



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.



SEAPORT SCIENCE CENTER

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.



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

8 min

TO LOGAN INT'L AIRPORT

LOGAN AIRPORT

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



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

DEDICATED SHUTTLE SERVICES PROVIDED AT PEAK COMMUTER HOURS TO AND FROM SOUTH STATION



AMENITIES

1 FAN PIER

DAVIOS
EMPIRE
HONEYGROW
INSTITUTE OF CONTEMPORARY ART
LEADER BANK
LOLA BURGER
LOLA 42

MASTRO'S
SERFINA
STARBUCKS
SORRELLE
STREGA
WAGAMAMA

2 SEAPORT SQUARE A

ACEITUNA GRILL
BEN AND JERRY'S
BETTER BAGELS
BLUE HILLS BANK
BLUEMERCURY
CARDULLO'S GOURMET SHOP
CHIPOTLE
CITY TAP
DISTRICT HALL
EVERLANE
GATHER
HELLY HANSEN

HERMAN MILLER
JUICE EXPRESS
KINDERCARE
MEJOURI
MINI LUXE
MIZNON
PEOPLE'S UNITED BANK
POLKADOG BAKERY
SOUL CYCLE
STARBUCKS
TAYAKI NYC
YOKI EXPRESS

3 SEAPORT SQUARE B

BARKING CRAB
BONOBOS
CAFFE NERO
ENVOY
EQUINOX
FILSON
KINGS
LA COLOMBE
L.L. BEAN

LULULEMON
MR SID
PETER MILLAR
SEAPORT BARBERS
SHAKE SHACK
SWEETGREEN
TUSCAN KITCHEN
WARBY PARKER

4 FORT POINT

BARTACO
BON ME
BOSTON CHILDREN'S MUSEUM
CAFFE NERO
CVS
DIG
DRINK
FORT POINT MARKET
FLOUR BAKERY + CAFÉ
LOLITA
LUCKY'S LOUNGE

MARRIOTT
MENTON
OAK + ROWAN
PASTORAL ARTISAN
PINK TACO
ROW 34
SPORTElLO
THE SMOKE SHOP BBQ
TRADER JOE'S
TRILLIUM BREWING
YOTEL

5 LIBERTY WHARF

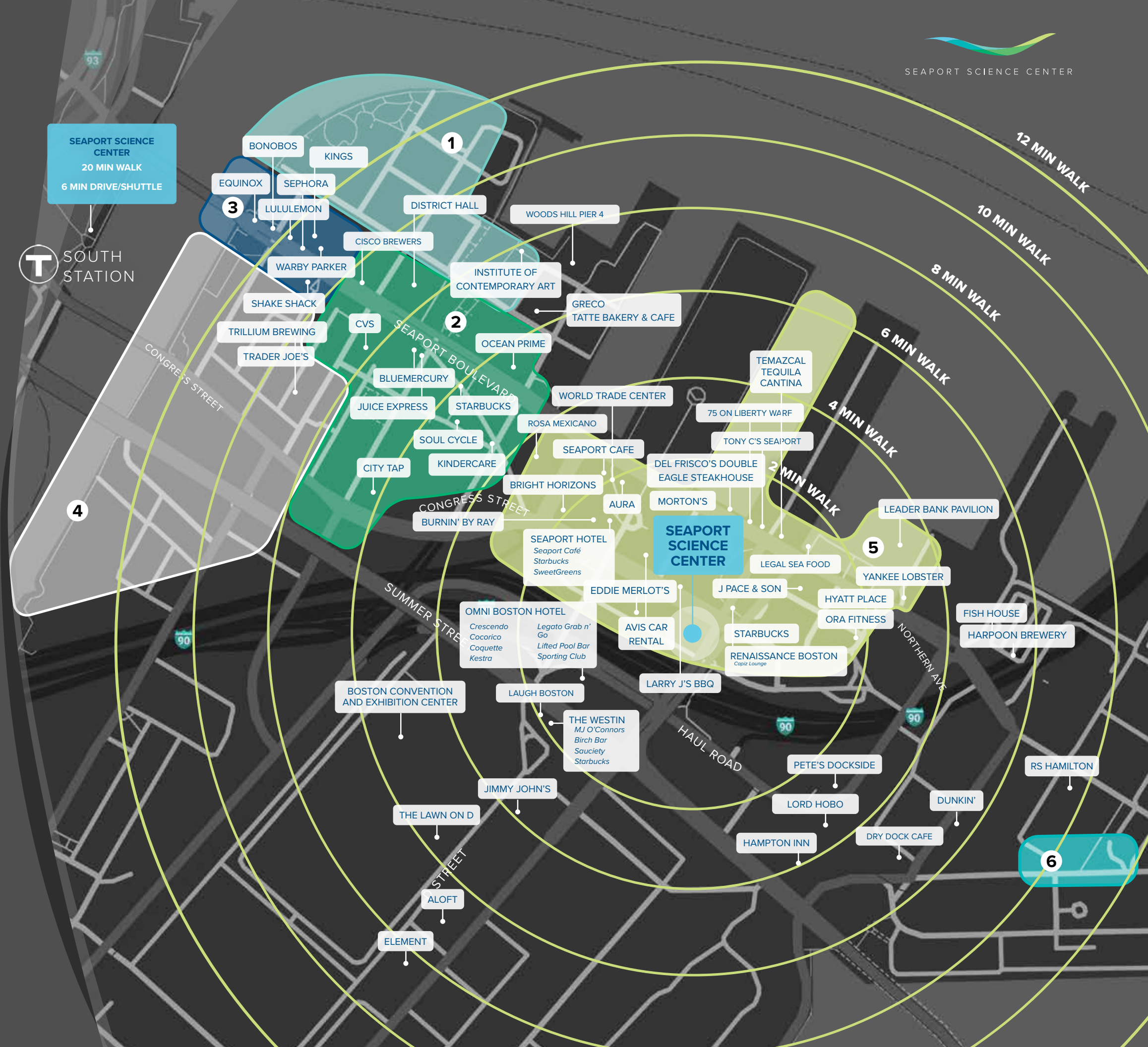
AURA
AVIS CAR RENTAL
BAYSHORE CHOWDERS
BRIGHT HORIZONS
BURNIN' BY RAY
DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE
EDDIES MERLOT'S
J PACE & SON
LARRY J'S BBQ
LEGAL SEA FOODS
MORTON'S

