

EXCHANGE IS HERE

MADE IN
MALDEN



EXCHANGE
TWO HUNDRED



MADE IN
MALDEN



Exchange 200 in Malden offers new lab, creative office, tech, and ground-floor retail/restaurant space in an outstanding transit oriented location.

The 350,000 SF building has undergone a comprehensive redevelopment, transforming the property into an innovation hub and creating a dynamic work environment built to house innovative companies, facilitate the creation of cutting edge technologies, and promote new discoveries within the region's lab/life sciences, R&D, and light manufacturing ecosystems.

200 Exchange offers a unique combination of immediate transit access, building infrastructure, and compelling economics, all situated in the midst of a strong, talented workforce. The building features a host of first-class amenities including an extensive fitness center, locker and shower room facilities, and bike storage, all bolstered by vibrant ground floor restaurant, café, and outdoor patio space anchored by Starbucks and 110 Grill.

Located in Malden Center and steps from the T, Exchange 200 is at the heart of an ongoing surge of activity in Malden, with new breweries, restaurants, entertainment and high-end apartments all attracting the region's top talent to live, work, and play in the city. Join them in their backyard and share the vision of **#MadelnMalden**.

ALL OF THE BENEFITS



LOCATION

- Seconds from the T, Orange Line, Commuter Rail and buses
- Access to a diverse, talented labor pool
- Located in Malden Center's dynamic live-work-play community

AMENITIES

- Groundfloor restaurants, cafe, and patio space featuring Starbucks, Evviva Trattoria, and 110 Grill
- 300 parking spaces in adjacent garage and ample nearby public parking
- Bike storage, fitness center, and locker / shower facilities

VALUE

- Rents at a significant value to Boston, Somerville, and Cambridge.
- Access to all of the benefits of an urban location; abundant transit and amenity options
- Welcoming business environment

INFRASTRUCTURE

- Extensive Power Capacity
- Heavy floor load capacity and wide column spacing
- 7 loading docks, including 2 dedicated & secure docks



MADE IN
MALDEN

URBAN LOCATION

TOP 1

Most diverse school system in
Massachusetts

Malden has added more than

2,094

units of housing since 2010

1/2

Nearly 1/2 of Malden's workforce
commutes to Boston, when they
could work in their own backyard

Within half a mile of Exchange 200

16.6 %

of people are 25-34 years old.

TOP 10

Malden is one of the top 10
communities in Greater
Boston for life sciences, business/
financial, architectural/engineering
and computer/mathematics
employees

96

Exchange 200 is a **walker's paradise**,
with an impressive walkscore of 96



Exchange 200 is perfectly positioned in Malden Center

Exchange 200 provides
convenient access to
multiple means of transit
and a vibrant, growing
restaurant, brewery and
residential scene, providing
all of the urban amenities
that today's employees
are demanding.



77

Restaurant/Bars



7

Fitness Studios



18,014

Housing Units



17

MSF of Retail

AMENITIES WITHIN
HALF A MILE



MADE IN
MALDEN

PERFECTLY POSITIONED



MALDEN CENTER

MALDEN

93

SOMERVILLE

CAMBRIDGE

ASSEMBLY ROW - 6 MINUTES

CAMBRIDGE CROSSING

NORTH STATION - 13 MINUTES

BOSTON

90



LOGAN AIRPORT

Just a two-minute walk from Malden Station to your desk or bench and only a 13-minute train ride to Downtown Boston

