

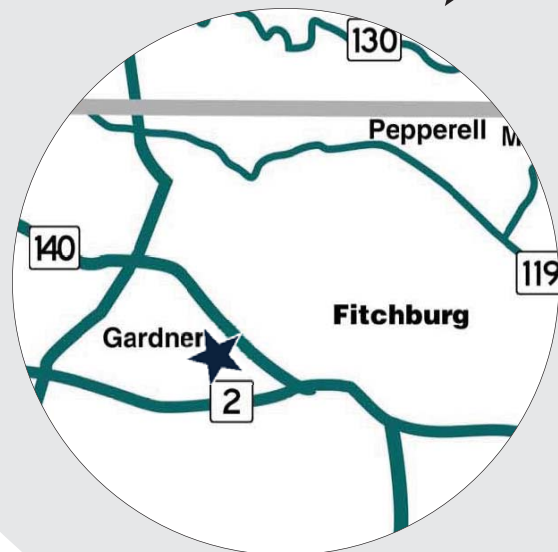
FOR
LEASE

100 SIMPLEX DRIVE WESTMINSTER, MA



WAREHOUSE SPACE **198,788 SF ON 95 ACRES**

» As the exclusive listing agent, The Stubblebine Company is pleased to present Route 2 Commerce Park for lease. With robust infrastructure, first-class corporate amenities and a strategic location off of Route 2, the 95-acre park is the ideal headquarters for R&D, office, manufacturing and warehouse/distribution users.



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY HISTORY

Route 2 Commerce Park, a single-story office/manufacturing/distribution facility, was built by Digital Equipment Corporation in phases between 1975 and 1980. The property was purchased by Simplex Time Recorder, Inc. in 1992 and fully renovated and upgraded for the manufacturing of their Security and Fire Protection products.

CAMPUS LOCATION

Route 2 Commerce Park is strategically situated in Westminster at the intersection of Route 2 and Route 40, just 18 miles from I-495, 24 miles from Worcester and 53 miles from Boston—providing direct access to key New England markets and a highly skilled and educated workforce. The property offers dramatic frontage on Route 2, easy accessibility and clear highway visibility.



FLEXIBLE LAYOUT AND PARKING

The 685,000 square foot complex maintains the amenities and prestigious facade that is expected from a world-class headquarters building. The site provides 1,593 parking spaces and is subdividable to accommodate users as small as 65,000 s.f.



ROBUST INFRASTRUCTURE & HIGH-TECH SYSTEMS

The facility provides users with heavy power—17,500 amps, 13,800 volts, 3-phase power (with 4,000 amps / 480 volts / 3 phase per core) and two back-up generators (450KW and 175KW). The site is serviced by municipal water and sewer. The building is equipped with state-of-the-art telecommunications (T1 lines), a raised-floor data center and a modern security system with surveillance cameras.

UNIQUE CORPORATE AMENITIES

Route 2 Commerce Park offers a prestigious image and an array of unique benefits for companies looking to establish corporate headquarters at the campus. Building amenities include a distinguished façade, formal entry, full-service cafeteria, impressive conference rooms, abundant parking and more. Landmark campus amenities include a lush, wooded setting on 95 acres, with ponds, recreation paths and picnic areas.



