

M E D F O R D
23 SYCAMORE
a v e n u e



NEWMARK

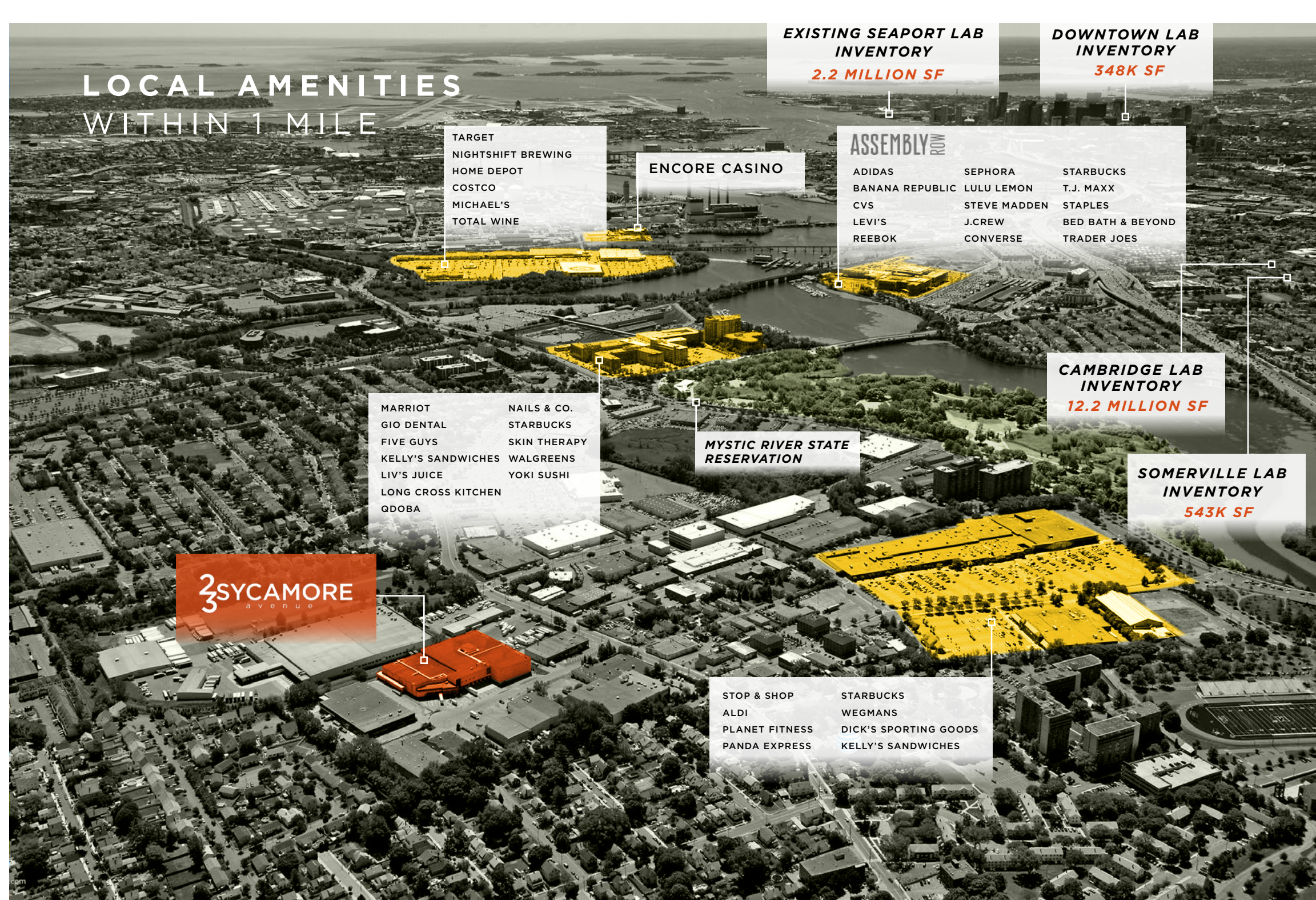