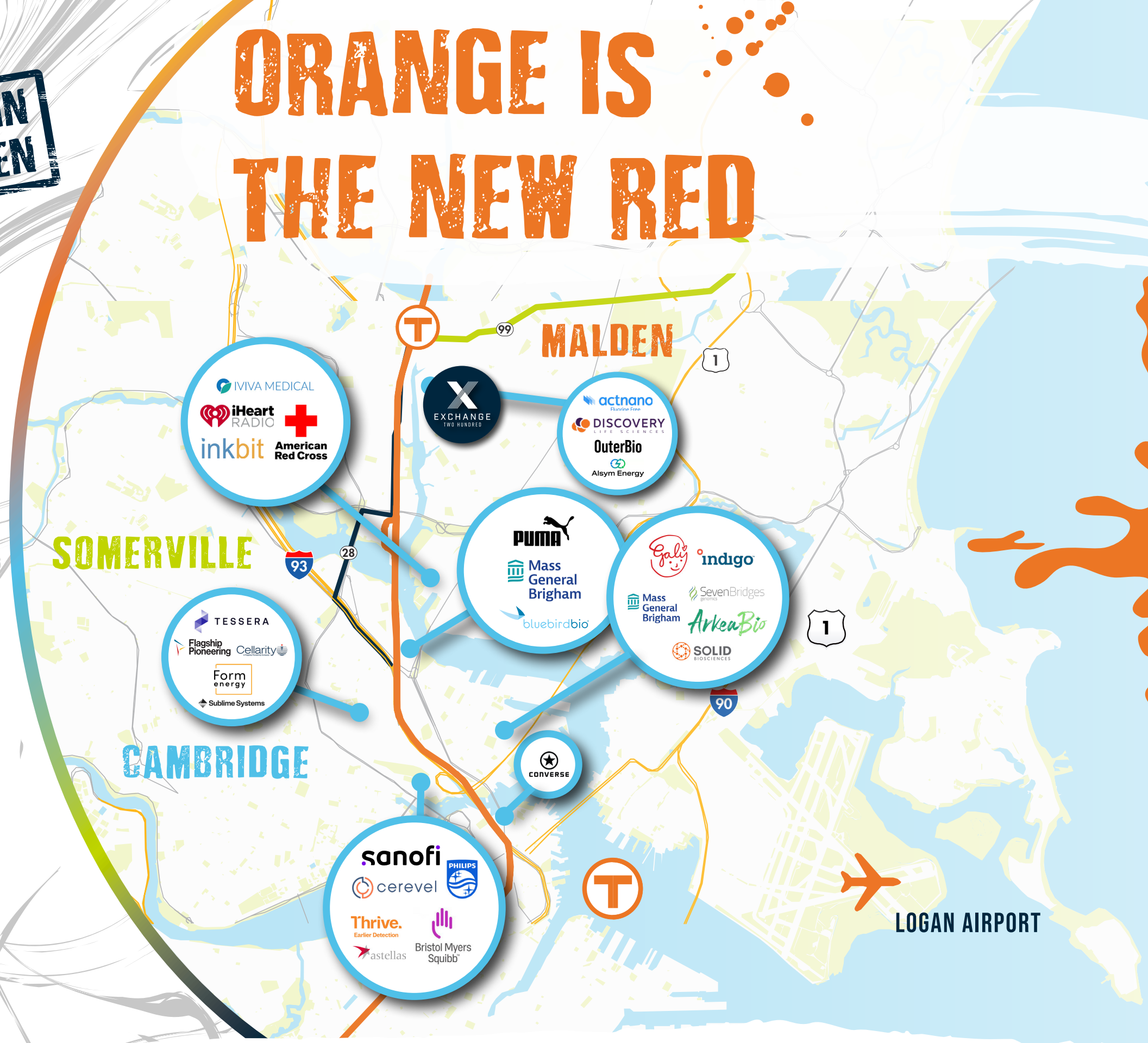
- Seconds from the Orange Line, Commuter Rail, and bus hub
- 13 Minutes to Boston
- 6 minutes to Assembly Row
- Immediate access to Northern Strand Bike Trail
- Conveniently located Blue Bike stations nearby

- Only 5 stops to Downtown Boston on the Orange Line and 1 stop on the Commuter Rail
- Perched between I-93 and Route 1
- Walkscore of 96
- Easy access to Logan Airport via multiple routes



