

# TWO CORPORATION WAY

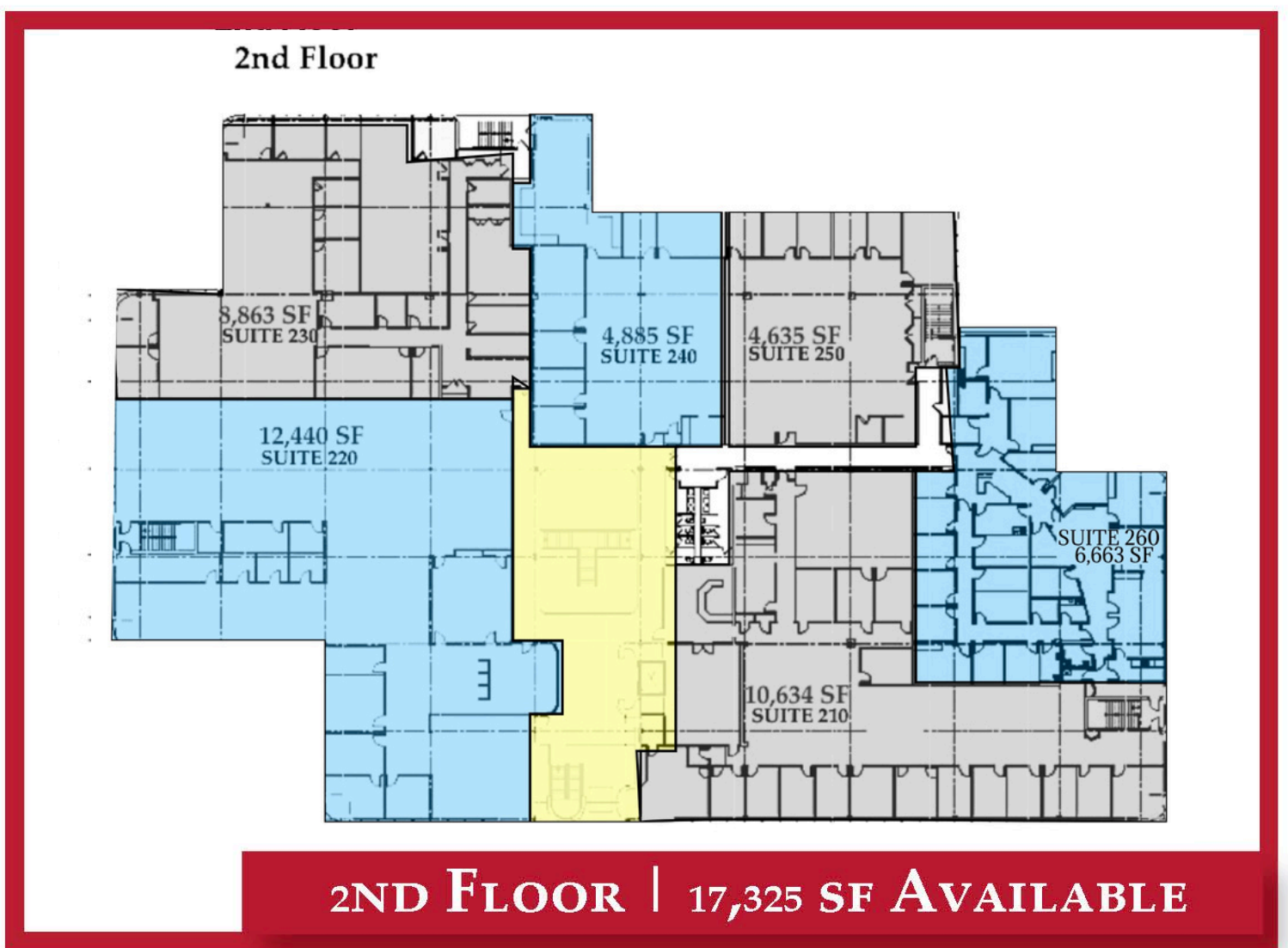
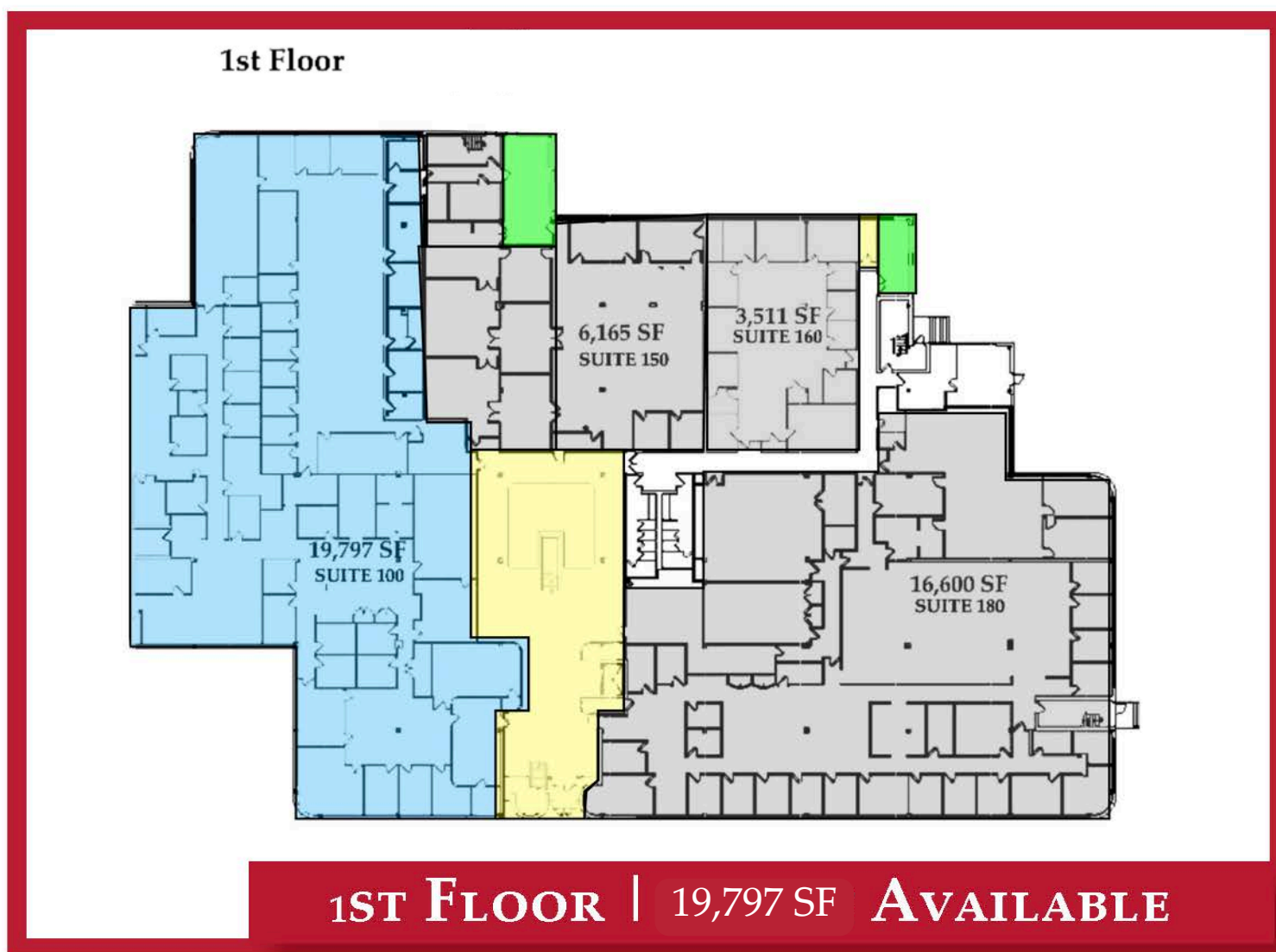
PEABODY, MA 01960

