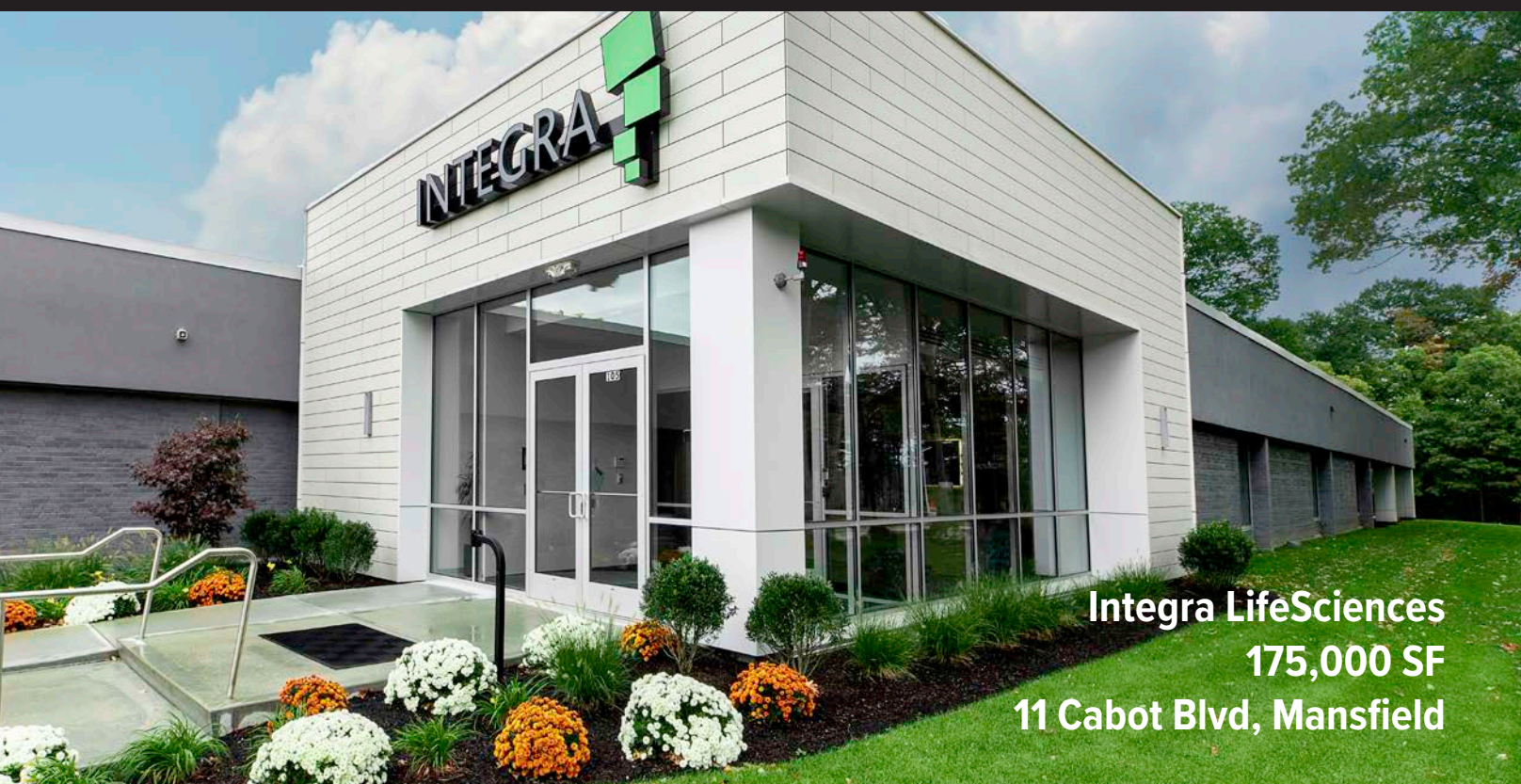
Dedham

Westwood

Norwood



**Hilco Redevelopment Partners (HRP)** is engaged in the acquisition and redevelopment of commercial real estate properties across the country. HRP is a proven and trusted partner with significant experience and an unparalleled track record of execution. HRP's unique capabilities include complex demolition, environmental remediation, and redevelopment. HRP is committed to working closely with its partners and tenants to provide certainty of execution. A few examples of their local lab and life science experience is included below.





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