



46 MANNING ROAD

OFFICE/FLEX SPACE | 44,993 SF AVAILABLE

 **TRANSWESTERN[®]**

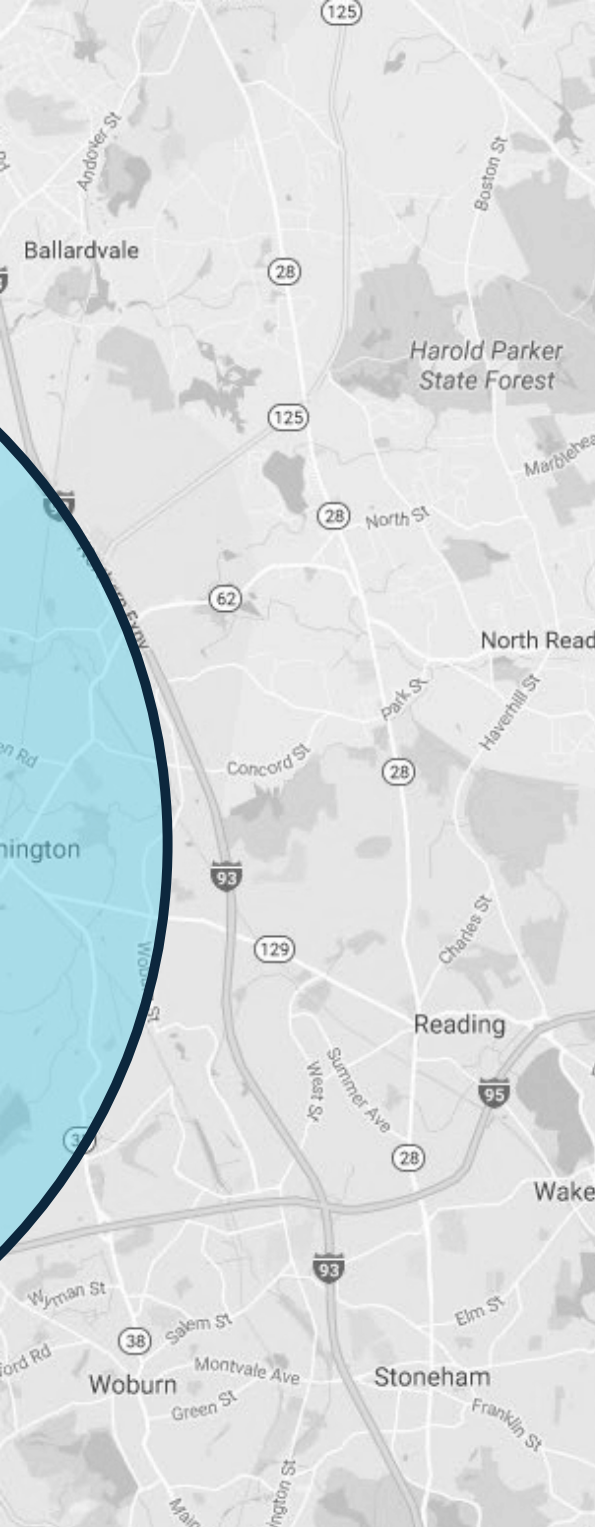


COOL FLEX... THINK DIFFERENT

44,993 SF OFFICE/FLEX SPACE

46 MANNING
ROAD





WITHIN

6 MILES:

22 

RESTAURANTS

23 

COFFEE SHOPS

22 

BARS

14 

FITNESS CENTERS

25 

HOTELS

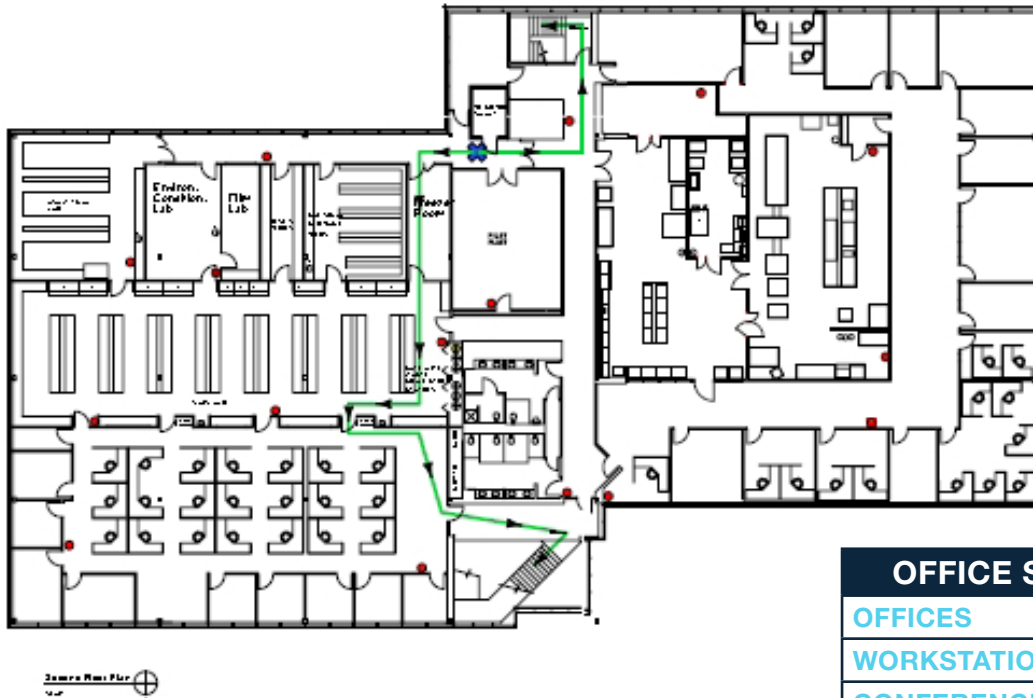


BUILDING SPECIFICATIONS

BUILDING TYPE	Research & Development Facility
BUILDING SIZE	44,993 RSF
NUMBER OF FLOORS	Two
CONSTRUCTION	<ul style="list-style-type: none"> • Steel frame, brick and exterior insulation and finish systems (EIFS) • Slab on grade construction
ROOFING SYSTEM	<ul style="list-style-type: none"> • Ballasted EPDM Membranes • Manufactured by Carlisle Roofing
CEILING CLEARANCE	11' 3" (ceiling height various)
PARKING	146 spaces, including 6 handicap