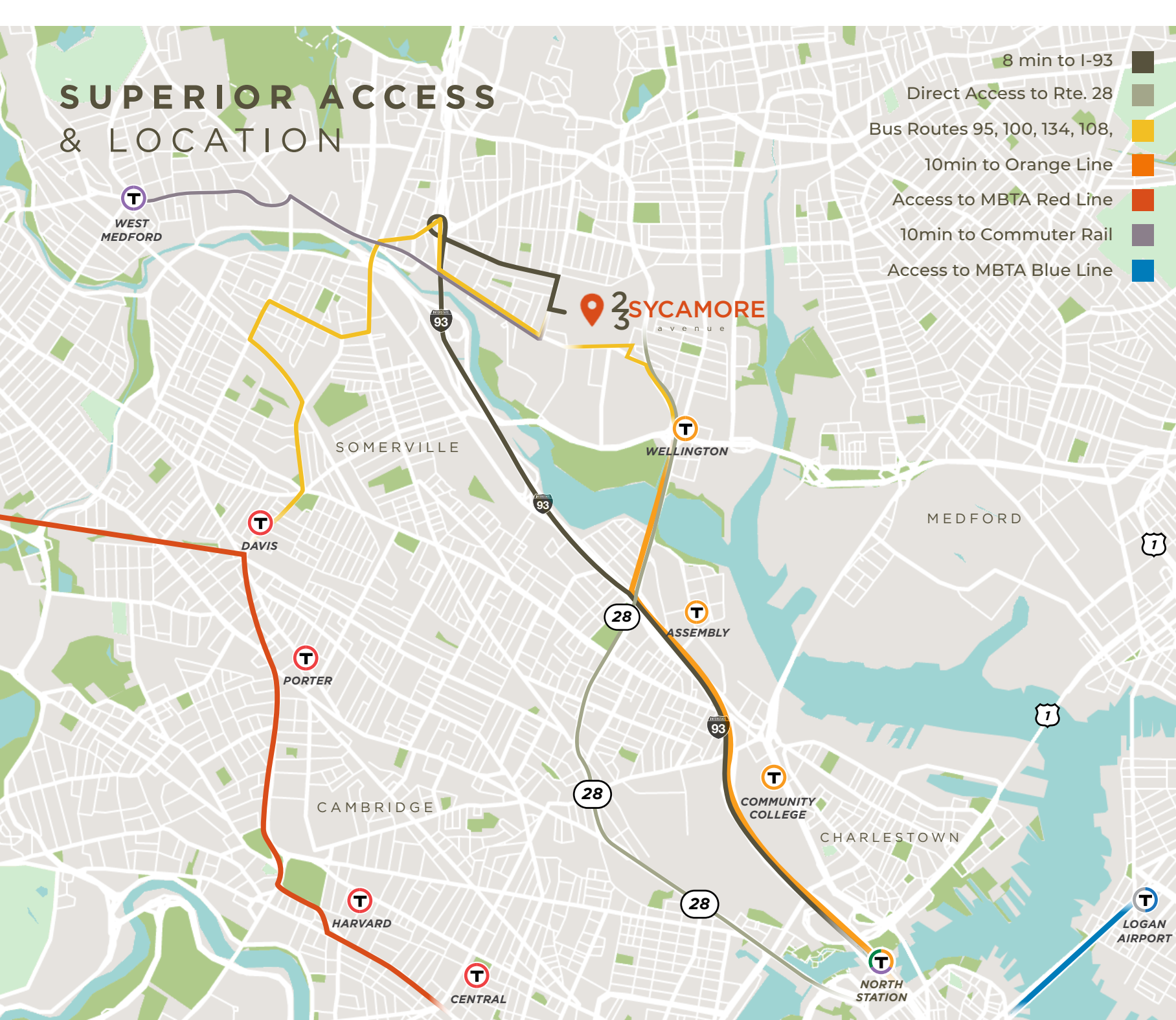
DELIVERING JULY 2022