**FIRST CLASS R&D/LAB/OFFICE**



*Creating Better Places to Live, Work and Play.®*





**SPECIFICATIONS**

**Location:** 2 Corporation Way, Centennial Park, Peabody MA

**Total Building:** 94,061 SF across 2 Floors

**Available on 1st Floor:** 19,797 SF  
**Available on 2nd Floor:** 4,885 SF & 12,440 SF  
**Building Contiguous:** 32,237 SF

**Floor to Floor:** 9'-10'

**Floor to Deck 1st Floor:** 14'-11"  
**Floor to Deck 2nd Floor:** 13'-8"

**Interior Column Spacing:** 28' x 28'

**Construction:** Steel frame, concrete & antique Brick Exterior

**Loading:** 4 tailboards, 8'H x 8'W

**Parking:** 3.5 per 1000 SF

**Wate System:** 4" service

**Gas Supply:** 5" service

**Telecom:** Fiber available

**Garage Doors:** Two (2) insulated @ 8'W x10'H

**Elevator:** 4,000 lbs

**Sprinklers:** Fully Sprinklered

**Roof:** Rubber membrane

**HVAC:** Heat pump system with boiler, chilled water systems. Supplemented with multiple split systems & packaged units

**Electricity:** 2000 Amps, Peabody Municipal Lighting

**Gas:** National Grid

**Water & Sewer:** City of Peabody

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# 32,237 SF

## Available across 2 Floors.

1st Class | R&D | LAB | OFFICE

*Two Corporation Way is ideal for 1st Class R&D facilities, lab, and office users alike. Enjoy skylit 2-story atrium with garden. Work with Combined Properties' full service, in house team of experts to design and build your next corporate home!*



### ALLOWED USES



**R&D**



**Lab**



**Office**

### CORPORATE NEIGHBORS

Miele Corp

Lahey Clinic

Arrow

Mass General Brigham

HTS Engineering

Innovent Technologies

Energi

Cardinal Health

Civil & Environmental  
Consultants, Inc.

Boston Children's North  
Hospital

Synventive

CVS/ Omnicare

ThermoFisher

Analogic

NICE North America

### LOCAL AMENITIES

*Strategically located at the junction of Route 128 and I-95 and only 17 miles to Boston and Logan International Airport, Centennial Park's campus-like setting offers 2 on-site hotels and on-site restaurants. The park boasts a variety of retail, dining, and recreational amenities and is home to a roster of world class corporations. Nearby are dozens of fine restaurants, health clubs, Market Street/ Lynnfield and the North Shore Mall, featuring 130 high-quality retailers.*

### CONTACT

**Greg Regazzini**  
**Senior Vice President, Director of Leasing**  
gregazzini@combinedproperties.com  
781.321.7800 x318  
www.combinedproperties.com

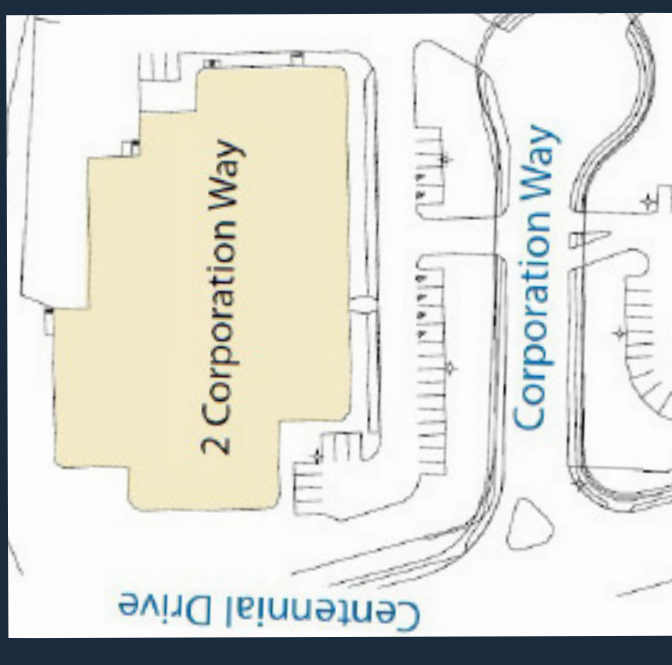
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Two Corporation Way,  
Centennial Park  
Peabody, MA

