A SOURCE OF NEW IDEAS

DISCOVERIES

More than a Real Estate Opportunity.

MASTER PLANNED × SHOVEL READY × BUILD TO SUIT
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.
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

LEED Certified, Build-to-Suit 100,000 SF to 250,000 SF Tech Complex
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
LIFE SCIENCE COMPANIES IN MA

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

Contact Us for More Information:

WILLIAM D. KELLEHER IV, Principal
508.635.6785
wkelleher@kelleher-sadowsky.com

JAMES G. UMPHREY, Principal
508.635.6790
umphrey@kelleher-sadowsky.com

F. MICHAEL DIGIANO, Executive Vice President
617.457.3410
mdigiano@naihunneman.com

EVAN GALLAGHER, Executive Vice President
617.457.3350
egallagher@naihunneman.com

www.GatewayParkWorcester.com

All information furnished regarding property for sale or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.