OXFORD

BUILDING SPECS

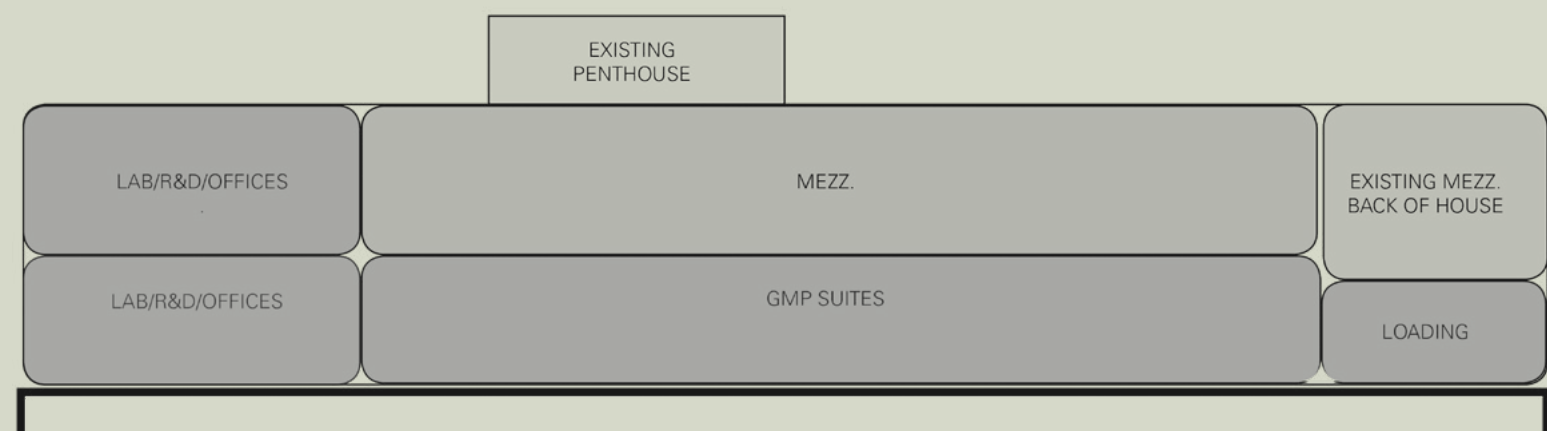
BUILDING AREA	108,200 SF
BREAKDOWN	30% Office 30% cGMP 30% MEP/Manufacturing Space 10% BOH/Lobby
LAND AREA	1.95 Acres (Overall Site 3.3 Acres)
YEAR BUILT	2001 & 2021
ENTRY	New at Northeast corner of building
CLEAR MAX HEIGHT	37'-5"
LOADING	6 Docks & Single Compactor Space
COLUMN SPACING	Manufacturing & mechanical spaces 60' x 29' (Typical)
BUILDING UPGRADES	- New windows installed along East façade - New exterior façade - Upgraded Landscaping
PARKING	100 Spaces
POWER	3 Phase, 480v, 6,000-amp service
BACK-UP POWER	500 KW generator with capacity for additional 500 KW generator
ELEVATOR ACCESS	New Passenger Elevator to Office New Service Elevator to mechanical space, existing mezzanine, & new 2nd floor levels
FIRE PROTECTION	Wet System base building
PLUMBING	6" Domestic water, 6" Sanitary