1ST FLOOR SUITE  
19,797 SF

2ND FLOOR SUITES  
FROM: 4,885 - 12,440 SF



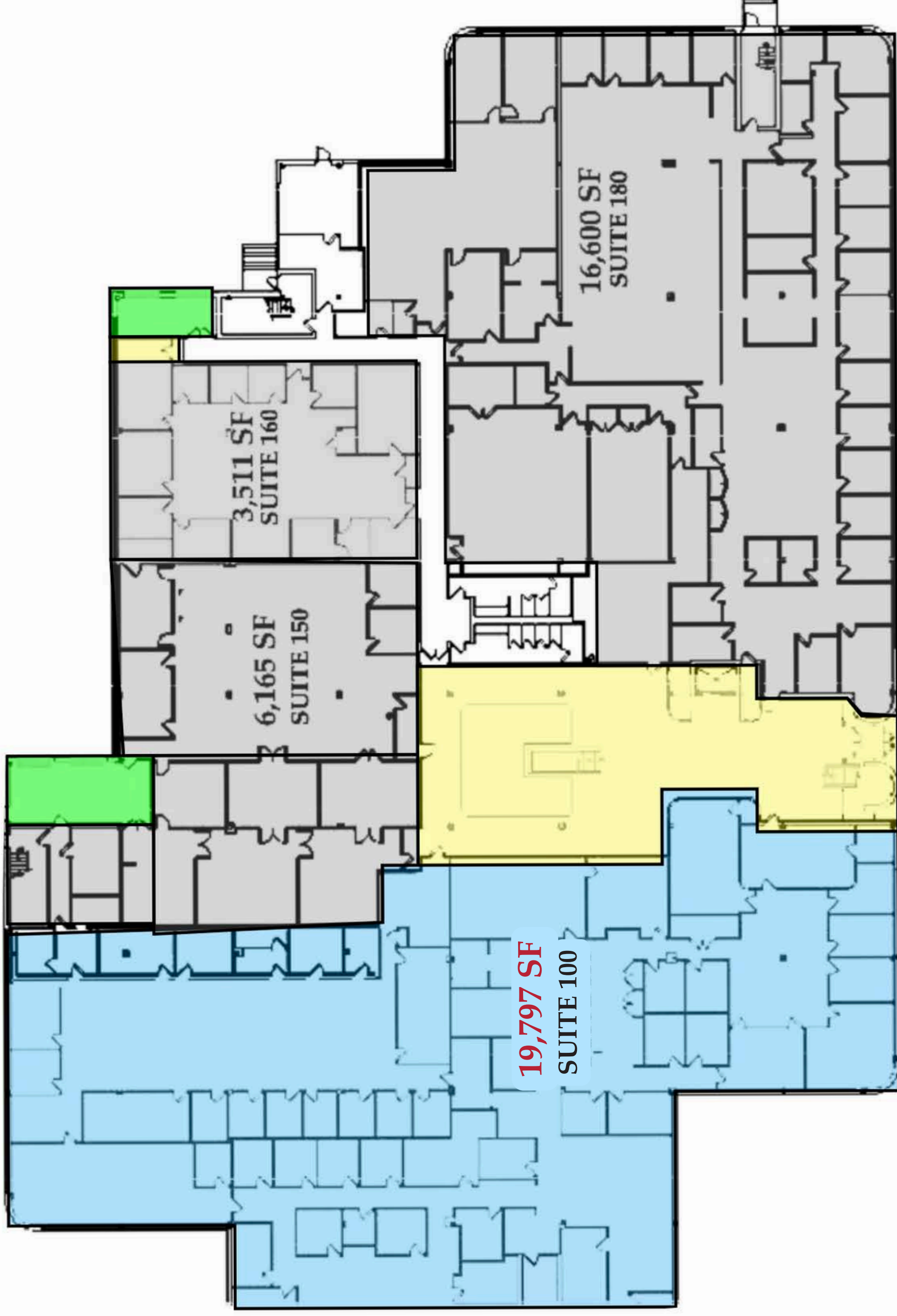
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- Lobby