FREIGHT ELEVATOR	Services provided by Stanley Elevator
SPRINKLER/FIRE ALARM SYSTEM	Services provided by Norel Service Company
COMMUNICATION	Comcast, Verizon T1 / Verizon Copper connections
ELECTRICAL POWER	Electric power is provided by National Grid.
PLUMBING	Town Sewer
LIGHTING	Parabolic fixtures

FLOOR PLANS

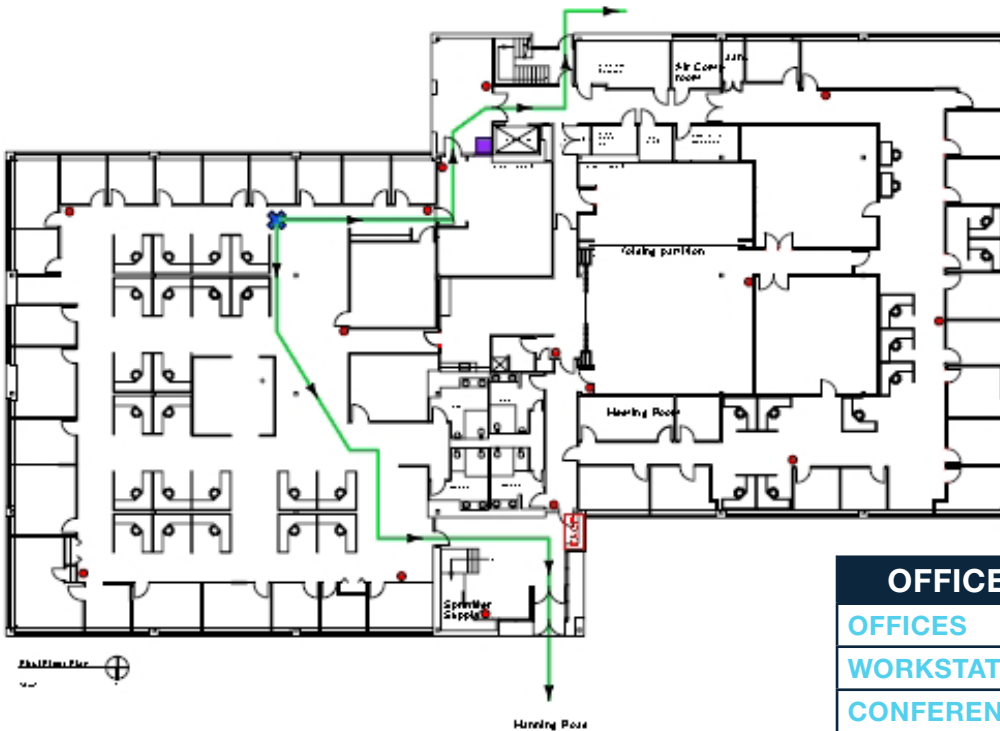
FIRST FLOOR: 22,496 RSF AVAILABLE



LAB SPECIFICATIONS	
HVAC	###
ELECTRIC	###

OFFICE SPECIFICATIONS	
OFFICES	14
WORKSTATIONS	22
CONFERENCE ROOMS	1

SECOND FLOOR: 22,497 RSF AVAILABLE



OFFICE SPECIFICATIONS	
OFFICES	33
WORKSTATIONS	30
CONFERENCE ROOMS	2
KITCHENS	1

JAMES LIPSCOMB

617.439.9708

james.lipscomb@transwestern.com

BRIAN McKENZIE

617.439.7813

brian.mckenzie@transwestern.com

JOHN WILSON

617.439.7811

john.wilson@transwestern.com

KIRK WELLER

617.933.0354

kirk.weller@transwestern.com