PROPERTY SPECIFICATIONS

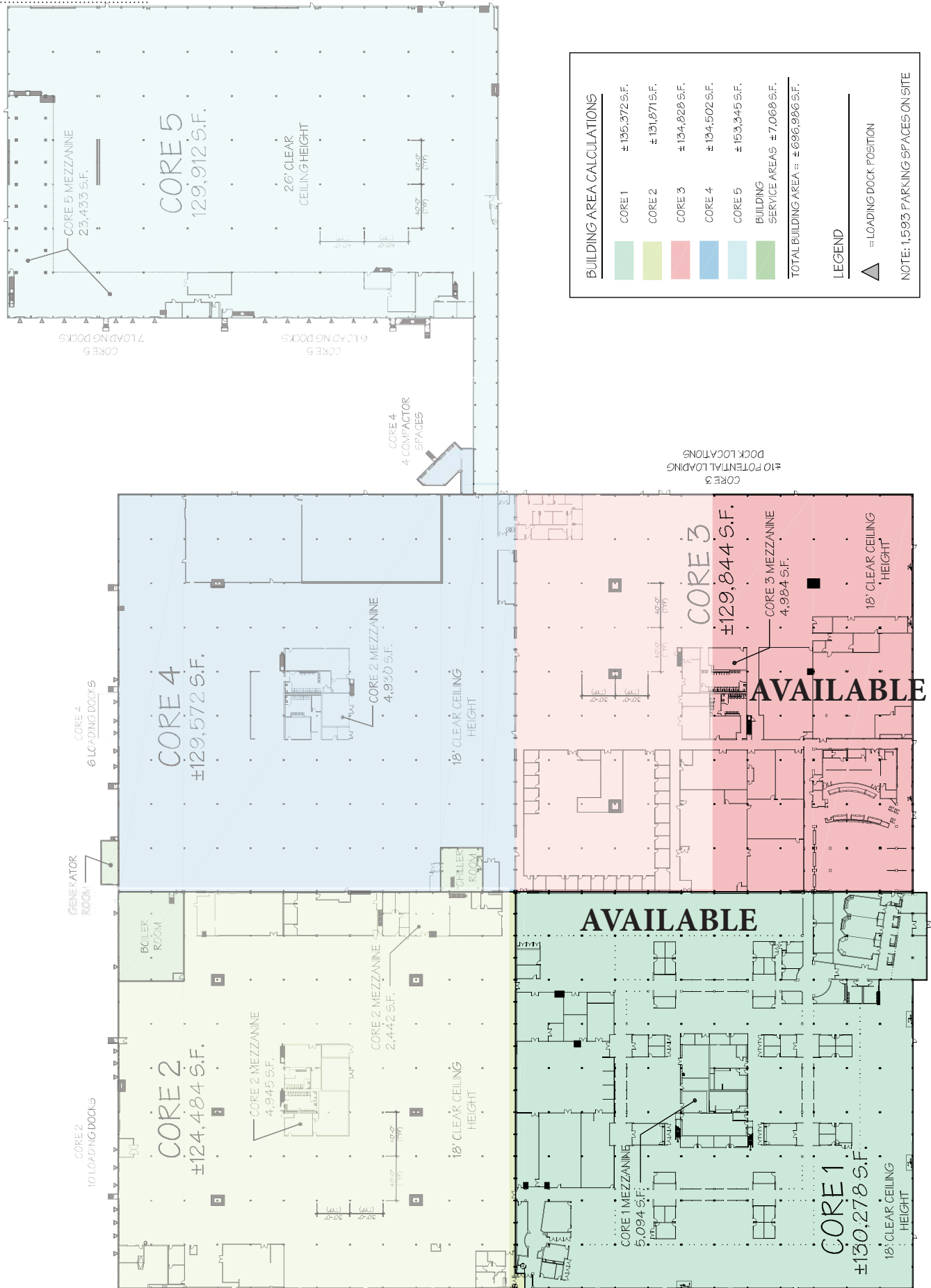
TOTAL SPACE	+/- 685,017 s.f. comprised of five cores <ul style="list-style-type: none"> • Core 1 +/- 135,372 s.f. - High-Tech Office Quad (Available) • Core 2 +/- 131,871 s.f. - warehouse (A/C) • Core 3 +/- 134,828 s.f. - R&D/flex (63,416 s.f. Available) • Core 4 +/- 134,502 s.f. - warehouse • Core 5 +/- 153,345 s.f. - warehouse
BUILDING SERVICE	
AREAS	+/- 7,068 s.f.
LAND	+/- 95 acres
FOUNDATION	Poured concrete slab/footings
EXTERIOR WALLS	Masonry with insulated metal panels
ROOF STRUCTURE	Bar joist and steel deck
FLOOR COVERINGS	Office - carpet; Warehouse - sealed concrete; Manufacturing - vinyl tile/sealed concrete
CEILINGS	Office - 10' clear; Warehouse - 18' clear; R & D - 10'-18' clear
LIGHTING	Recessed fluorescent in office and manufacturing; high bay metal halide in warehouse area
POWER	17,500 amps, 13,800 volts, 3 phase/4 wire service; each core has 4,000 amps
HEAT	Central boiler room with gas and oil fired hot water system feeding individual multi-zoned air handlers
AIR CONDITIONING	Entire premises via a central Freon distributed supply system, feeding multi-zoned air handlers
SPRINKLERS	100% wet sprinkler system throughout
FEATURES	Training center, Raised floor datacenter space, Fully equipped cafeteria, Two deisel-powered back-up generators, Modern security system with surveillance cameras
PARKING	On-site parking for 1,593 cars
LOADING	16 dock doors in manufacturing area and 13 dock doors in warehouse area
SYSTEMS	T1 telephone lines, raised-floor data center, modern security system with surveillance cameras