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ORANGE IS THE NEW RED

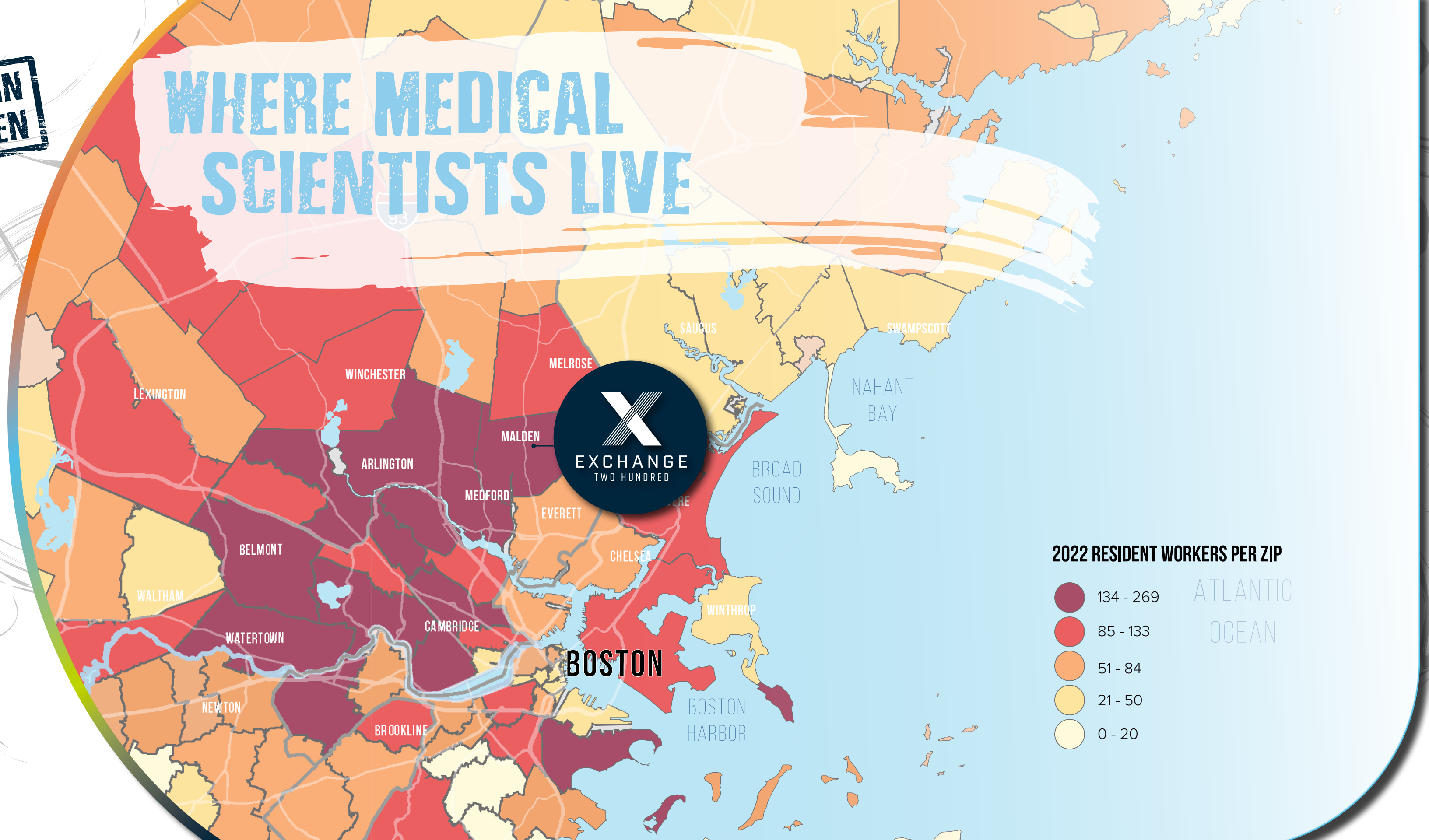


Life sciences and advanced R&D lab companies are increasingly locating along the Orange Line north of Boston, creating a growing innovation corridor of companies taking advantage of the strong local labor pool, immediate access to transit, and lower costs.

The Orange Line improvement program is resulting in an expanded fleet of 152 modern, spacious cars offering faster, more comfortable trips on the most reliable fleet in the T system.

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WHERE MEDICAL SCIENTISTS LIVE





LAB READY SPACE



Exchange 200 provides tenants the unique ability to house their offices, R&D/lab & GMPc facilities under one roof. With expansive floor plates, high performance infrastructure, ample loading access and a variety of nearby amenities, this dynamic lab ready space provides the ideal location for companies of all sizes and needs.

Building Specifications For Lab*

FLOOR SIZE	<ul style="list-style-type: none">○ Approx. 95,000 RSF○ Design and capacity to accommodate GMP on 1st and 2nd floors including dedicated loading/ freight
CEILING HEIGHT	<ul style="list-style-type: none">○ 15-16 ft slab to slab
COLUMN SPACING	<ul style="list-style-type: none">○ 36'
HVAC	<ul style="list-style-type: none">○ Cooling Capacity:<ul style="list-style-type: none">- 110 SF/Ton for Lab- 300 SF/Ton for Office○ Make Up Air Capacity:<ul style="list-style-type: none">- 1.75 CFM/SqFt for lab space- 0.10 CFM/SqFt for office space
WATER/SEWER	<ul style="list-style-type: none">○ 2" Domestic water line○ Sanitary Riser○ 6" lab waste and 4" lab vent risers, directed to central pH neutralization system
GAS	<ul style="list-style-type: none">○ 6"at street
CHEM STORAGE	<ul style="list-style-type: none">○ Ground floor chemical storage space available
LOADING	<ul style="list-style-type: none">○ Floor load capacities range from 85-280 lb/sf○ Six (6) loading docks, private and common available○ Freight elevator with 10,000 lb capacity
ELECTRIC	<ul style="list-style-type: none">○ 15 W/SF for lab space○ 7.5 W/SF for office space○ Additional power capacity available in street with infrastructure to building already installed by utility
ROOF	<ul style="list-style-type: none">○ Ample Rooftop space to accommodate Tenant equipment
POWER	<ul style="list-style-type: none">○ Tenant-optional standby generator<ul style="list-style-type: none">- 500kW/625-kVA, 277/480-volt.- Redundant power available if required.
LAB WASTE	<ul style="list-style-type: none">○ Central pH with Landlord holding MWRA permit

*These specifications include upgrades that may be modified to fit tenant needs.