TOTAL SF

108,200 SF Available



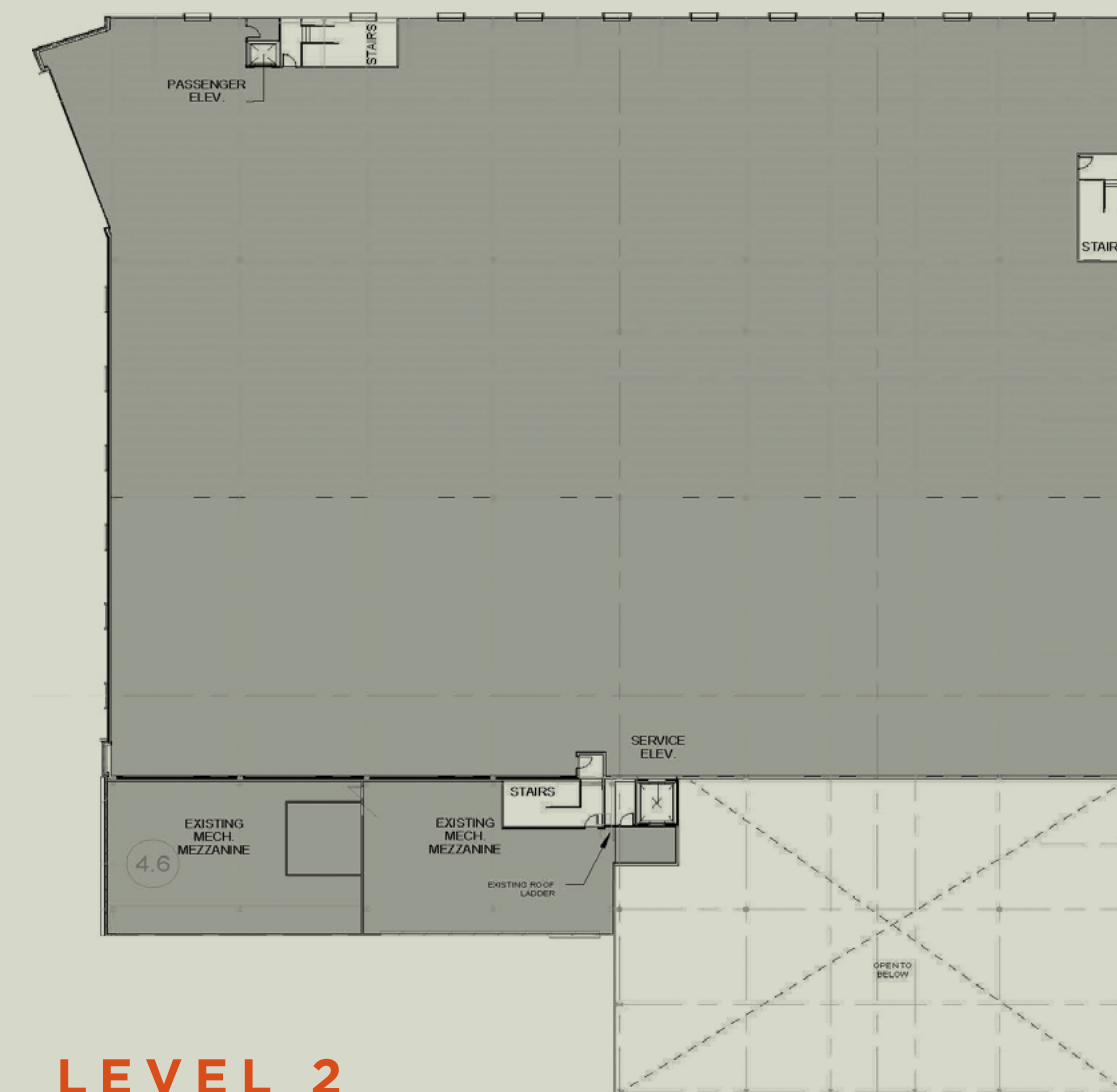
MEZZANINE

33,000 SF Available



LEVEL 1

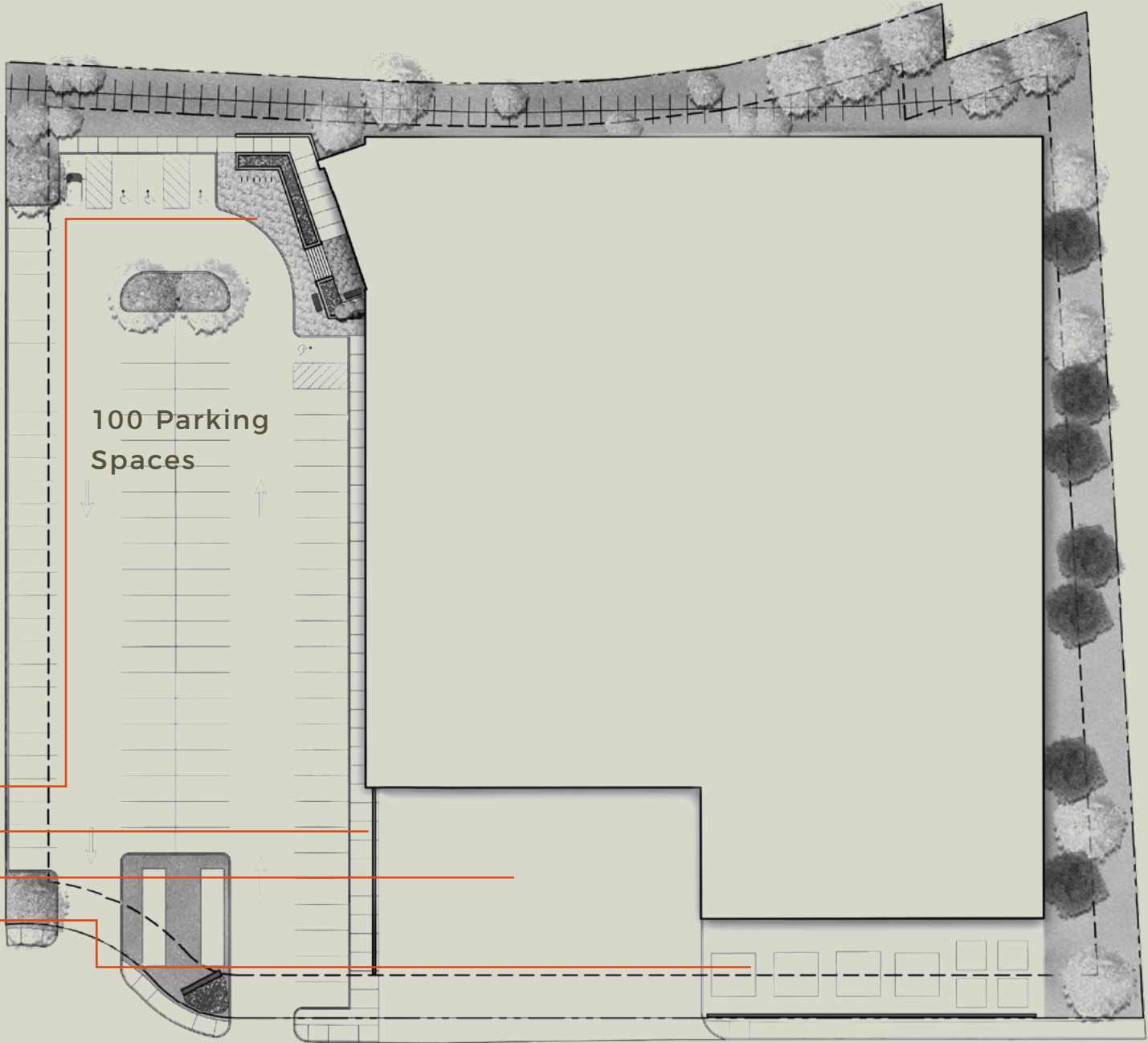
+/- 58,700 SF Available



LEVEL 2

+/- 49,500 SF Available

SITE PLAN



Bike Racks
Signage
Loading
Tank Farm

TEST FIT
Full Building User

- Open Office
- Lab
- GMP
- Back of the House



M E D F O R D

23 SYCAMORE

a v e n u e

NEWMARK

DAVID TOWNSEND

617.863.8430
david.townsend@nmrk.com

NORA SMITH

617.863.8581
nora.smith@nmrk.com

JULIETTE REITER

617.863.8575
juliette.reiter@nmrk.com

CATIE TILTON

617.863.8130
catie.tilton@nmrk.com

MARK WINTERS

617.863.8590
mark.winters@nmrk.com

