



SEAPORT SCIENCE CENTER

UNLOCK INNOVATION



BioMed Realty
Discover here

NEWMARK



601 CONGRESS

ICON OF TOMORROW

Designed for innovation, the Seaport District is one of the most desirable life science neighborhoods in Boston that continues to foster pioneering technologies and life changing discoveries. Seaport Science Center is at the forefront of both life science enterprise and innovation, offering next generation lab design that is deep rooted to the true meaning of research and discovery.

GATEWAY TO THE CITY

Surrounded by some of the world's most influential companies and prestigious research institutions, steps away from Boston's hotspots, and featuring prime visibility from Logan Airport, this is your space to unlock the power of innovation.

Orchard Therapeutics

Foundation Medicine
Alexion

MorphoSys

Vertex Pharmaceuticals
Entrada Therapeutics
Ikena Oncology

Amazon
Humana studio_h

Akcea Therapeutics

Servier

Axioma

Alion Science
CELLINK
Dermibiont
Ensoma
Electrofi
Ginkgo Bioworks
Inozyme Pharma
Frontier Medicines
Nereid Tx
Stevenato Group

CRISPR Tx

Foundation
Medicine

Foundation Medicine
Intarcia Therapeutics
Keryx Biopharmaceuticals
Polaris Partners

908 Devices
Akouos
Ikena Oncology
Monte Rosa Therapeutics

Kura Oncology

Vertex

Boston Bioskills Lab
Dana Farber Cancer
Institute
Emulate
Immunetics
Invicro
MetaStat
Motif
Orig3n

Dewpoint Tx
Entrada
Fleet Therapeutics
Genevant
Jnana Therapeutics
Puretech
Scorpion Therapeutics
SmartLabs
Sensei Biotherapeutics

Atalanta
Smartlabs
Vertex

Reebok International HQ

Ginkgo Bioworks

50+
LIFE SCIENCE
COMPANIES

4M+ SF
GROWING LIFE
SCIENCE CLUSTER

SEAPORT SCIENCE CENTER



T SOUTH STATION

T COURTHOUSE

20 min

FERRY TO
NORTH STATION

HARBOR FERRY

T SILVER LINE WAY

93 NORTH & SOUTH,
90 EAST TO AIRPORT,
90 WEST ACCESS

90

8 min

TO LOGAN
INT'L AIRPORT

LOGAN AIRPORT

DESIGN CENTER PLACE

T

NORTHERN @ TIDE

T

250 ft

TO I-90
ACCESS

0.7 mi

TO I-93
ACCESS

1 mi

TO SOUTH STATION
VIA SILVER LINE WAY



SEAPORT SCIENCE CENTER

CAMBRIDGE

BACK BAY

CHARLESTOWN

BOSTON CONVENTION
& EXHIBITION CENTER

COMMONWEALTH PIER
BOSTON FISH PIER

ROCKLAND TRUST BANK PAVILION

INNOVATION CAMPUS

INNOVATION SQUARE

MARINE
WHARF PARK

INNOVATION & DESIGN BUILDING

0.3 mi
5 min

TO NEAREST
CHILDCARE

WALK TO DINING ON
SEAPORT BOULEVARD

Row 34
The Smoke Shop BBQ
Pastoral Pizza + Kitchen
Lolita

Omni Boston Hotel
at the Seaport
Sports Book Bar
Kogi

The Westin—Boston
Seaport District

Marine Wharf Hotel

Trader Joe's
Trillium
Brewery
Yotel
Chipotle
Bar Taco
Sportello

Eddie Merlot's

Renaissance Boston
Waterfront Hotel
Starbucks

Puttshack
Lucid

Shake Shack

Tuscan
Kitchen
Taiyaki NYC
KinderCare

Bright Horizons
BURNIN' by Ray
Morton's Steakhouse

Ocean Prime

Hyatt Place
J. Pace & Son

Flour Bakery + Café
Reebok HQ
Chickadee
America's Test Kitchen
The Farmacy Cafe

CorePower Yoga

Tatte Bakery
Sorelle Bakery

Del Frisco's Steakhouse
Legal Seafood

Yankee Lobster

Harpoon Brewery



THE STRUCTURE

THE GRAND LOBBY

At the heart of Boston's world-renowned Seaport District is a new life sciences and technology campus engineered for limitless innovation. 601 Congress invites you to join the community making tomorrow's discoveries today.

