



SEAPORT SCIENCE CENTER

# UNLOCK INNOVATION

 BioMed Realty  
Discover here

**NEWMARK**





601 CONGRESS

# ICON OF TOMORROW

The Seaport District has rapidly become the most desirable life science neighborhood in Boston. Its innovative spirit fosters pioneering technologies and life changing discoveries, and Seaport Science Center is positioned at the root of it all. Seaport Science Center's next generation lab design and sense of community will spur your firm to the leading edge of innovation.





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, Seaport Science Center is your space to unlock the power of innovation.



60+ 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**

250ft  
TO I-90  
ACCESS

0.7mi  
TO I-93  
ACCESS

1mi  
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  
MEJURI  
MINI LUXE  
MIZNON  
PEOPLE'S UNITED BANK  
POLKADOG BAKERY  
SOULCYCLE  
STARBUCKS  
TAIYAKI 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

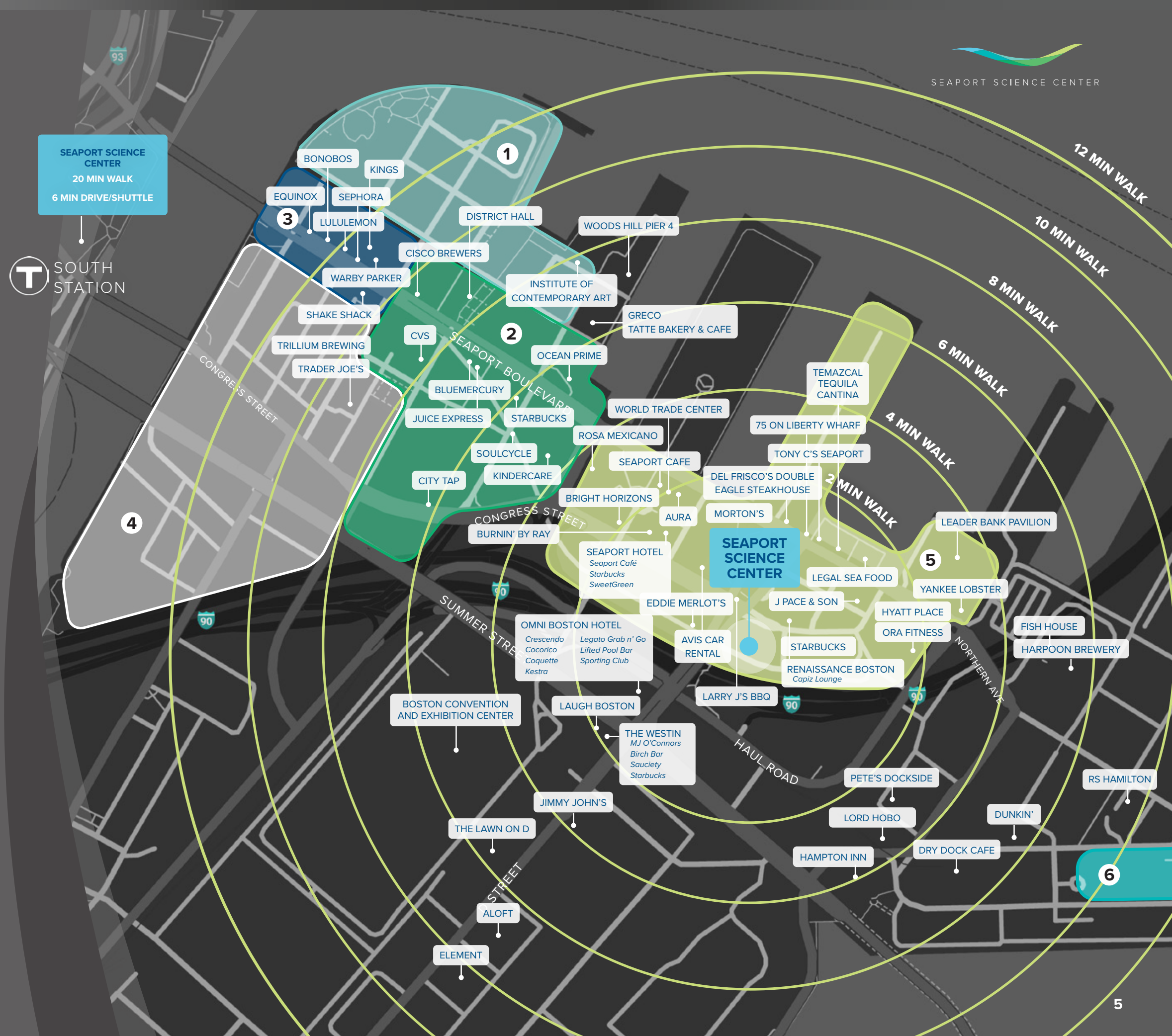
AURA  
AVIS CAR RENTAL  
BAYSHORE CHOWDERS  
BRIGHT HORIZONS  
BURNIN' BY RAY  
DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE  
EDDIE MERLOT'S  
J PACE & SON  
LARRY J'S BBQ  
LEGAL SEA FOODS  
MORTON'S