PORTSIDE SEAFOOD
RED'S BEST
ROSA MEXICANO
SEAPORT CAFE
STARBUCKS
TEMAZCAL TEQUILA CANTINA
TONY C'S SEAPORT
TRIO CAFE
YANKEE LOBSTER
75 ON LIBERTY WHARF
250 NORTHERN

6 BOSTON DESIGN CENTER

AMERICA'S TEST KITCHEN
CHICKADEE
FLOUR BAKERY + CAFÉ

MAYDAY!
REEBOK HQ
THE FARMACY CAFE



SEAPORT SCIENCE CENTER
20 MIN WALK
6 MIN DRIVE/SHUTTLE

T SOUTH STATION

12 MIN WALK

10 MIN WALK

8 MIN WALK

6 MIN WALK

4 MIN WALK

2 MIN WALK

6



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.







CRAFT COFFEE BAR

CRAFT COFFEE BAR

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

8 passenger elevators and 2 garage elevators

2 service elevators 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-protected 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

492K

AVAILABLE RSF

4Q22

TENANT OCCUPANCY

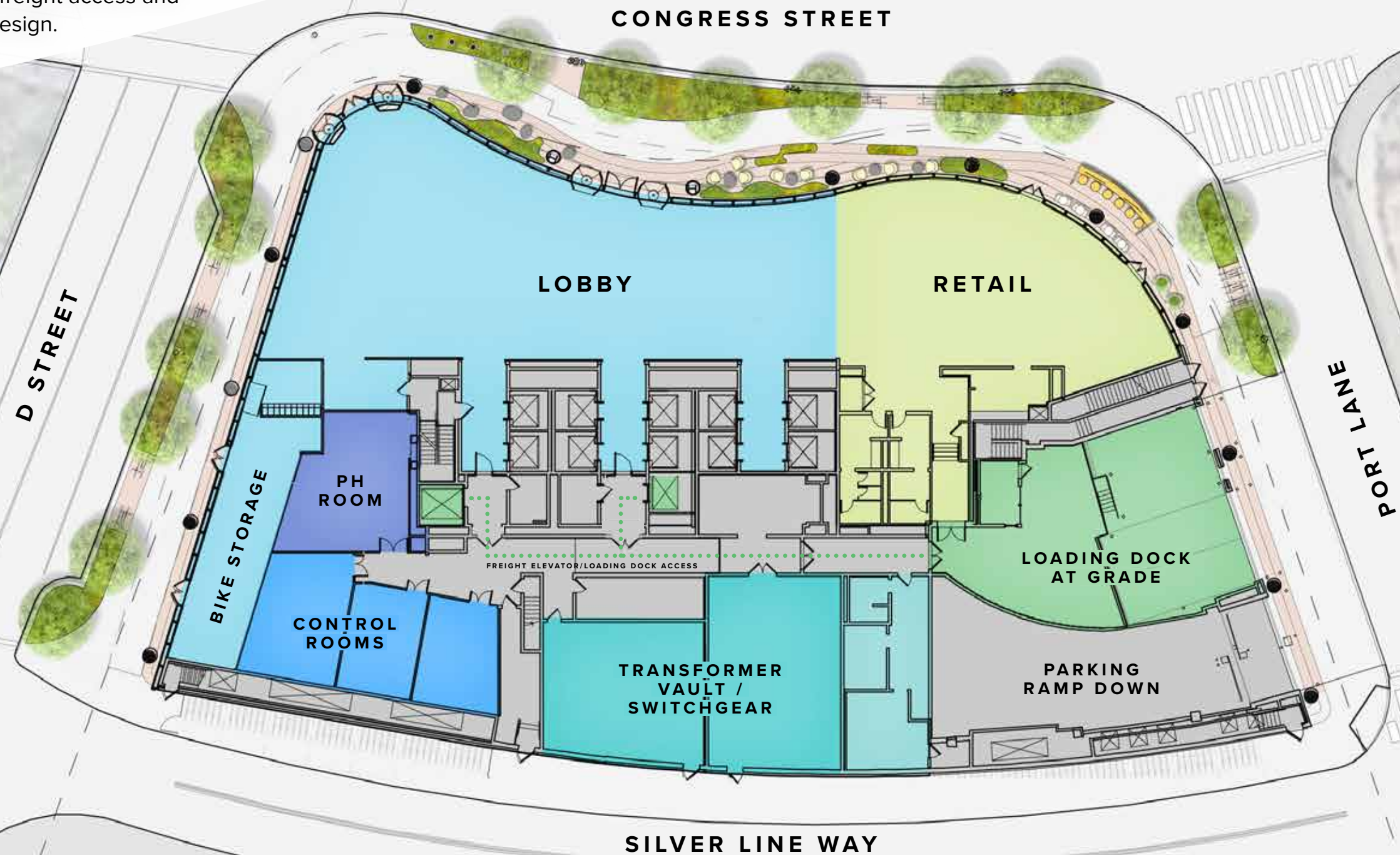


19,000 SF 13
19,000 SF 12
43,000 SF 11
43,000 SF 10
43,000 SF 09
43,000 SF 08
43,000 SF 07
43,000 SF 06
43,000 SF 05
32,000 SF 04
55,000 SF 03
55,000 SF 02
RETAIL 01