The design reconfigures the ground floor creating an open, contemporary hospitality arrival that transports this building into the new world of innovation. A dramatic addition to this renovation will be delicate ceiling folds all throughout the 20-foot-tall lobby, permeating through the well-appointed entry oculus. The columnless design will seamlessly integrate the ground floor retail through a semi-partition wall and wrap around outdoor seating. An icon of tomorrow has arrived.

SEAPORT SCIENCE CENTER

THE STRUCTURE

THE WINTERGARDEN

Blurring the lines between the outdoors and the indoors, an elongated, glass-fronted atrium/ multifunctional space unites the complex on the 4th floor as it spans across six-stories of the building. Inside, a series of distinctive collaborative nodes and vegetation emphasize flexibility and high quality integration. This one-of-a-kind building oasis creates a lively, inviting destination where a diverse mix of life science innovators and visionaries can congregate for lunch-time discussions or evening events.





THE STRUCTURE

A NEW LANDSCAPE FOR INNOVATION

Find yourself at the pinnacle of innovation where you will discover all-season roofdecks and gardens embracing sweeping harbor and city views. The array of amenities for the mind and body reimagines what research can be.



THE STRUCTURE

ONSITE RETAIL

A prominent corner location on Congress Street provides retail space visibility to world-class companies like Amazon, Vertex, MassRobotics, PwC, Alexion, PTC, Smartlabs, and Puretech. The property is located steps from Seaport Boulevard and Drydock Marina Park where restaurants, entertainment, and shopping invite employees and local tourists to explore Seaport's wonders.





THE STRUCTURE

VIEWS THAT INSPIRE

With state-of-the-art lab mechanical systems, sustainable LEED certified architecture and iconic curb appeal, this glass-enclosed landmark offers 360-degree harbor views ideal for inspiring new ideas and perspectives.



THE STRUCTURE

SPACES THAT MOTIVATE



THE STRUCTURE

NEXT GENERATION LAB DESIGN

LAB AVAILABILITY

Lab/office on floors 2-13

Floor plates range in size from approximately 18,000-55,000 RSF

HVAC

2 CFM of 100% OA per USF on lab floors 2-6, 1.5 CFM of 100% OA USF on lab floors 7-12

Supply and exhaust delivered from dedicated laboratory ERU on roof via dedicated shafts

Office HVAC delivered from on-floor AHU's served by chilled water and hot water generated in the penthouse

ELEVATORS

9 passenger elevators and 2 garage elevators

Service elevator with 4' wide access door, remote from passenger elevator, with access to loading dock

STRUCTURAL BAY SIZE

30' x 50' and 30' x 30' (typical)

FLOOR-TO-FLOOR HEIGHTS

14'-8" on floor 2

15'-0" on floor 3

13'-0" on floors 4-10

13'-4" on floors 11-13

FLOOR LOAD

Floors designed for 100 PSF uniform load (including partitions) lab areas only

FLOOR TYPE

Concrete-filled metal deck on fire-proofed structural steel framing

2-hour fire rated floor structure allows for construction of multiple control areas on each floor in accordance with the building code for chemical use and storage

PLUMBING

Shared laboratory waste PH neutralization system

Tempered water system for shared laboratory use

Space available for tenant specific systems such as RODI, specialty gas, compressed air, and vacuum