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







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. Seaport Science Center invites you to join the community making tomorrow's discoveries today.

The reimagined lobby creates a welcoming and contemporary arrival experience with its delicate ceiling folds and iconic chandelier atop the 20-foot-tall entry oculus. The column-free design seamlessly integrates the ground floor restaurant through a semi-partition wall and wraparound outdoor seating. An icon of tomorrow has arrived.



THE STRUCTURE

# THE WINTER GARDEN

Seaport Science Center's glass-enclosed, multi-functional atrium blurs the line between the outdoors and the indoors. This fourth-floor space spans six stories and unites the complex with its distinctive collaborative nodes and lush vegetation. 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 lunchtime discussions or evening events.









THE STRUCTURE

# COMMUNAL ROOFTOP GARDEN

The 12th floor shared rooftop garden will include panoramic views of Boston Harbor, collaborative areas and private nooks as it redefines the nature of the life science research complex.





THE STRUCTURE

# ONSITE RETAIL

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













THE STRUCTURE

# VIEWS THAT INSPIRE

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





THE STRUCTURE

# SPACES THAT MOTIVATE

A visionary campus that reimagines what work can be. Seaport Science Center offers a one-of-a-kind corporate headquarters opportunity for today's industry leaders.





THE STRUCTURE

# NEXT GENERATION LAB DESIGN

## LAB AVAILABILITY

Lab/office on floors 2-13

Floor plates range in size from approximately 17,000 - 57,000 SF

## 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 AHUs 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

# JANUARY 2024

TENANT OCCUPANCY



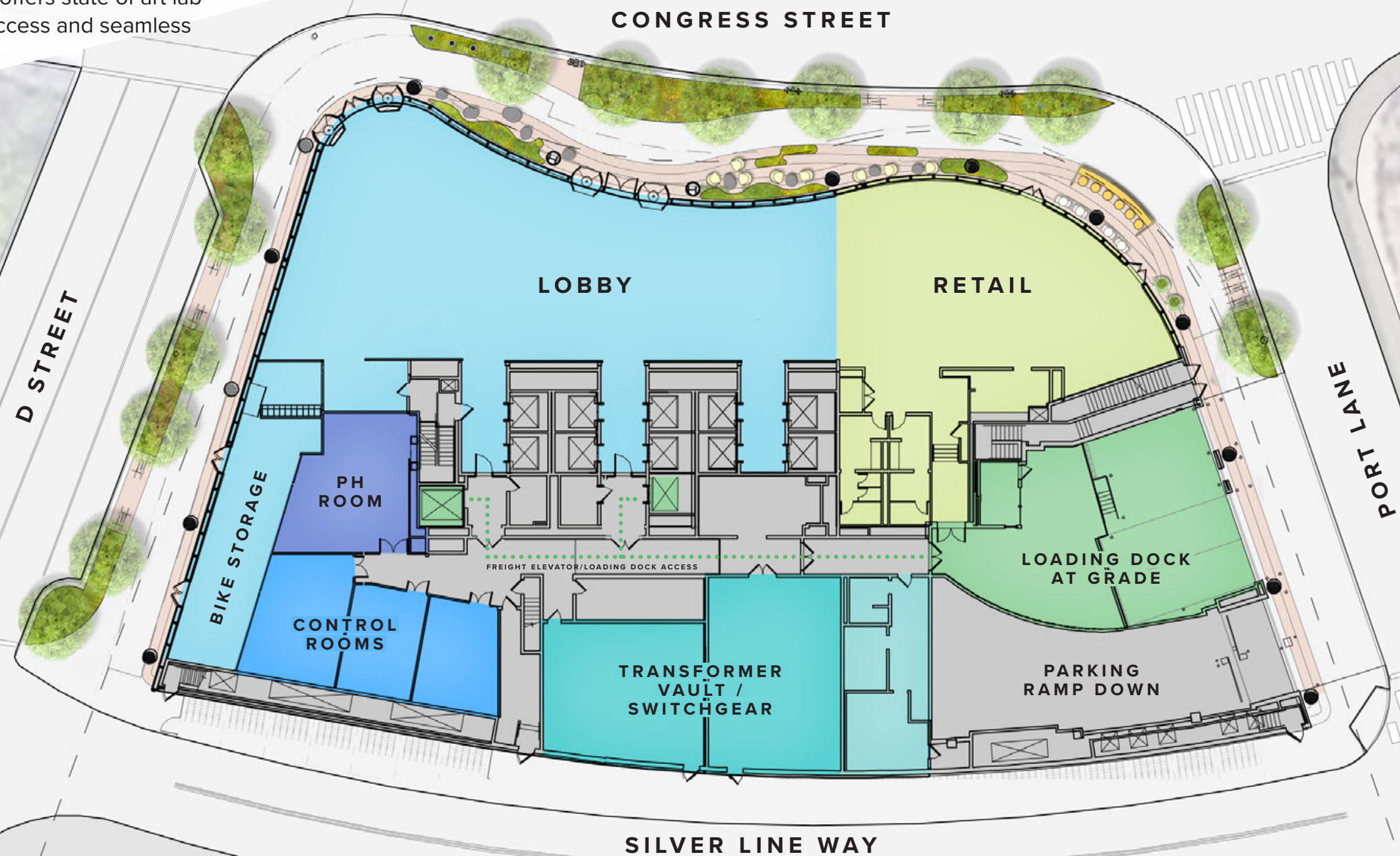
17,000 SF	<b>13</b>
20,000 SF	<b>12</b>
44,000 SF	<b>11</b>
44,000 SF	<b>10</b>
44,000 SF	<b>09</b>
44,000 SF	<b>08</b>
44,000 SF	<b>07</b>
44,000 SF	<b>06</b>
44,000 SF	<b>05</b>
33,000 SF	<b>04</b>
57,000 SF	<b>03</b>
57,000 SF	<b>02</b>
RETAIL	<b>01</b>



THE STRUCTURE

# GROUND FLOOR PLAN PROGRAM

Discover Seaport Science Center's integrated first level program that offers state of art lab infrastructure, freight access and seamless lobby/retail design.