T R I A



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CLICK TO VIEW THE LOBBY



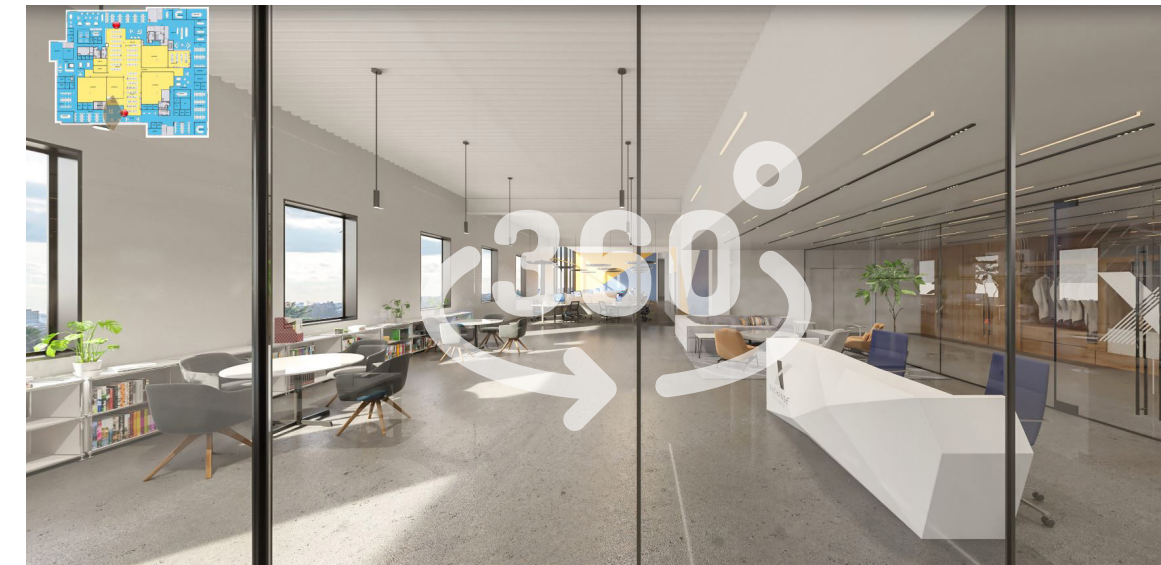
CLICK TO VIEW THE FITNESS CENTER



