



CI Works has chosen to call IndusPAD their new home! We are pleased to announce that Collaborative Innovation Works is expanding to become a part of the innovation hub at IndusPAD facility in Lawrence / Methuen, MA. **CI Works @ IndusPAD** has leased approximately 90,000 sq. ft. under a master lease to facilitate making that space available to small / scale-up businesses in various technology industries. CI Works has a proven business model and has successfully implemented this approach in Amesbury where they have repurposed 100,000 sq. ft. of 100 year old vacant mill space into an innovation hub. Now, CI Works intends to replicate that in the heart of Methuen and Lawrence at the historically well know Malden Mills.

CIWorks creates energetic work environments in select locations. Here we seek tenants open to an innovative approach for collaboration between mature and scale-up manufacturing and support businesses within a large campus of multi-tenant industrial real estate. CI Works currently has 62 tenant companies and over 200 jobs at the location in Amesbury. Those industrial buildings in Amesbury represent a re-use of older construction without the extensive costs and negative environmental impacts of new construction.

“With IndusPAD, CI Works is thrilled to have found a real estate owner with a vision of innovation in real estate and the re-use of existing robust facilities,” said Bob O'Brien, CEO of CI Works, LLC.

**IndusPAD**  
INDUSTRIAL INNOVATION HUB

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IndusPAD is a vision of an Indoor Industrial Mall that came to existence to bringing back life and glory to the former Malden Mills campus and transform the once thriving region within Lawrence and Methuen. Its vision is to transform Declining to Thriving. We are a 600,000 Class A industrial facility that is one of the very best production centers ideally suited for Agro-Tech, Advanced Textiles, Bio-Tech, Clean Tech, Beverage, Storage, Manufacturing, Food Processing, Robotics and other high end tech companies from Boston and beyond. It is easily one of the best suited industrial manufacturing facility with power, water, steam, compressed air, high ceilings, sewer, homogenization tanks and some of the best infrastructure any manufacturer in the Boston Metropolis can dream of.

“At IndusPAD, we are now set to have the largest group of manufacturing companies / CEOs under one roof solving each other's problems and co-operating in its eco-system. We believe in innovation, we are attracting the next stage of innovation companies, and our role is to connect them to help them thrive and succeed. We believe that coming together of the visionary leadership, entrepreneurship, productive minds and resources help transform our cities and our communities. That's our true purpose and mission” - as per IndusPAD's CEO, *Jitender Makkar*.

Massachusetts is home to some of the leading research universities in the world and also the corresponding brightest minds. The bi-product of education is the development of advanced research and product development of next generation concepts and product proto-types, even leading to new industries. What we are currently missing as an ingredient is the advancement of design to production – the further development of these products and their manufacturing in Massachusetts. Many of these brilliant concepts have been gobbled up by large companies (often known as sponsors) and moved to factories outside of Massachusetts. The plan for **CI Works @ IndusPAD** is to identify company's intent on product manufacturing and job creation and keeping those jobs in Massachusetts.

Co-working has become a very 'In Vogue' concept recently for office space, particularly in large cities with dense workforces. **CI Works @ IndusPAD** is a hybrid version of **co-locating** for manufacturers. This facility is in the heart of the Merrimack Valley, which prides itself in a rich history of advanced manufacturing that will be levered in the future. The leaders of IndusPAD have taken a massive chance to be amidst us. And now it is time for the innovators to take advantage with **CI Works @ IndusPAD**. For, mid-size and small businesses existing in the same location enhances sales and product development opportunities for both companies. The re-use of existing industrial space also preserves the investments made in these buildings and offers the functionality that early stage companies could not afford today. Besides, where else should innovators thrive if not at the very birth place of Industrial Revolution of America – Lawrence / Methuen!

If you would be interested in learning more – please visit our web sites – [www.CIworks.us](http://www.CIworks.us) or [www.induspad.com](http://www.induspad.com). You can also reach Bob O'Brien [Bobrien@ciworks.us](mailto:Bobrien@ciworks.us) or Jitender Makkar [Jitender@IndusPAD.com](mailto:Jitender@IndusPAD.com) to discuss opportunities and space leasing.