THE OPPORTUNITY

FLOORS 9-12  
SUBDIVIDABLE  
TO ~20,000 SF

LANDLORD TO PROVIDE 100% OF LAB  
CASEWORK NOTED IN FITOUT PLANS

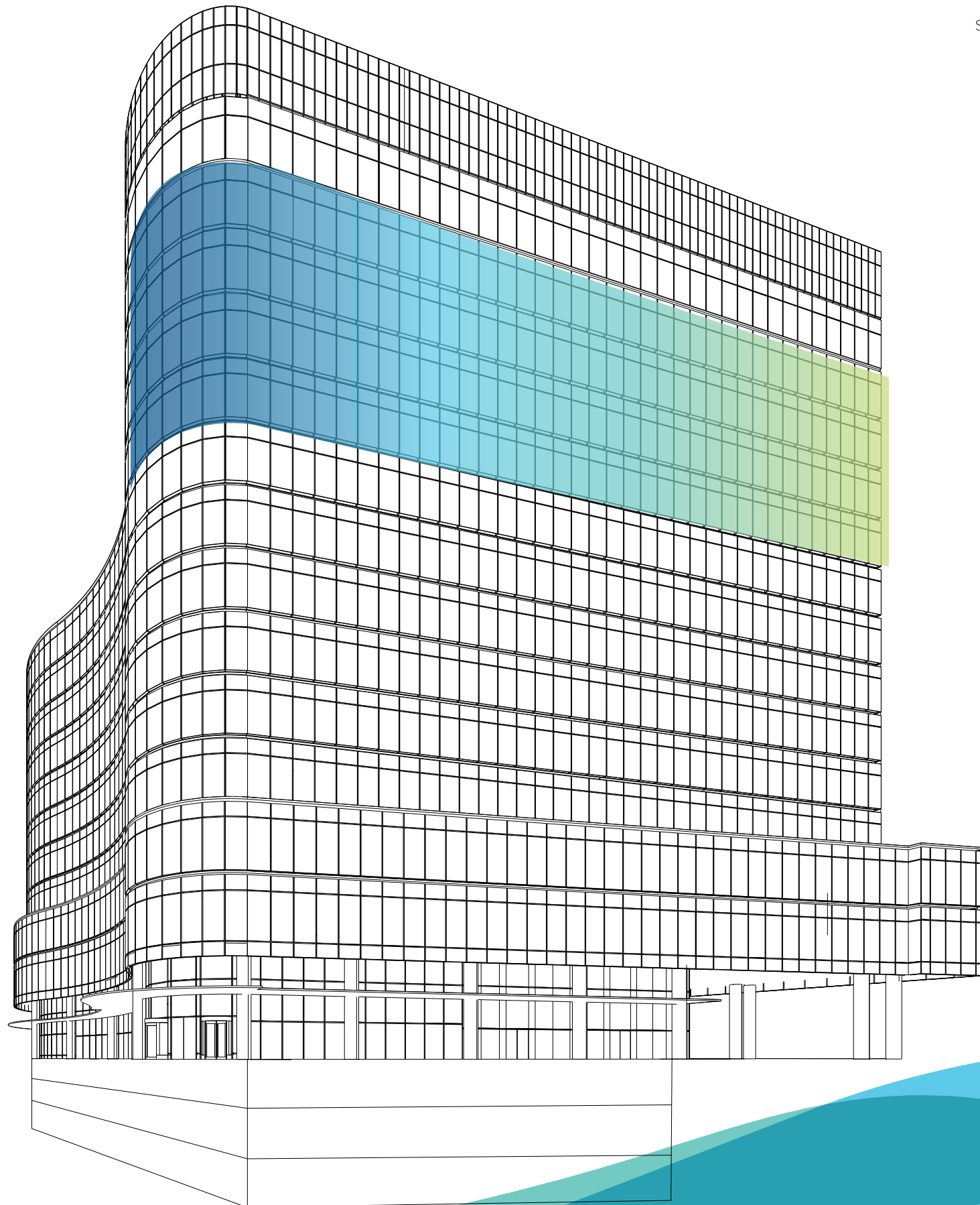
TENANT TO PROVIDE FF&E AND TEL/DATA

150K

AVAILABLE SPEC SUITE RSF  
FLOORS 9-12

JANUARY  
2024

TENANT OCCUPANCY



17,000 SF **13**  
20,000 SF **12**  
44,000 SF **11**  
44,000 SF **10**  
44,000 SF **09**  
44,000 SF **08**  
44,000 SF **07**  
44,000 SF **06**  
44,000 SF **05**  
33,000 SF **04**  
57,000 SF **03**  
57,000 SF **02**  
RETAIL **01**