THE STRUCTURE

GROUND FLOOR PLAN PROGRAM

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

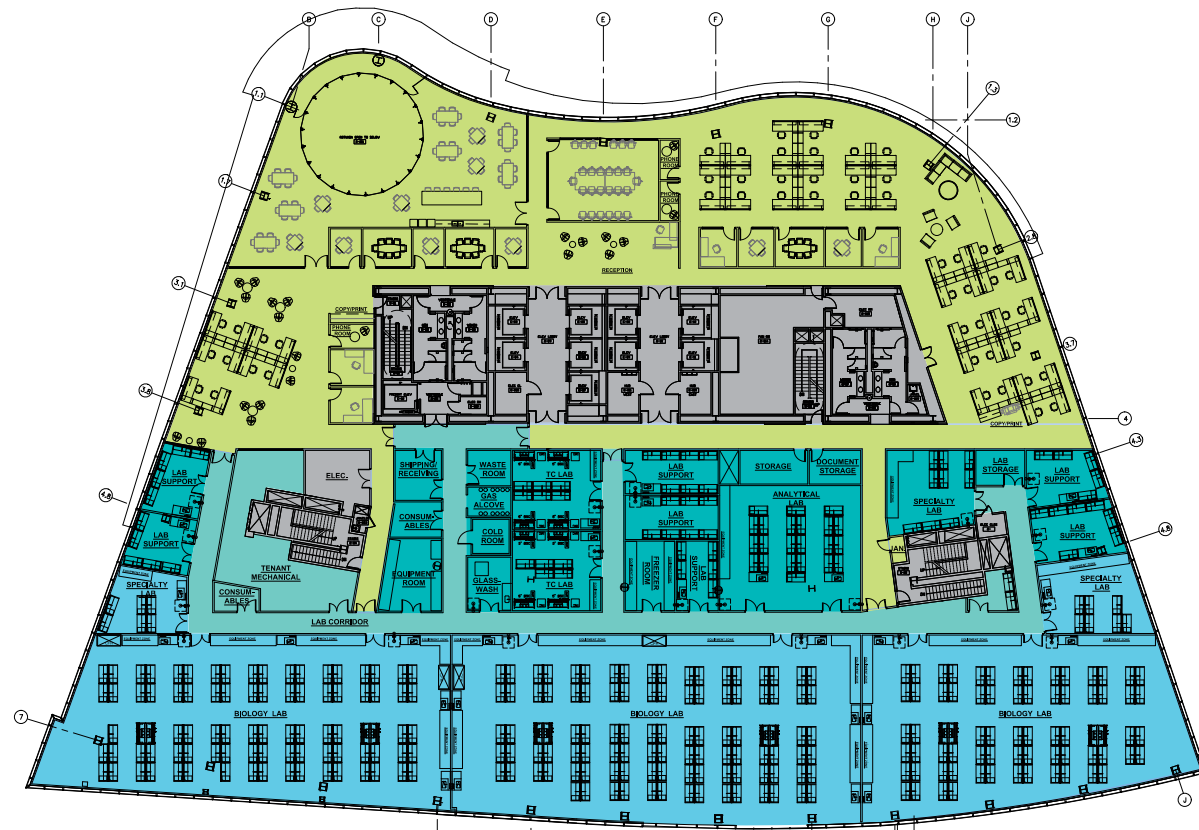


SAMPLE TEST FIT – FLOOR 03

60% LAB / 40%
OFFICE ON
FLOORS 2-3

OVERALL SQUARE FOOTAGE