**CP**  
COMBINED PROPERTIES

Since 1935

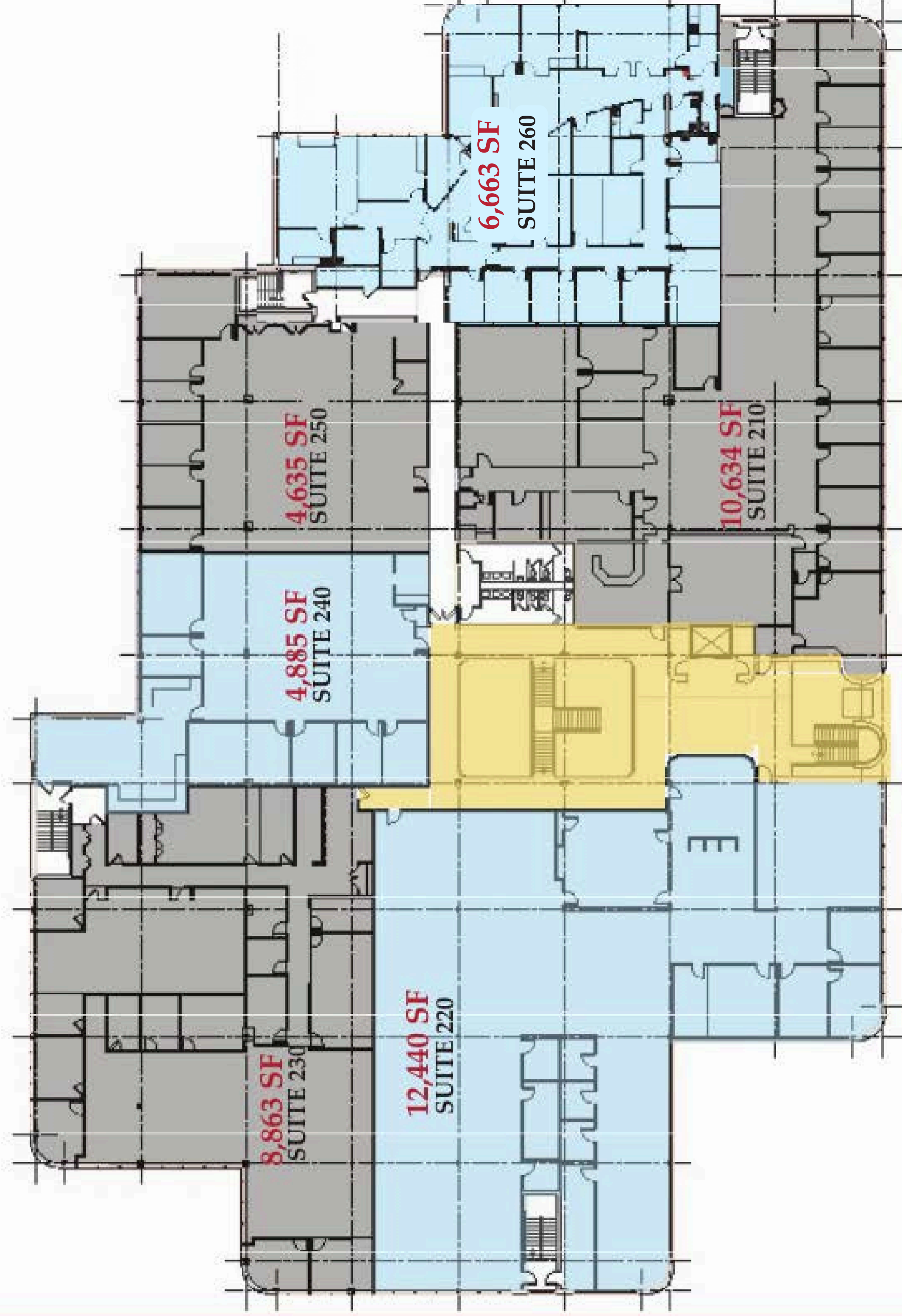
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## 1st Floor





# 2nd Floor



Two Corporation Way,

Centennial Park  
Peabody, MA

1ST FLOOR SUITE  
19,797 SF

2ND FLOOR SUITES  
FROM: 4,885 - 12,440 SF



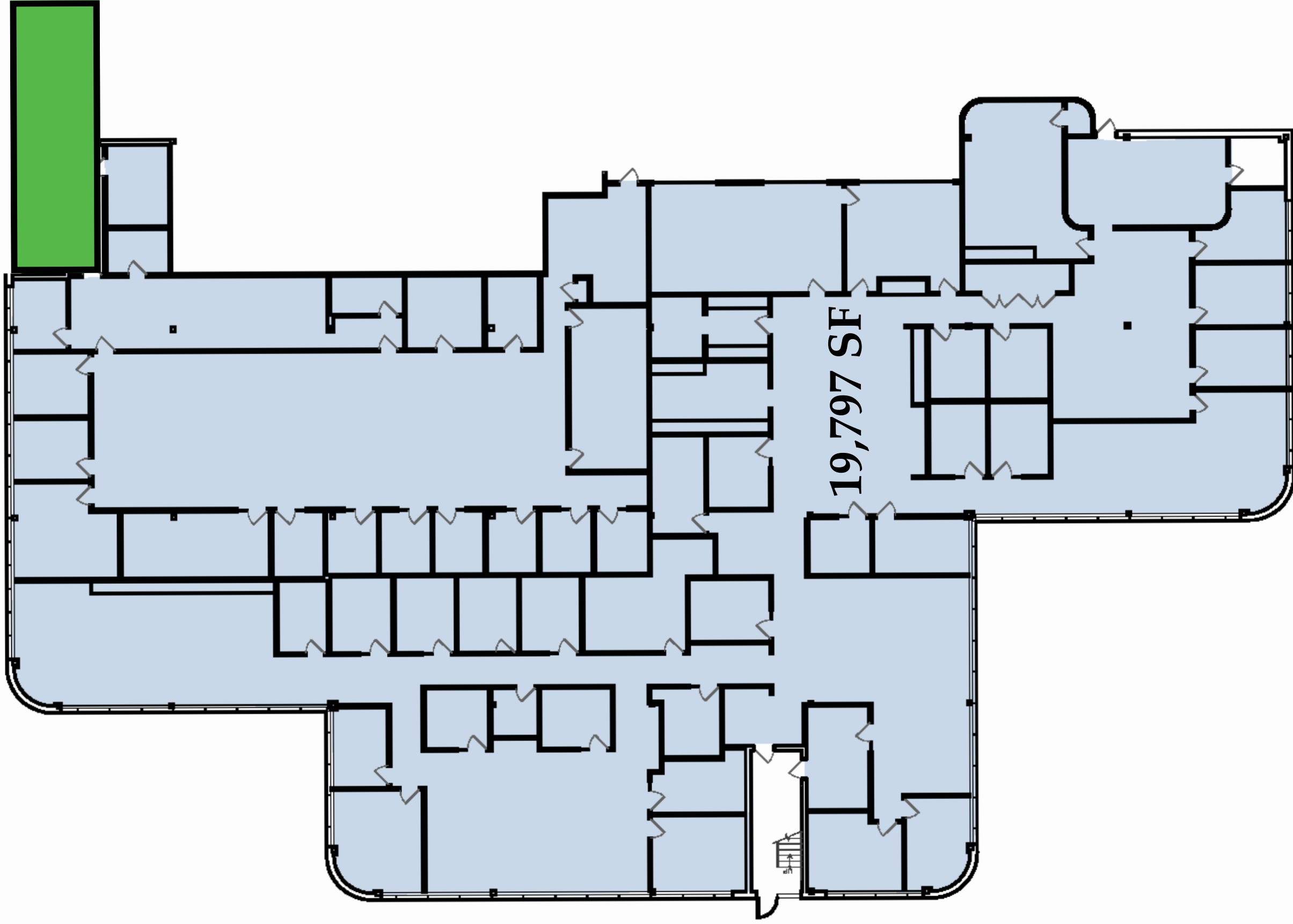
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**First Floor | Suite 100**