**VIRTUALLY TOUR THE LOBBY
& FITNESS CENTER**

**VIRTUALLY TOUR
THE SPACE**

CLICK TO VIEW CONCEPTUAL BUILD-OUT POTENTIAL



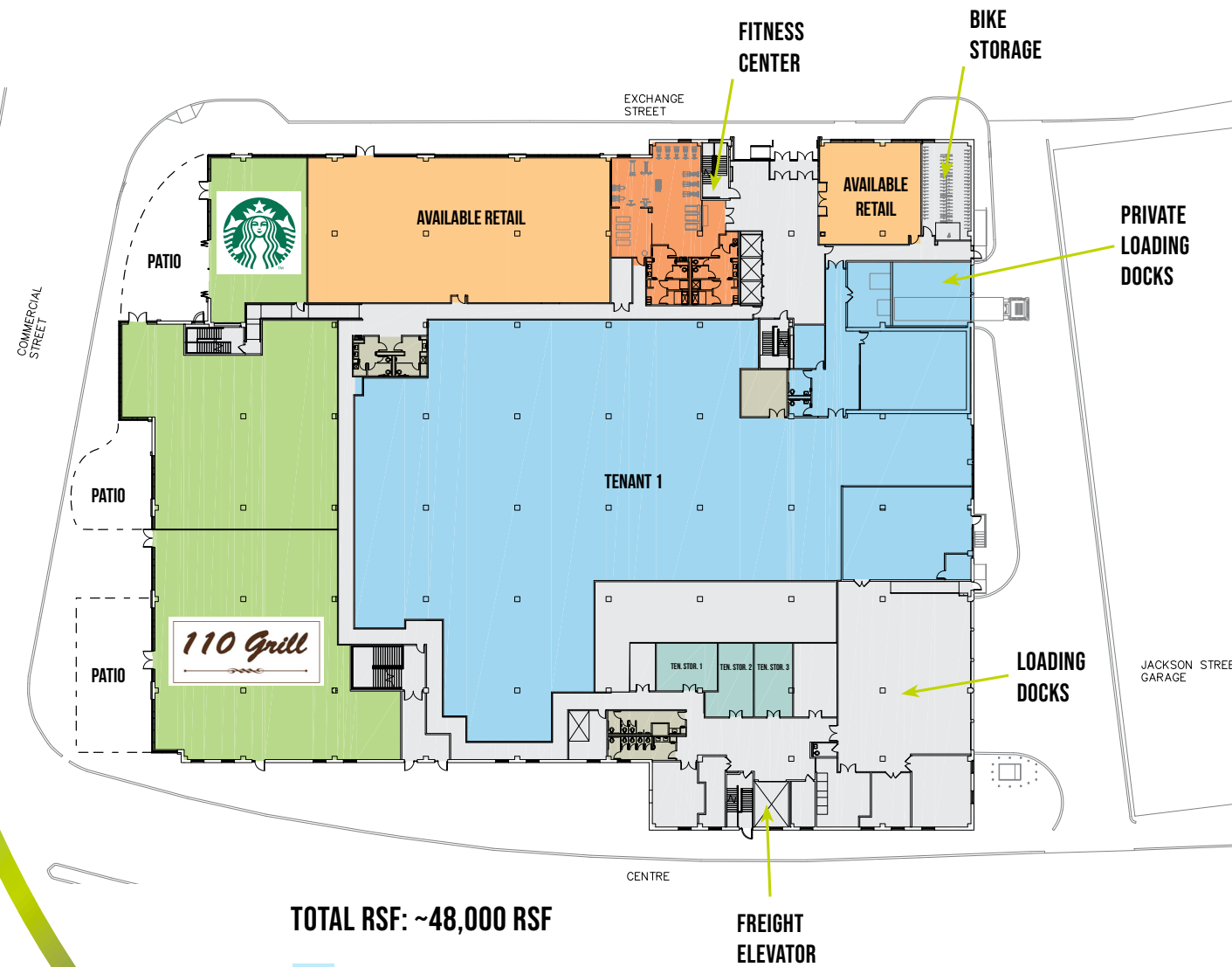