ELECTRICAL

Up to 15 W per SF in laboratory areas

6 W per SF in office areas

EMERGENCY POWER

5 W per SF in laboratory areas

PARKING RATIO

0.7 spaces/1,000 rsf

THE OPPORTUNITY

THE LARGEST EXISTING BLOCK OF AVAILABILITY IN SEAPORT

490K

AVAILABLE RSF

4Q22

TENANT OCCUPANCY



19,000 SF **13**

19,000 SF **12**

43,000 SF **11**

43,000 SF **10**

43,000 SF **09**

43,000 SF **08**

43,000 SF **07**

43,000 SF **06**

43,000 SF **05**

32,000 SF **04**

55,000 SF **03**

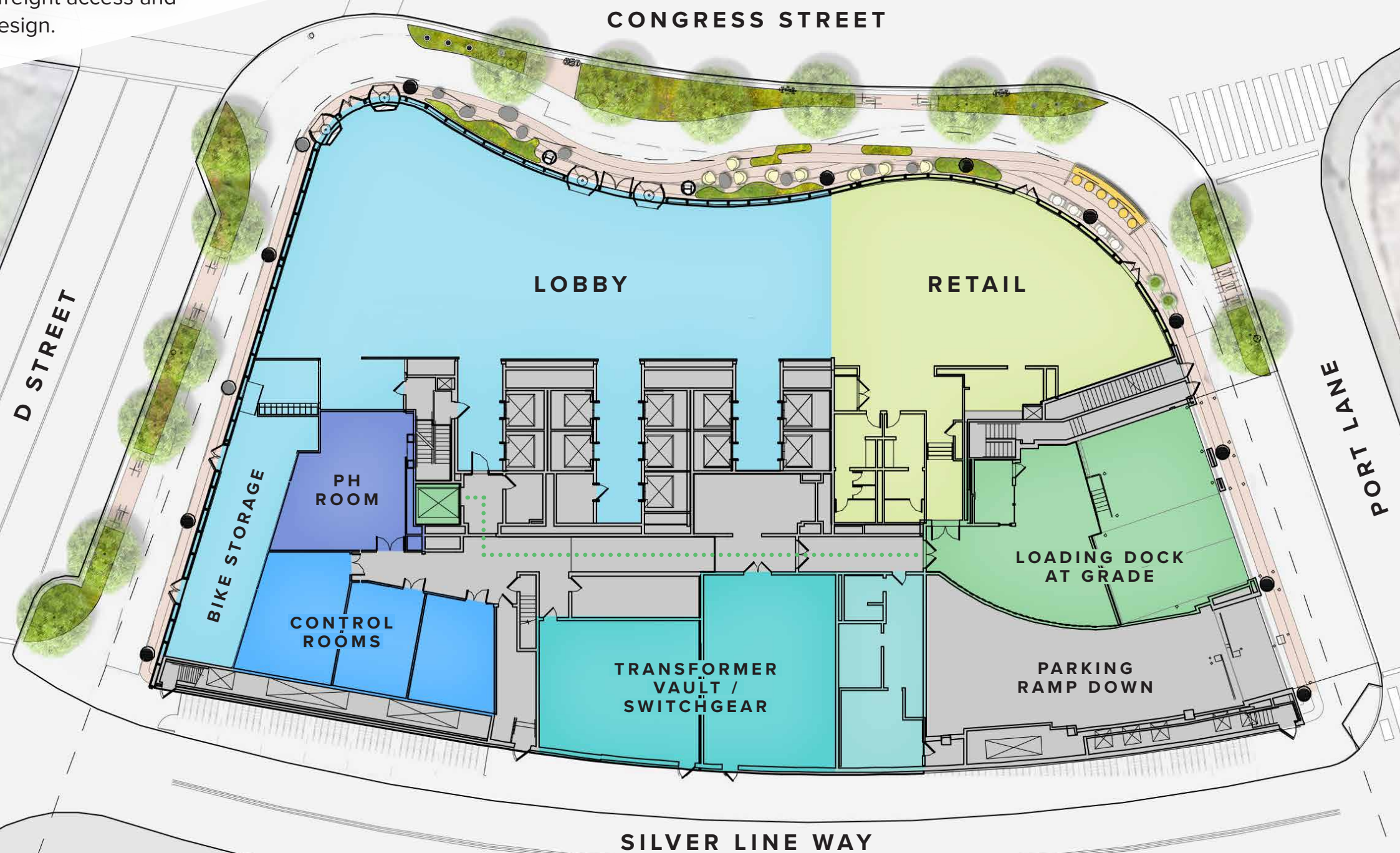
55,000 SF **02**

RETAIL **01**

THE STRUCTURE

GROUND FLOOR PLAN PROGRAM

Discover a highly integrated first level program that offers lab storage, freight access and seamless lobby/retail design.