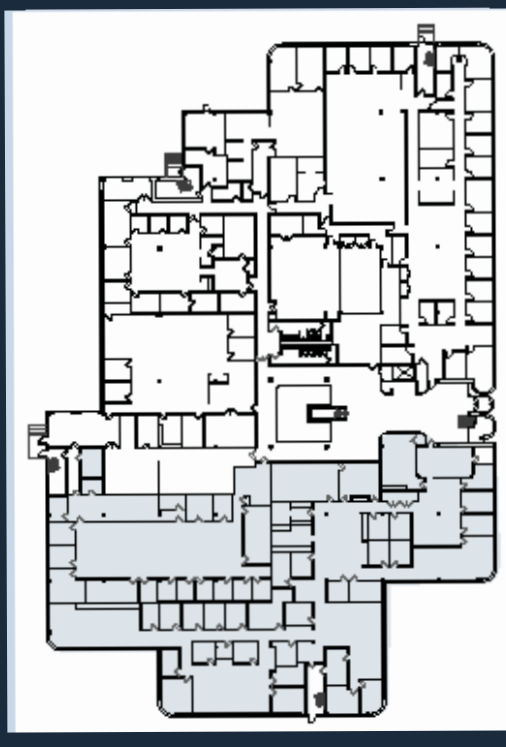


19,797 SF

**Two Corporation Way,**

**Centennial Park  
Peabody, MA**

First Floor Suite 100  
19,797 SF



- Available
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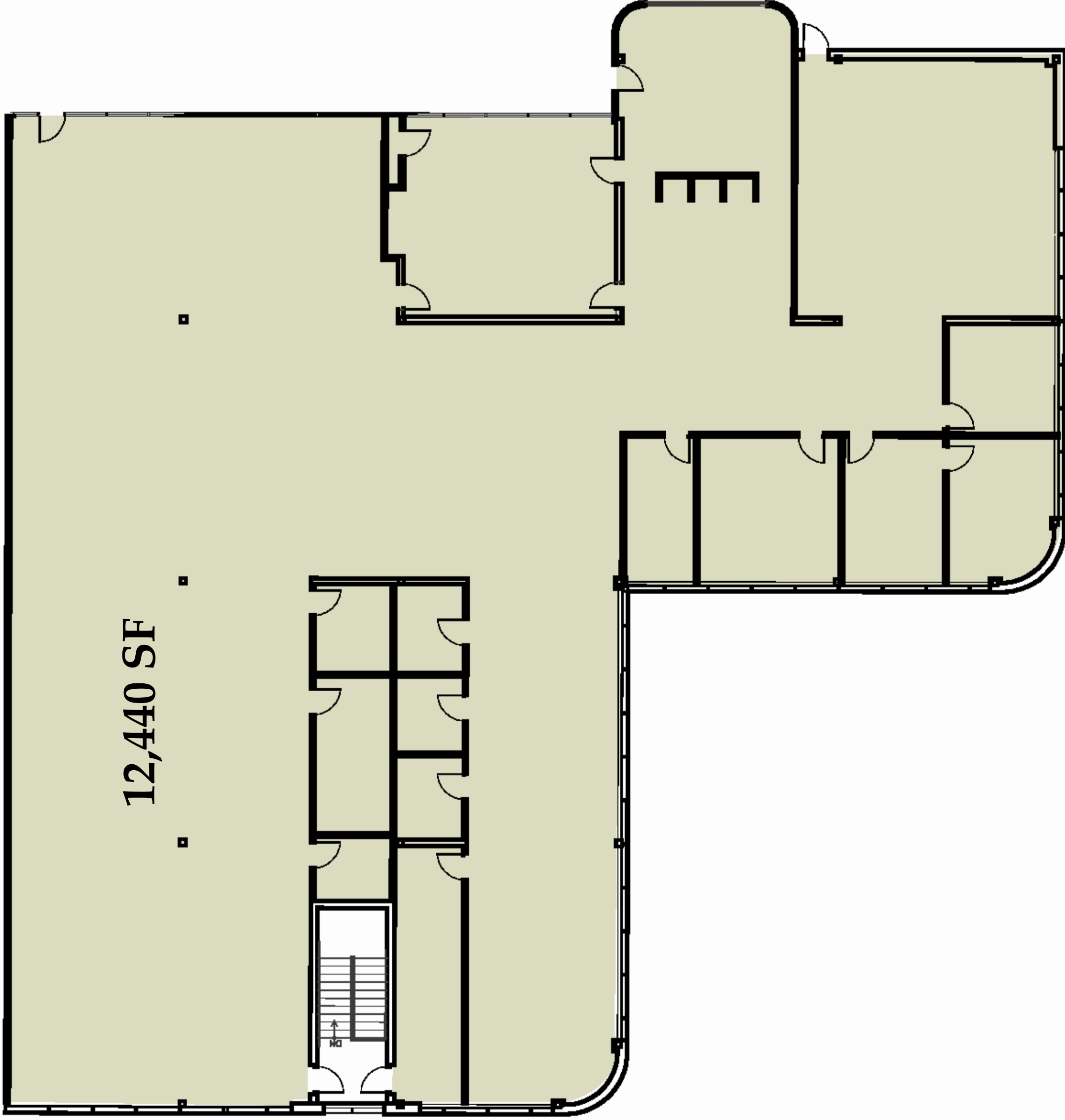
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**Second Floor | Suite 220**

