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Newmark arranges sale of 109,085 s/f Burlington BioCenter

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Burlington, MA Newmark has arranged the sale of Burlington BioCenter, a premier life science facility. The transaction was facilitated by Newmark co-head of U.S. capital markets Robert Griffin, along with Boston Capital Markets executive vice chairman Edward Maher, vice chairman Matthew Pullen, executive managing director James Tribble, senior managing director Samantha Hallowell and associate director William Sleeper. The buyer is an owner-user that has chosen to remain unnamed. Details of the sale were not disclosed.

Burlington BioCenter comprises 109,085 s/f across four stories and is one of the only fully built-out life science assets in the Burlington submarket. The property offers move-in-ready, best-in-class laboratory and office space, unlike most competing buildings in the area, which are delivered with shell space requiring significant tenant improvements.

“Burlington BioCenter stands alone in the Burlington submarket for its turnkey laboratory infrastructure and modern, full-floor buildouts,” said Pullen. “In a region where many life science buildings remain in shell condition, this asset is truly differentiated by its cutting-edge systems and immediate occupancy potential.”

Originally completed in 2019 with its interior laboratory buildouts finalized in 2022, the building features high-performance laboratory infrastructure, including pH neutralization, high-efficiency HVAC systems, backup power, dedicated loading and a freight elevator. Additional highlights include flexible floor plates with interconnecting staircases, a dramatic two-story lobby, floor-to-ceiling glass and premium finishes throughout.

Located at 4 Burlington Woods Dr., Burlington BioCenter offers accessibility via I-95/Rte. 128 and Rte. 3. It is positioned within a thriving suburban life science cluster supported by a strong labor pool, numerous amenities and proximity to top academic and research institutions.

Newmark financial analyst Grady Zink provided analytical support for the transaction.

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