

GATEWAY^{PARK}

At Worcester Polytechnic Institute



A SOURCE
OF NEW IDEAS

&

More than a Real Estate Opportunity.

DISCOVERIES

MASTER PLANNED × SHOVEL READY × BUILD TO SUIT

O'CONNELL
DEVELOPMENT GROUP

Kelleher &
Sadowsky
ASSOCIATES, INC.

NAIHunneman

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www.GatewayParkWorcester.com





GATEWAY PARK

At Worcester Polytechnic Institute



- × MASTER PLANNED
- × SHOVEL READY
- × BUILD TO SUIT

Where Transformative Research Joins Industry to Create Global Impact



DEVELOPMENT OPPORTUNITY

100,000 SF to 250,000 SF –
in one or two build-to-suit buildings



WPI'S 12 ACRE, 550,000 SF MULTI-USE

SCIENCE PARK provides business and industries the opportunity to co-locate with WPI's transformative research teams and WPI- educated engineers and scientists

- Robotics Engineering
- Life Sciences / Biotechnology/Healthcare
- Cyber Security, Data, Science and Engineering
- Systems Engineering
- Advanced Materials, Manufacturing and Mobility
- Biomedical Engineering



ON-SITE STRUCTURED PARKING

A 660-space parking garage and currently more than 200 surface parking spots

RECOGNIZED AS A NATIONAL MODEL OF ENVIRONMENTAL STEWARDSHIP AND URBAN REDEVELOPMENT.



WPI

ADVANTAGED ACCESS

Gateway Park
is Home to
WPI's Top-Tier
Stem Faculty
and Students,
and Discovery
Program.

Adjacent to Gateway on the main campus is the **National Security Agency designated "Center for Excellence in Cyber Security Research"** and the internationally acclaimed Metals Processing Institute conducting industry sponsored research in lightweight materials manufacturing

At Gateway park "advantaged access" comes in many forms including state of the art facilities, top tier talent and first rate training programs including:

- **Pilot scale biomanufacturing facility**, robotics engineering lab and state-of-the-art fire science laboratory
- **1,300 WPI STEM grads**. These students conduct 1,000 annual science and engineering research projects annually worldwide
- **Custom education and training programs** delivered to leading companies like United Technologies, MITRE and Biogen.



COMPANIES THAT CALL GATEWAY PARK HOME





Can be configured in two connected buildings depending upon lead tenant requirement.

20,000 SF floor plates with desirable core to window depth, flexible floor plans and support infrastructure for multiple users. Options within the space could include:

- **General Office:** open plan with shared meeting and collaboration spaces as well as private offices
- **Wet/dry Labs**
- **Engineering Labs**
- **Shared labs** with 3D printers, other specialized equipment such as robotic arms
- **Test/Demo/Maker/Prototype Development Spaces**
- **Loading dock** with Freight Elevator & Drive-in Capability
- **Parking Available** at 3 spaces/1,000 SF. Parking in adjacent surface lot or 660 car garage



18 MONTHS FROM SIGNED LEASE

**COME BE
A PART
OF THE
ACTION**

TYPICAL FLOOR PLAN

LEED Certified, Build-to-Suit 100,000 SF to 250,000 SF Tech Complex



ACCESSIBILITY AND AMENITIES

Located at intersections of I-190, I-290 and Rte.9. Gateway Park is strategically positioned to reach all that Worcester has to offer.



There are over 100 daily bus trips connecting Gateway Park to Union Station and the 20 daily MBTA commuter trains offering a 45 min ride to Boston, including express service beginning in May 2016.



Gateway Park is served on site by a 128 room Marriot Courtyard and soon to be opened 100 Room Hampton Inn along with many numerous amenities located within walking distance of the Park. These fantastic neighborhoods include:

- **THE CANAL DISTRICT** – New restaurants, retail shops and a soon to be constructed hockey complex
- **THE ARTS** – The historic Worcester Art Museum and the Theater District, including the renovated Hanover Theater
- **CITY SQUARE** – Soon to be constructed AC by Marriott Hotel and 390 unit Roseland apartment complex with surrounding retail amenities
- **MERCANTILE CENTER** - Office, retail, restaurant and entertainment redevelopment
- **SHREWSBURY STREET CORRIDOR** – Worcester's restaurant row
- **HIGHLAND STREET / NORTH MAIN CORRIDOR** – University expansion and redevelopment



Worcester:
Talent Rich,
Growing &
Focused on
the Future



WORCESTER IS A COLLEGE TOWN with 12 colleges and universities and a combined student population of 35,000. These schools graduate **5000 STEM** degree and certificate holders annually.

WORCESTER IS THE SECOND LARGEST CITY in New England. For more than a decade Worcester has added population and jobs at a much faster rate than Massachusetts as a whole. The City's economy is diverse with a unique twist: Meds, Ed, and Financial Services but with a manufacturing base that produces some of the **BEST PRODUCT DEVELOPERS IN THE WORLD.**

THE \$565 MILLION CITY SQUARE AND MERCANTILE CENTER projects in downtown Worcester are one of the largest combined projects now underway in Massachusetts. When complete, developers will have created an abundance of **COMMERCIAL, MEDICAL, RETAIL, ENTERTAINMENT AND RESIDENTIAL SPACE** THAT WILL TRANSFORM WORCESTER'S CBD INTO A LIVELY LIVE-WORK-PLAY DISTRICT.

**THIRD
LARGEST
CLUSTER OF
LIFE SCIENCE
COMPANIES
IN MA**

GATEWAY PARK

At Worcester Polytechnic Institute



A Center of Research, Commerce and Innovation
that Accelerates Growth.

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