CLICK TO VIEW CONCEPTUAL BUILD-THIRD FLOOR SUITE B





FLOOR PLANS

LEVEL 1 - LAYOUT

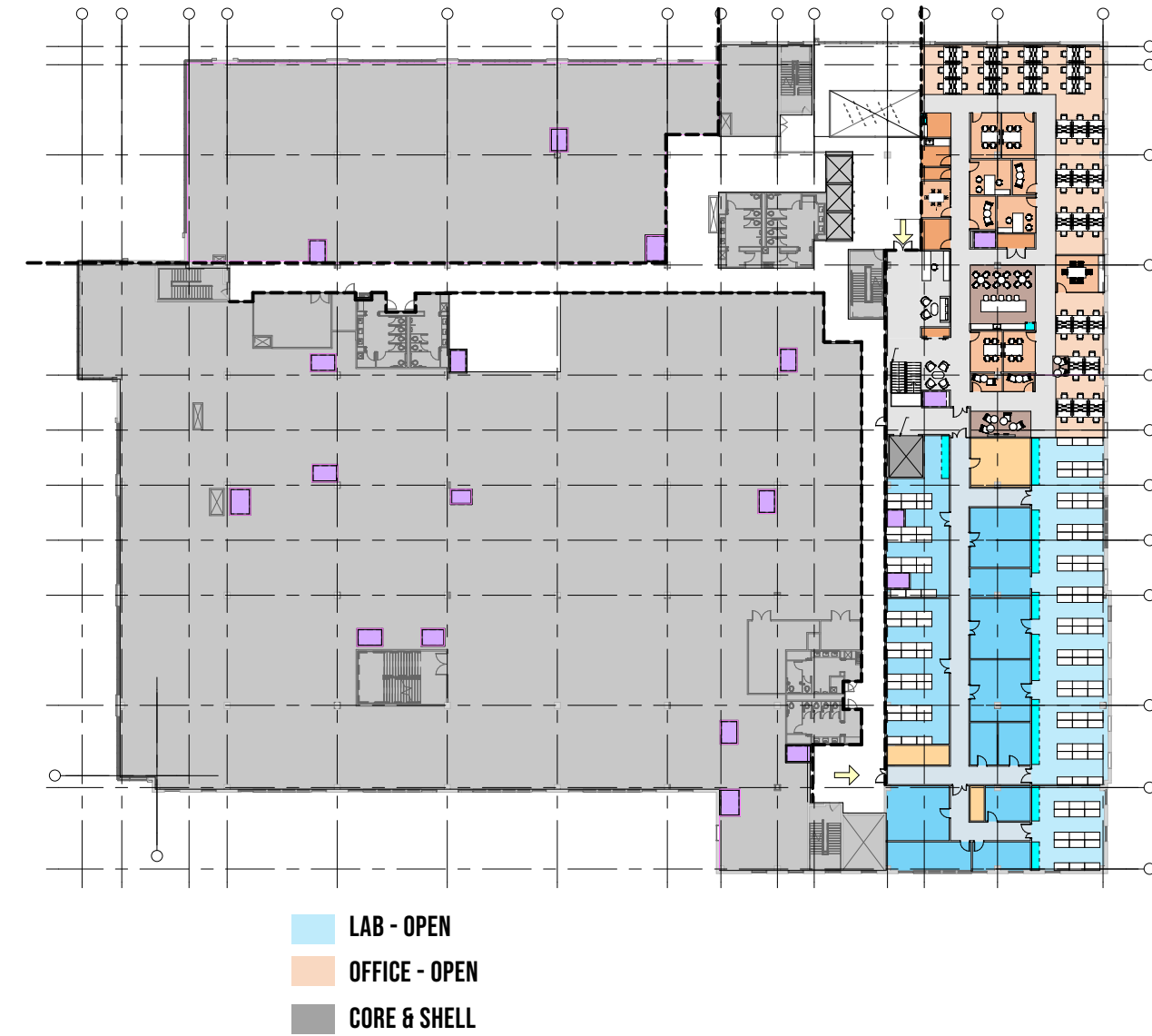


TOTAL RSF: ~48,000 RSF

APPROX. 37,000 RSF

APPROX. 11,000 RSF