**12,440 SF**

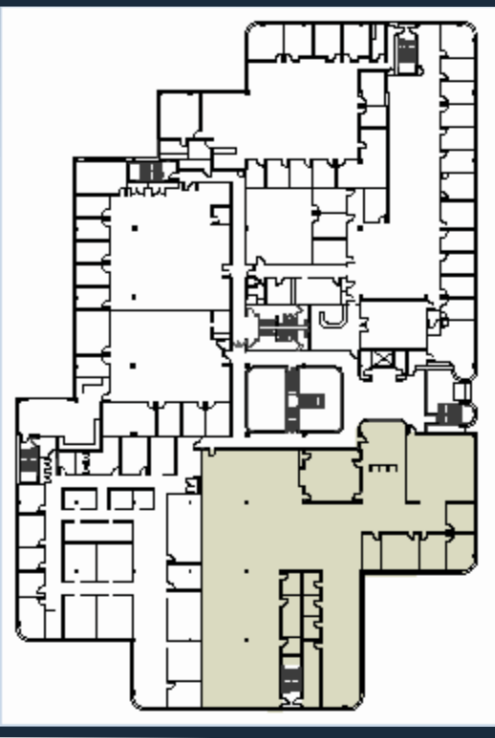


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**Two Corporation Way,**

**Centennial Park  
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**Second Floor Suite 220  
12,440 SF**



■ Available

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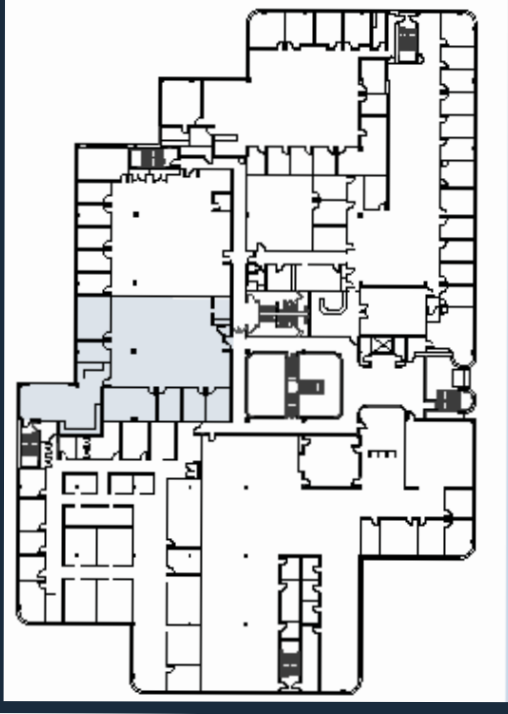
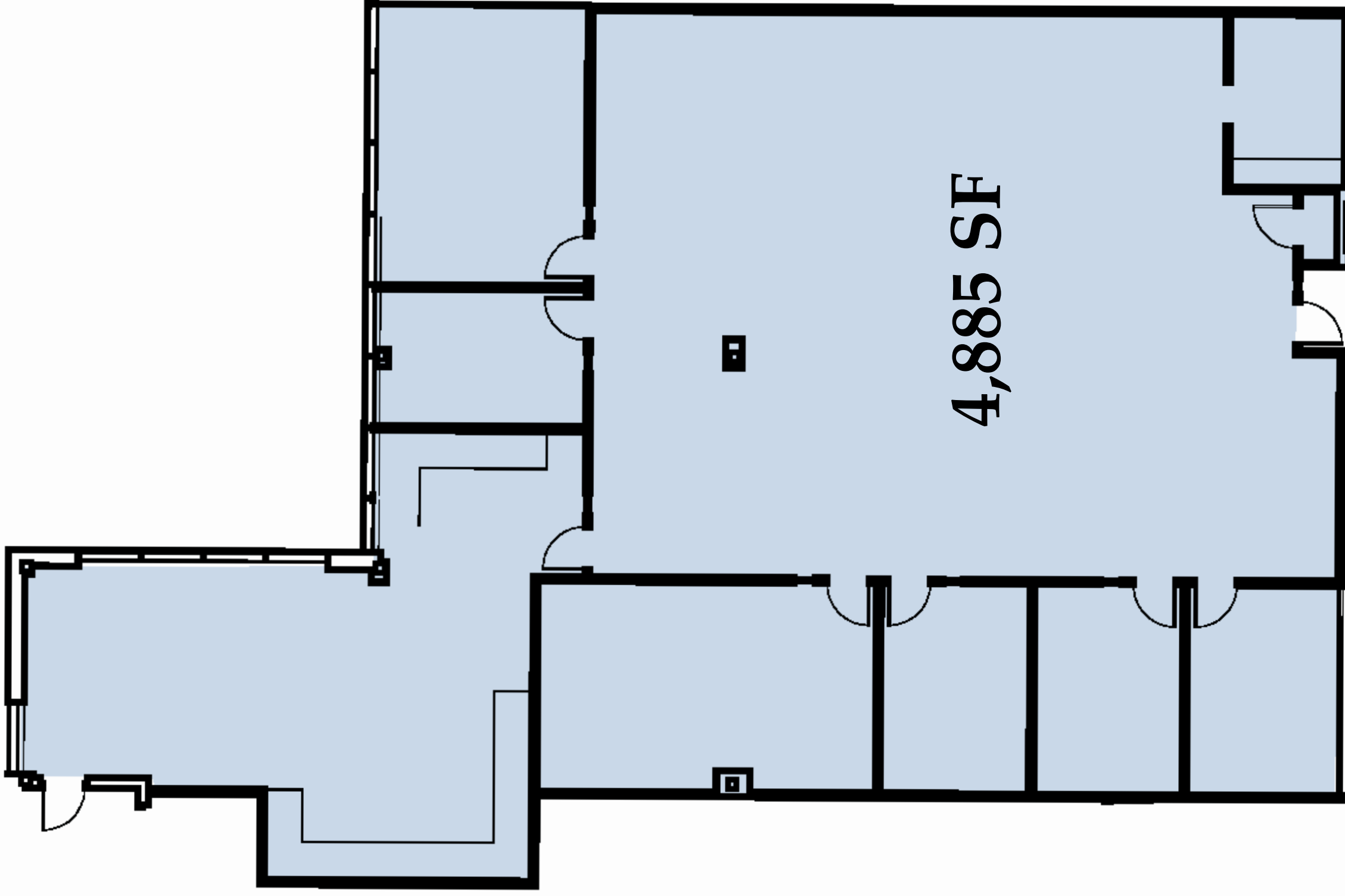


