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Cullinan of Freudenheim arranges 30,000 s/f relocation of Cyprotex

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200 Staples Drive - Framingham, MA

Framingham, MA Freudenheim Partners has arranged the relocation and expansion of Cyprotex, an Evotec company, from 313 Pleasant St. in Watertown to 200 Staples Dr. in Framingham. Cyprotex is more than tripling in size and growing from its current space of 8,000 s/f and will occupy 30,000 s/f on the 1st floor.

Ellie Cullinan represented the tenant, Cyprotex, while Tyler McGrail of Newmark represented the landlord, Outshine Properties, in the transaction.

Cyprotex, fully owned by the rapidly growing life science company Evotec, engaged Freudenheim Partners to help them navigate a very complex environment. Due to a rapid expansion of their business in the U.S., they needed to find a facility with the ability to deliver expansive lab space on

an ambitious timeline. Beyond the scientific needs, they were also looking for a location that offered the amenities to attract high-quality employees, and they needed the flexibility to expand as their business continues to evolve.

200 Staples Dr. is a two-story, 60,000 s/f building located in 9/90 Corporate Center near Sanofi Genzyme and other life science industry leaders. The building provides access to major highways and provides MWTA shuttle service to the Framingham Commuter rail station, and is near many area amenities including cafe, daycare, health clubs and hotels.

“The challenge was finding space that would meet our clients’ needs from a scientific, economic and timing standpoint as well as offer the option to expand” said Cullinan, executive vice president of Freudenheim Partners. “200 Staples Dr. not only checked those boxes but is in an attractive corporate setting with great area amenities.”

Dr Craig Johnstone, chief operating officer of Evotec, said “Integrating predictive toxicology and ADME research into the R&D continuum is a priority for the cost-efficient development of new medicines. Cyprotex’ expansion into a first-class scientific facility in Framingham will benefit both existing and new clients across the US. The co-location of Cyprotex’ offering in proximity to Evotec’s US East Coast sites, especially the sample management facility in Branford, CT, further allows us to drastically reduce turnaround times.”

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