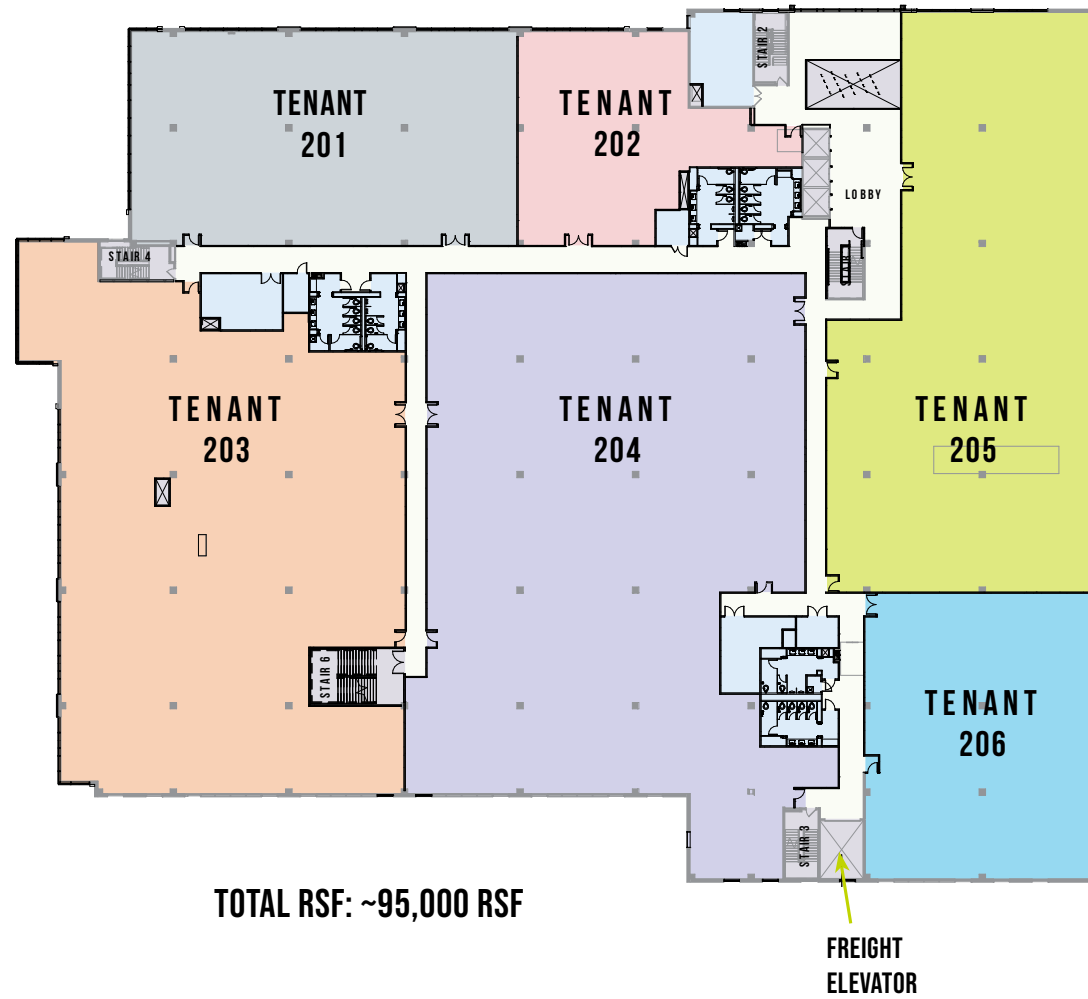
LEVEL 2 - ~30,000 SF TEST FIT



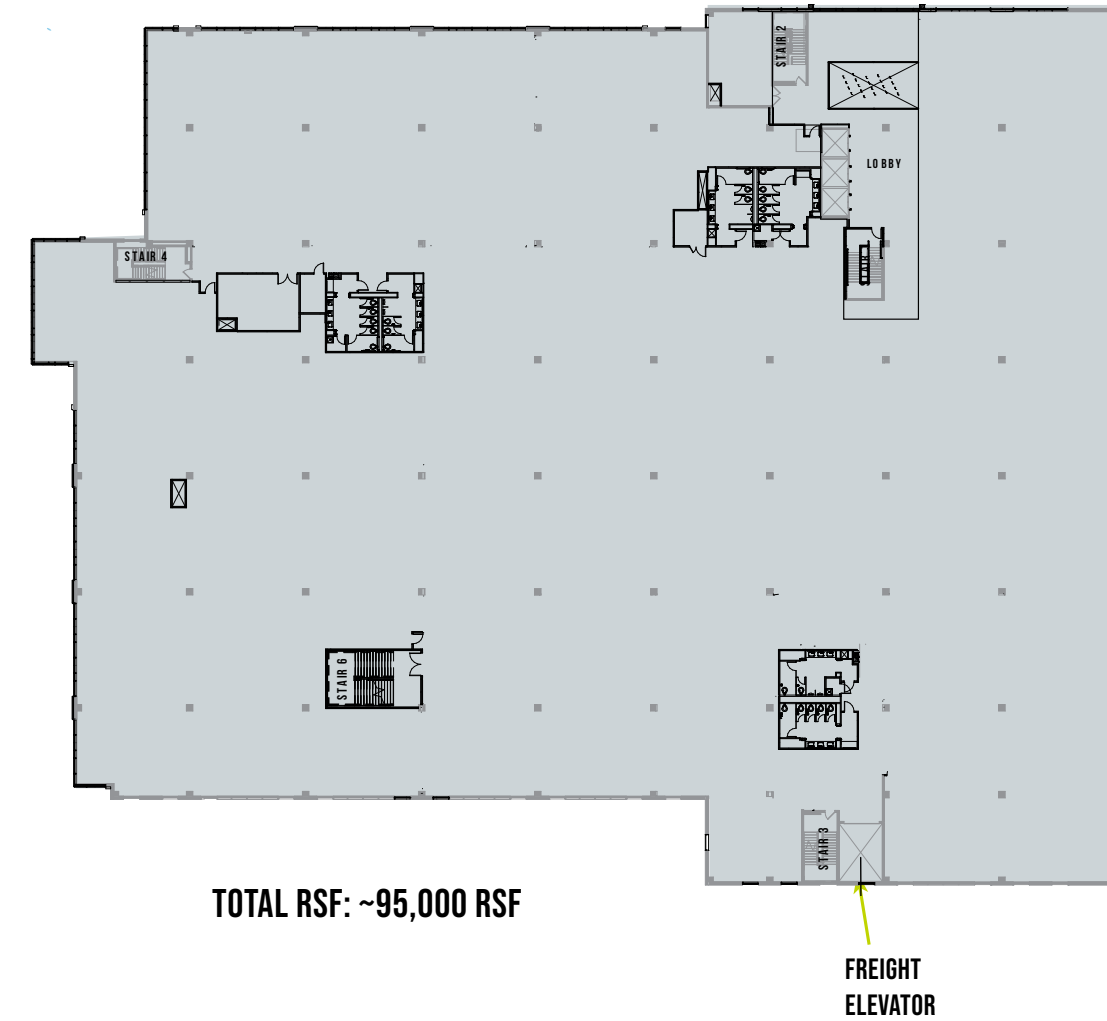
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FLOOR PLANS