**Second Floor | Suite 240**

Two Corporation Way,

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Second Floor Suite 240  
4,885 SF



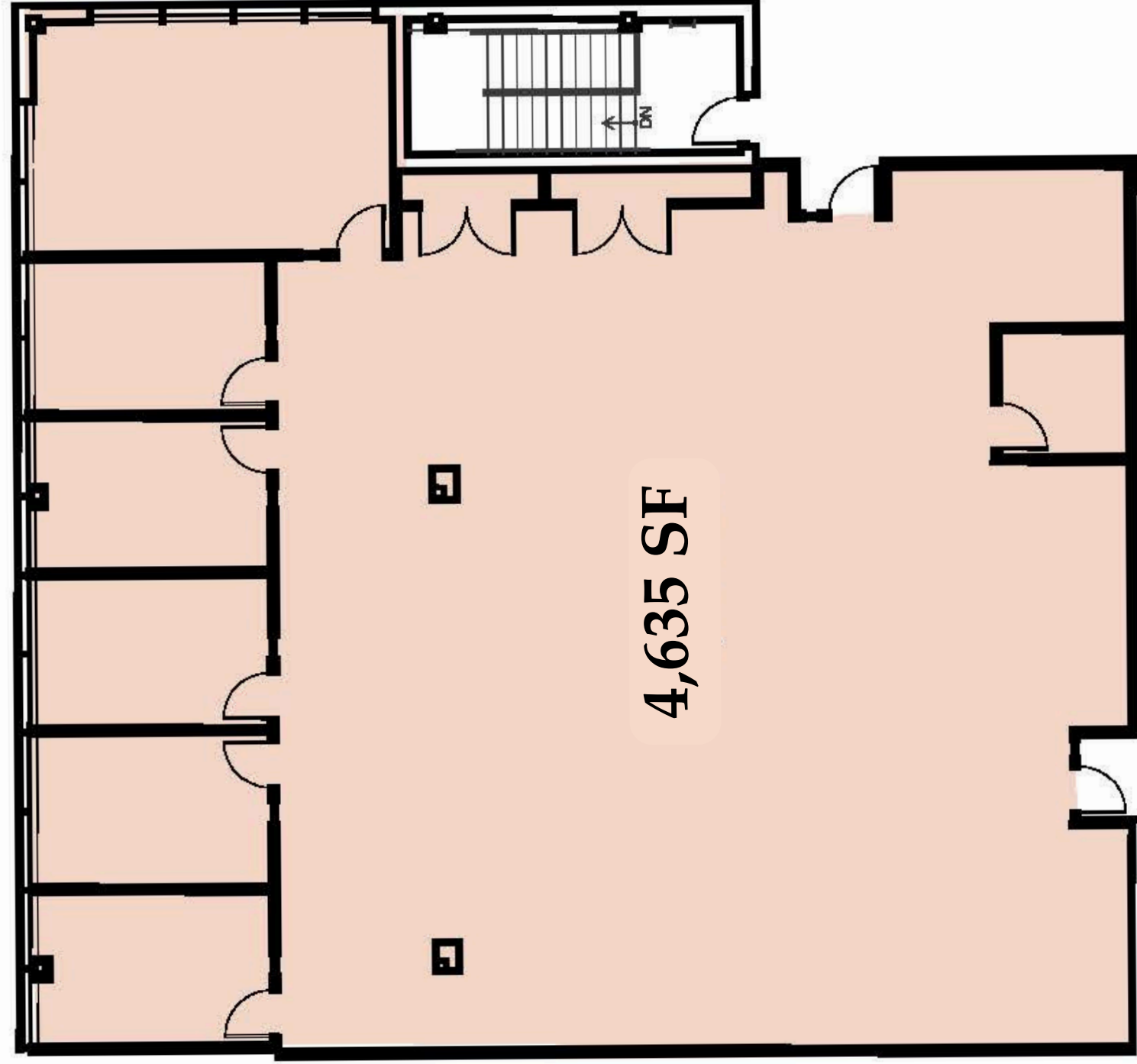
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**Second Floor | Suite 250**