EXCLUSIVE LISTING AGENT

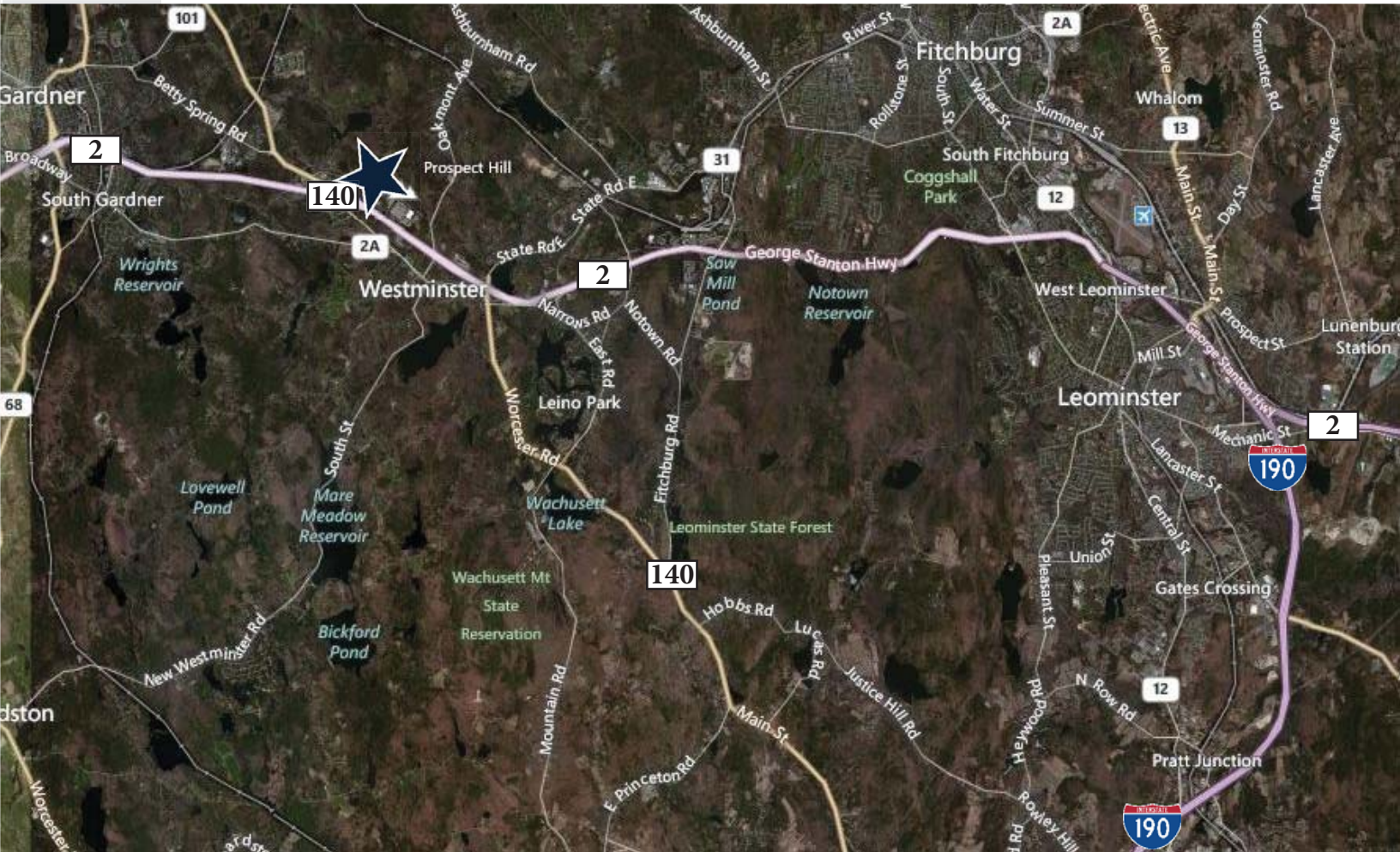
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FLOOR PLAN



LOCATION

- 1 mile to Route 2 / Route 140
- 18 miles to I-495
- 24 miles to Worcester
- 53 miles to Boston



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Ownership:

Route 2 Commerce Park is owned by a joint venture among entities formed by Hackman Capital Partners, LLC, Calare Properties Inc. and KBS Real Estate Investment Trust

CONTACT:

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