

TURNKEY BIOLAB FACILITY, READY FOR RAPID STARTUP

12 Gill Street, Woburn, MA | 4,582 +/-SF



Cell and Gene Therapy Biolab For Sub-Lease

Available for sub-lease at 12 Gill Street is a cell and gene therapy biolab and offices with research, development, and clinical scale GMP manufacturing capabilities.

- 4,582 +/- rsf
- Term: 6-12 months
- Access to common loading
- On-site, daytime parking
- Conveniently located at the Intersection of Routes 93 and 95/128.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

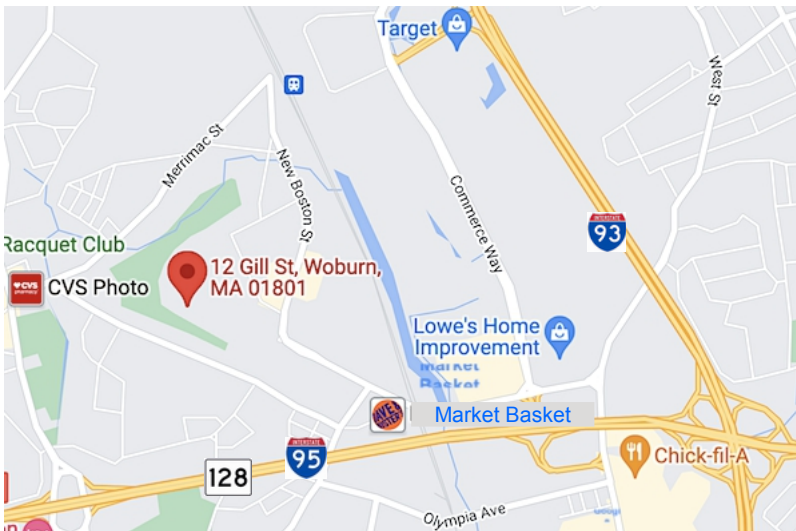
CARBONE Commercial Real Estate, Inc.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2022 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

Facility Description

- Qualified (IQ/OQ and EM) ISO 7 Class 10,000 GMP-ready Cleanroom - Modular “cleanroom within a room” with self-powered HEPA filter units, air returns, and ISO 8 Class 100,000 gowning room airlock
- ISO 5 Class 100 Aseptic Process Isolator and Biosafety Cabinets
- Analytical and Quality Labs with Equipped Benches with power outlets
- Utility Gas manifold Room to supply the Isolator controlled environment
- Emergency Generator (on the roof) to power select equipment and systems, with Circuit Breaker
- Fire King fireproof large cabinet file
- Receptionist area
- 3 closed-door offices (1-3 person capacity, each) with adjustable-height desks
- Conference Room with Cestron Flex Advanced Tabletop Video Conferencing System
- 55 Inch Wall-Mounted TV in the Conference Room
- Large open-area office workspace for up to 14 people with power outlets
- Kitchen area with wood cabinets, sink, refrigerator/freezer, and microwave
- Key Card security with alarm (Feenics) to allow variable access permissions to the office and to the lab areas and cleanroom
- Wi-Fi
- Meraki M46 Wi-Fi 6 indoor AP
- Meraki MS225-48FP L2 Stock CLD MGD 48X
- Meraki MX100 Cloud MGD SEC Application
- Large Supply/Utility Door leading to the Lab areas from the main hallway
- 2 Circuit breaker panels
- Internal, single occupant restroom with toilet and handwashing sink. Additional restrooms in the hallway for each floor of the building

Location



781.935.5444

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

Equipment Overview

- ISO 5 Class 100 Qualified GMP-Ready Biospherics Xvivo X-2 modular Aseptic Processing Isolator System with HEPA Filtration-Continuously Recirculating Controlled Atmosphere. 21CFR-11 compliant control software
- Stand-Alone Chiller to support Isolator workspace temperature control
- Qualified Labconco Iso Class 2 Biological Safety Cabinet
- GMP-Ready MACSQuant Flow Cytometer with 21CFR-11 compliant software
- Qualified Lasair III Aerosol Particle Counter
- SAS Super 180 Air Sampler for viable organisms
- TECAN F Plex Microplate Reader for LAL and other assays
- NucleoCounter NC-200
- Mettler Toledo XRS64 Analytical Balance
- Scientific SL 16R Centrifuge
- Benchmark Scientific ST-180 PLUS CO2 Incubator
- Benchmark SureTemp Incubator H2505-130
- ABS 2-8° C Refrigerator
- ABS -20° C Freezer
- K Series Cryogenic Liquid Nitrogen storage vessel with alarmed probe
- Multiple Micropipettes – various volumes
- Multiple Handheld Pipette Aids
- Micro centrifuges
- Chemical Safety Hood
- Chilled Processing Chamber
- GPC - Freezer/Bag Sealer
- GPC - Centrifuge Chamber

Select Facility/Equipment GMP Documentation*

(*available at discretion of sub-Lessor)

- Qualification reports for much of the equipment
- Clean Room URS and Qualification Report
- EM Qualification for the Clean Room
- Various Equipment and Maintenance SOPs
- Various cleanroom and Isolator-related SOPs
- Additional GMP-related documents



View the full gallery of photos at: CarboneRE.com/flyer/1333/12-gill-street-woburn-ma-01810-biolab

781.935.5444
CarboneRE.com

CARBONE Commercial Real Estate, Inc.