55,000 SF

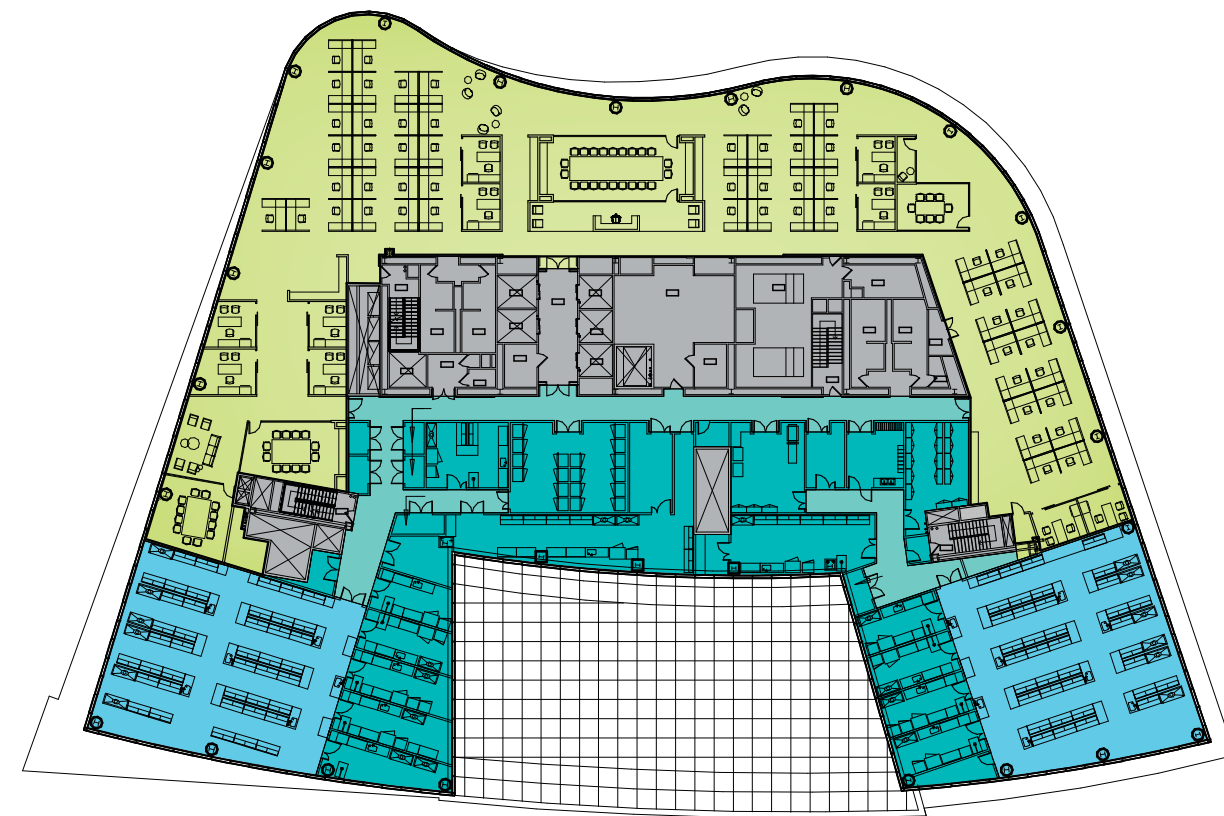


SAMPLE TEST FIT – FLOOR 11

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](https://www.biomedrealty.com) and follow the company on Twitter @biomedrealty.