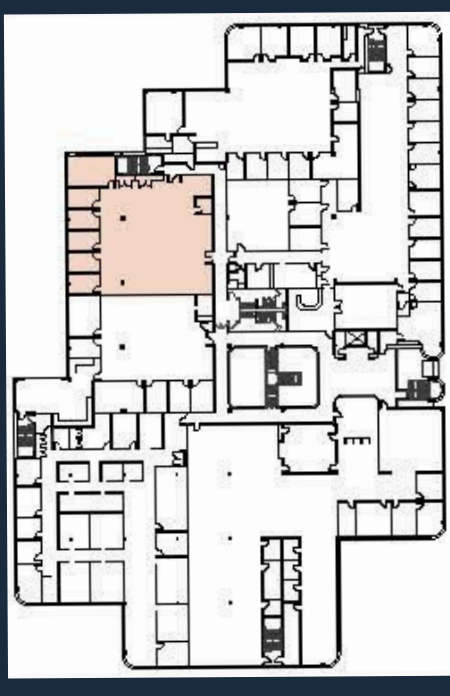


4,635 SF

Two Corporation Way,

Centennial Park  
Peabody, MA

Second Floor Suite 250  
4,635 SF



Available

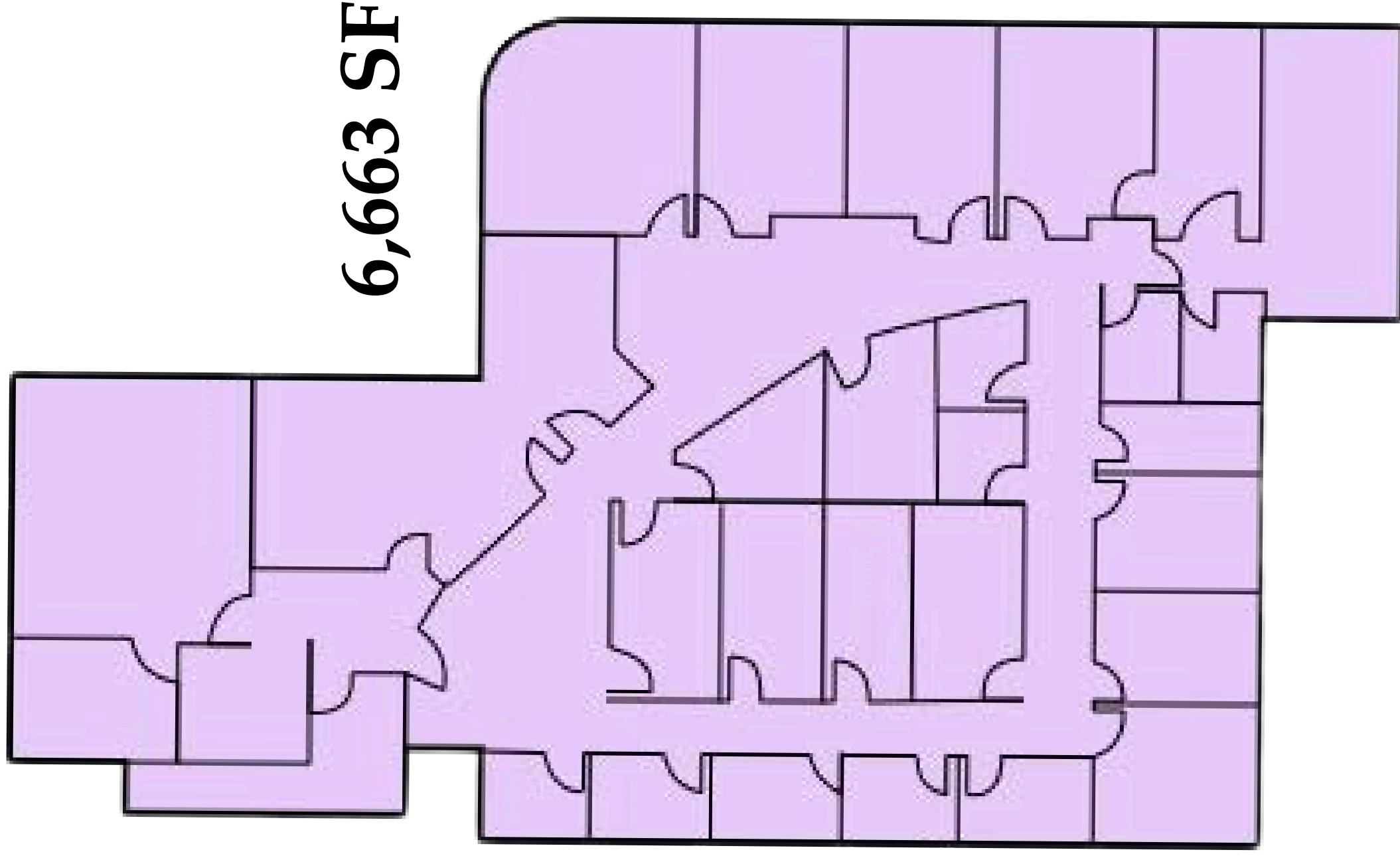
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**Second Floor | Suite 260**

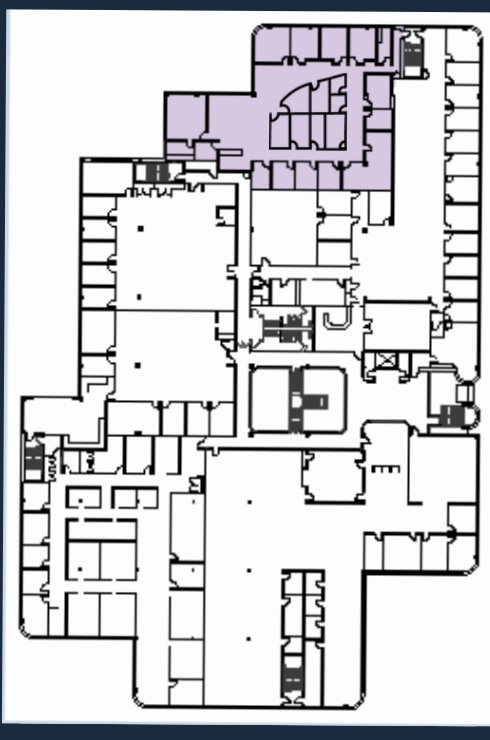


**6,663 SF**

**Two Corporation Way,**

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**Second Floor Suite 260  
6,663 SF**



■ Available

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