LEVEL 2 - POTENTIAL SUBDIVISION LAYOUT



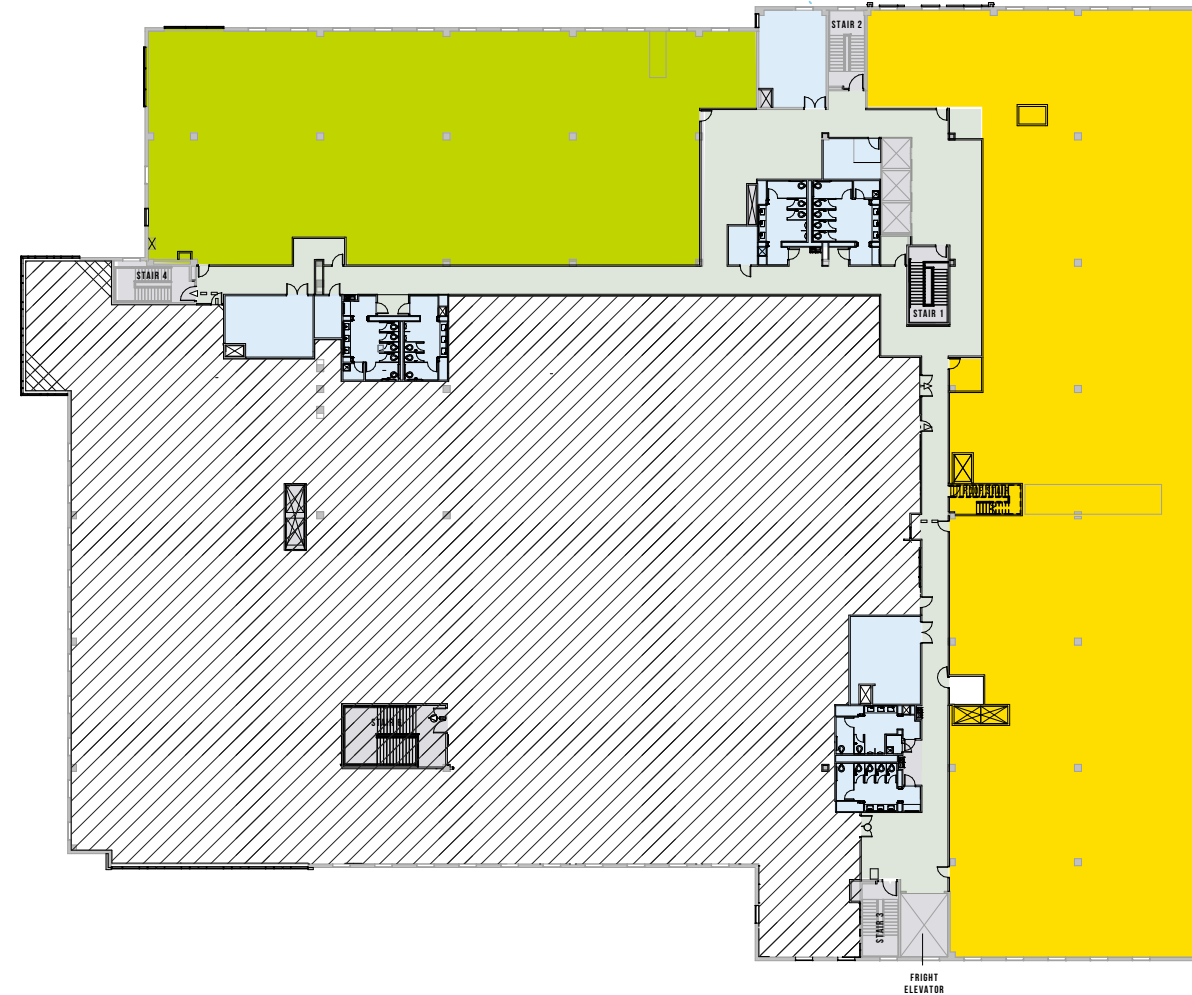
LEVEL 2 - CORE AND SHELL



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FLOOR PLANS

LEVEL 4 - POTENTIAL LAYOUT



TOTAL RSF: 43,000 RSF

TENANT 401 - 16,000 RSF

TENANT 402 - 27,000 RSF

LEASED SPACE



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DYNAMIC RETAIL

In addition to the abundant amenities in the neighborhood, Exchange 200 offers 20,000+ SF of ground-floor, dynamic retail and restaurant options. Anchored by Starbucks, tenants can enjoy their well-known laid-back atmosphere as a place to meet up with colleagues, grab a bite, or relax without ever having to leave the building.



WWW.EXCHANGE200.COM



FOR MORE INFORMATION, PLEASE CONTACT.

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