CHOOSE DEVENS

Devens, Massachusetts is a world-class destination for companies seeking a flexible and affordable environment built for growth. The 4,400-acre community features more than 100 businesses and organizations that collectively employ over 6,000 workers. Devens is located near Boston and Worcester with convenient access to Route 2 and Interstate 495. The community is now linked to the MBTA Commuter Rail by a daily, regional shuttle service.

Devens is a nationally recognized model for military base reuse. In just two decades, Devens has evolved into a hub of economic activity featuring innovative businesses and a robust community that contributes $3.8 billion to the Massachusetts economy each year.

KEY BENEFITS

- Prime accessibility and a highly skilled workforce.
- New shuttle service connecting Devens to MBTA Commuter Rail and surrounding towns.
- Ideal playground for outdoor enthusiasts with more than 1,700 acres of open space to explore and enjoy.
- Shovel-ready sites with quick and efficient 75-day or less permitting.
- Financing capabilities that can help your company from predevelopment through construction and fit-up.
- High-capacity utilities and competitive tax rates.
DEVELOPMENT OPPORTUNITIES RANGING FROM 100,000 – 1 MILLION SF

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>ZONING</th>
<th>ZONING DESCRIPTION</th>
<th>+/- ACRES</th>
<th>MAX BUILDOUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>31 MacArthur Ave *</td>
<td>Innovation &amp; Technology Business</td>
<td>Office, R&amp;D, LM</td>
<td>0.7</td>
<td>5,700 SF</td>
</tr>
<tr>
<td>33 Lake George Street</td>
<td>Innovation &amp; Technology Business</td>
<td>Office, R&amp;D, LM, Academics</td>
<td>2.0</td>
<td>15,000 SF</td>
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<tr>
<td>93/101 Sherman Avenue **</td>
<td>Innovation &amp; Technology Center</td>
<td>Office, R&amp;D, Academics, Artist Studios</td>
<td>4.5</td>
<td>68,000 SF</td>
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<tr>
<td>105 Sherman Avenue †</td>
<td>Innovation &amp; Technology Center</td>
<td>Life Science, Office, R&amp;D</td>
<td>5.0</td>
<td>100,000 SF</td>
</tr>
<tr>
<td>205 Jackson Road</td>
<td>Innovation &amp; Technology Center</td>
<td>Life Science, Office, R&amp;D, Academics</td>
<td>5.0</td>
<td>100,000 SF</td>
</tr>
<tr>
<td>77 Saratoga Blvd</td>
<td>Rail, Industrial &amp; Trade Related</td>
<td>Life Science, Office, R&amp;D, LM</td>
<td>2.0</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>15 Buena Vista Street †</td>
<td>Innovation &amp; Technology Center</td>
<td>Office, R&amp;D, Academics</td>
<td>6.0</td>
<td>60,000 SF</td>
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<tr>
<td>11 Grant Road</td>
<td>Innovation &amp; Technology Business</td>
<td>Life Science, Office, R&amp;D</td>
<td>9.0</td>
<td>100,000 SF</td>
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<tr>
<td>43 Buena Vista Street **</td>
<td>Vicksburg Square</td>
<td>Office, R&amp;D, Academics</td>
<td>16.0</td>
<td>450,000 SF</td>
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<td>63 Hospital Road</td>
<td>Shirley Village Growth</td>
<td>Office, Conference, Retail, Lodging, Institutional, Senior Housing</td>
<td>32.0</td>
<td>350,000 SF</td>
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<tr>
<td>40 Salerno Circle **</td>
<td>Special Use</td>
<td>Office, R&amp;D, LM</td>
<td>80.0</td>
<td>1,000,000 SF</td>
</tr>
</tbody>
</table>

* Historic District
* * Existing buildings
** Needs site preparation. Estimate one year from purchase and sale

ATTRACTIONS
1. Fort Devens Museum
2. United Native American Cultural Center
3. Canton Theatre
4. Devens Common Center

RESTAURANTS
1. Bandoleros
2. Marty’s Corner Cafe & Deli
3. Red Tail Tavern
4. Dunkin’
5. Pizza Bella
6. Great American Grill

RECREATION
1. Antietam Field
2. Mirror Lake
3. Museum Field / Playground
4. PDGA Disc Golf Courses
5. Red Tail Golf Club
6. Rogers Field
7. Willard Field
8. Bob Eschenheimer Community Center

RETAIL
1. Anytime Fitness
2. Devens Day Spa
3. Dragonfly Wellness Center
4. Harmony Mind & Body
5. Devens Dry Cleaners
6. Hanscom Federal Credit Union
7. Minuteman Press

LODGING
1. Hilton Garden Inn
2. SpringHill Suites by Marriott

AUGUST 2022
A M E N I T I E S

NEW **EMERSON GREEN** NEIGHBORHOOD WITH UP TO 124 RESIDENTIAL UNITS INCLUDING SINGLE-FAMILY HOMES, DUPLIES, AND APARTMENTS

NEW **SHIRLEY MEADOWS** APARTMENTS WITH 58 AFFORDABLE UNITS FOR SENIORS 62+

DOWNTOWN **DEVENS COMMON** WITH 2 HOTELS, A CONFERENCE CENTER, RESTAURANTS AND CAFÉS, SERVICES, AND MORE.

**MOUNT WACHUSSETT COMMUNITY COLLEGE** ON SITE FOR EMPLOYEE TRAINING.

**REGIONAL SHUTTLE** SERVICE CONNECTING TO MBTA COMMUTER RAIL AND SURROUNDING TOWNS.

OUTDOOR **RECREATIONAL AMENITIES** INCLUDING:
- 18-HOLE RED TAIL GOLF CLUB
- PDGA DISC GOLF COURSES
- LACROSSE, SOCCER, SOFTBALL FIELDS
- DESIGNATED BIKE LANES
- HIKING TRAILS
- MIRROR LAKE AND THE NASHUA RIVER FOR CANOEING, KAYAKING, FISHING AND PADDLEBOARDING

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UTILITY SPECIFICATIONS

The community’s robust utility infrastructure is maintained locally by Devens Utilities with a focus on reliability and affordability.

|Municipal Gas| 30 miles of National Grid pipeline|
|Municipal Electric| 4 substations with redundant 69kV available|
|Municipal Water| 4.85 million gallons a day of clean well water available|
|Municipal Sewer| 4.65 million gallons a day capacity at state-of-the-art treatment plant|
|Telecom| Verizon or Comcast high-speed fiber available|

Utility rate sheets available upon request.

CURRENT TENANTS

Bristol Myers Squibb expanding Devens campus with 244,000 SF cell therapy center

Watson-Marlow breaks ground on new 150,000 SF facility in Devens

DEVENS IN DEMAND!

King Street plans $500M biomanufacturing campus in Devens

LITTLE LEAF FARMS IN DEVENS RAISES $90M FOR EAST COAST EXPANSION

MIT energy startup plans for 47-acre site in Devens

INNOVATION ECOSYSTEM