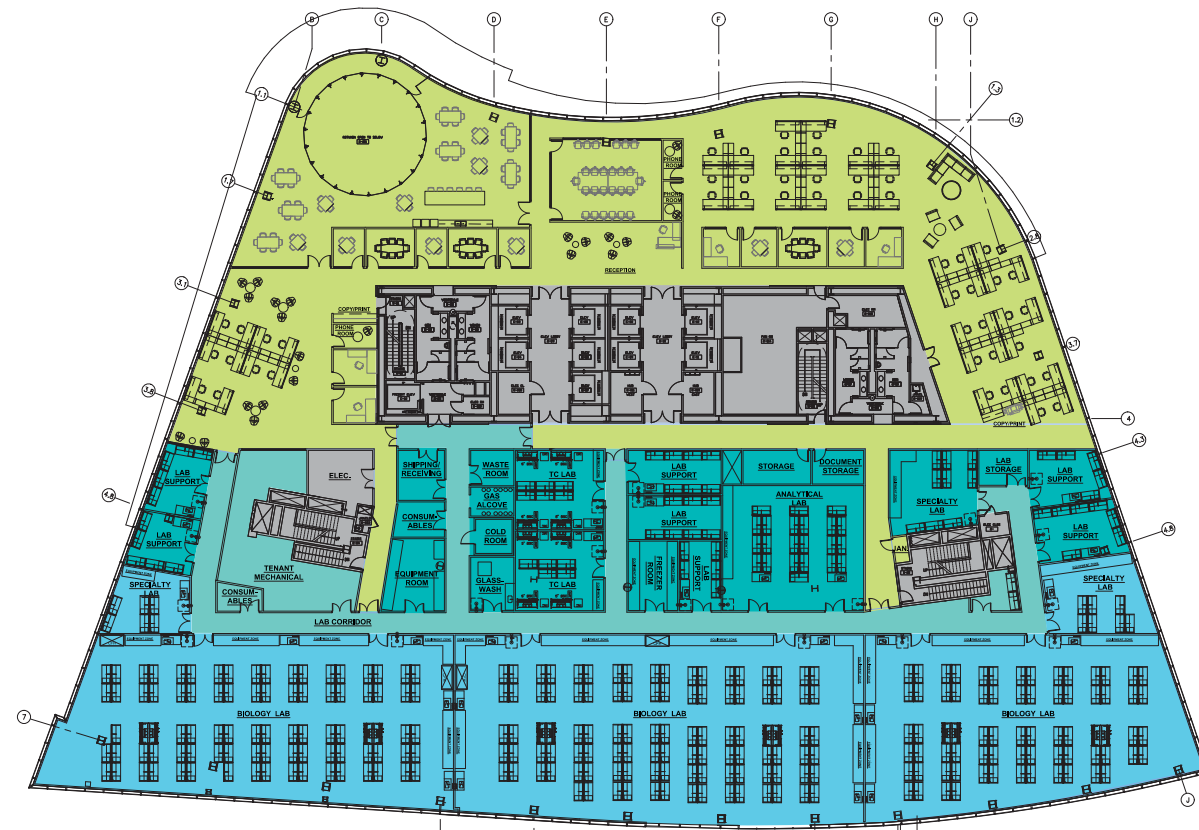


SAMPLE TEST FIT – FLOOR 03

60% LAB / 40%
OFFICE ON
FLOORS 2–3

OVERALL SQUARE FOOTAGE

55,000 SF

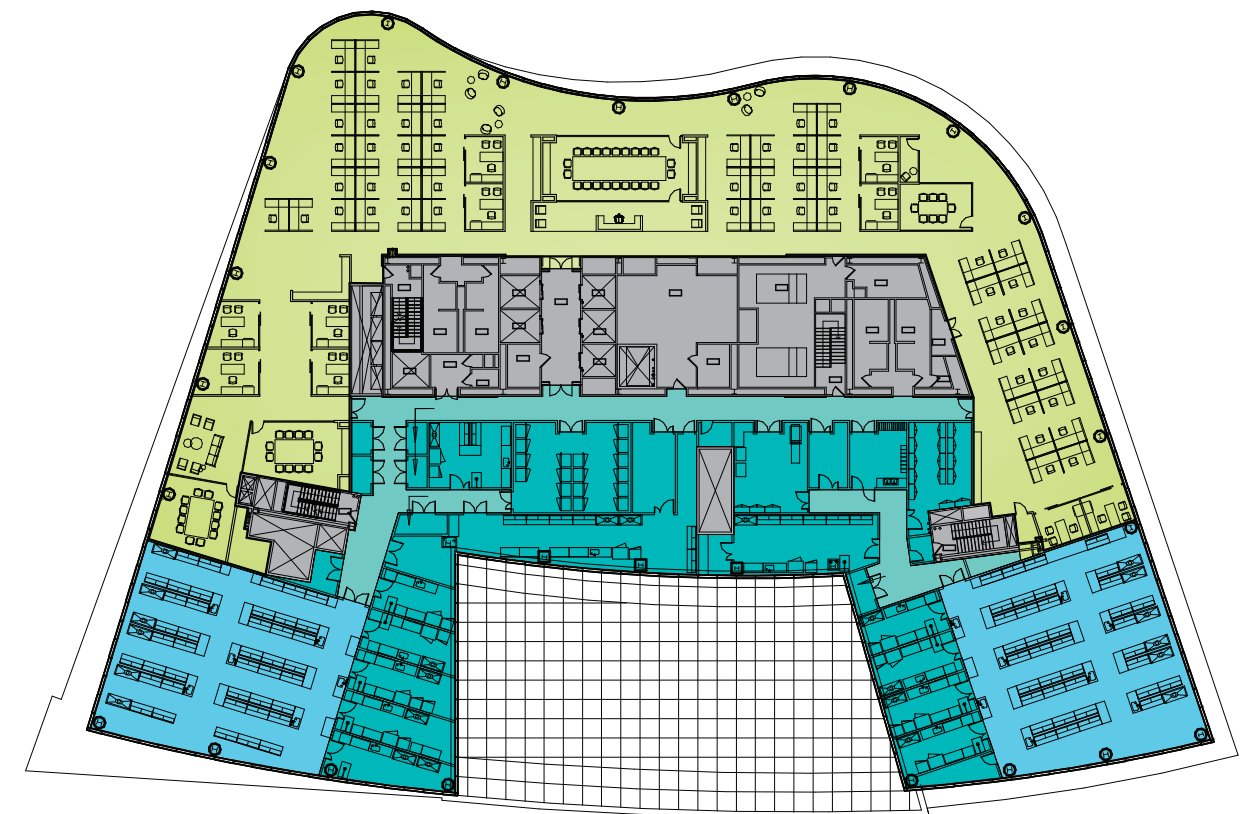


SAMPLE TEST FIT – FLOOR 11

50% LAB/ 50%
OFFICE ON
FLOORS 5–11

OVERALL SQUARE FOOTAGE

43,000 SF



● LABORATORY 1 ● LABORATORY 1 SUPPORT ● LABORATORY 1 CIRCULATION ● OFFICE ● BUILDING CORE



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BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. As of December 31, 2020, BioMed owns and operates high quality life science real estate comprising 13.1 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle and Cambridge, U.K. In addition, BioMed Realty is one of the largest life science owners in the Cambridge/Boston market with 5.9mm SF of life science real estate. To learn more about BioMed Realty, visit biomedrealty.com and follow the company on Twitter @biomedrealty.