FLOORS 9-11  
SUBDIVIDABLE  
TO ~20,000 SF

SINGLE-TENANT

44,000 RSF

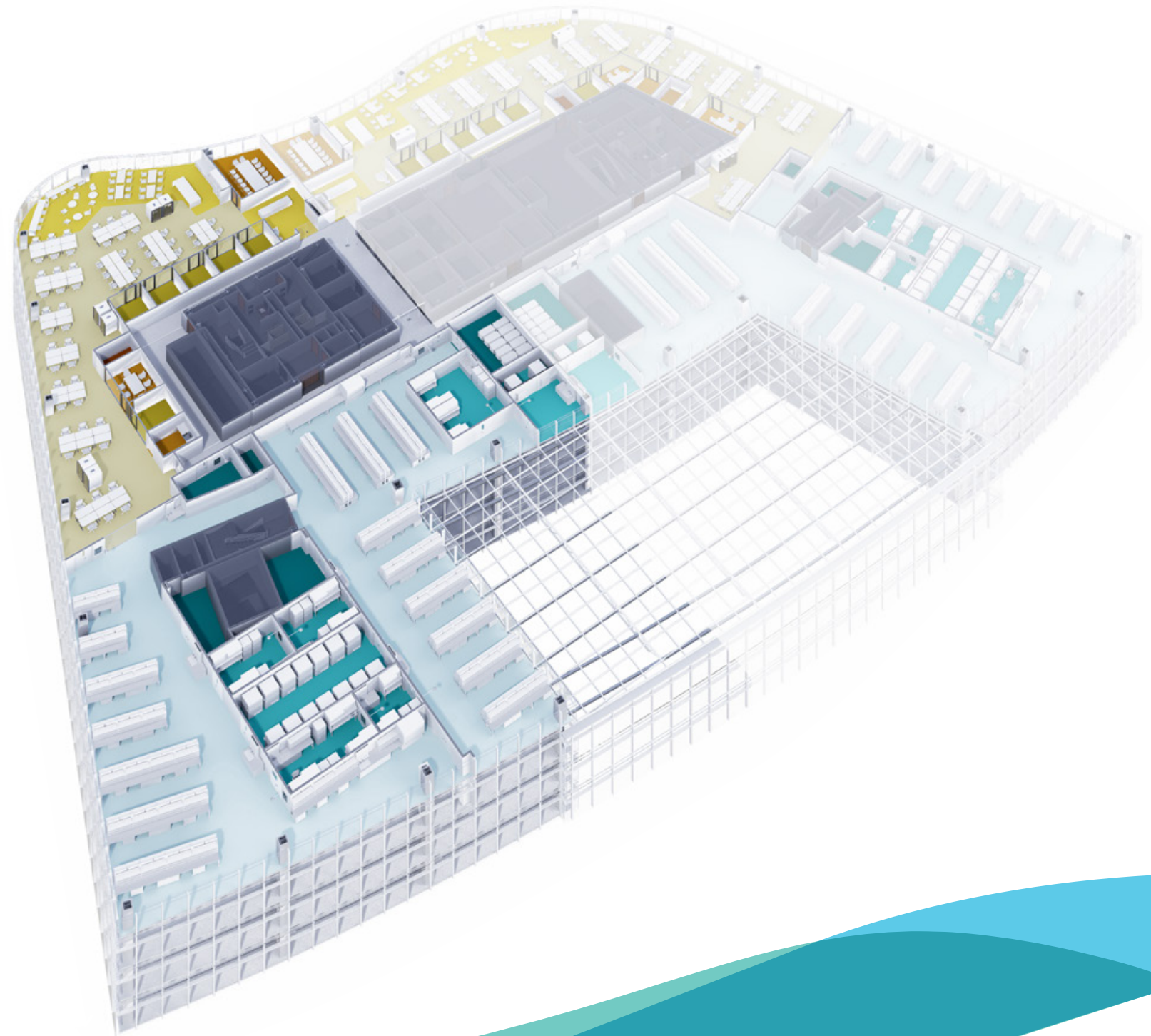




FLOORS 9-11  
SUBDIVIDABLE  
TO ~20,000 SF

WEST TENANT

21,000 RSF





FLOORS 9-11  
SUBDIVIDABLE  
TO ~20,000 SF

EAST TENANT

23,000 RSF

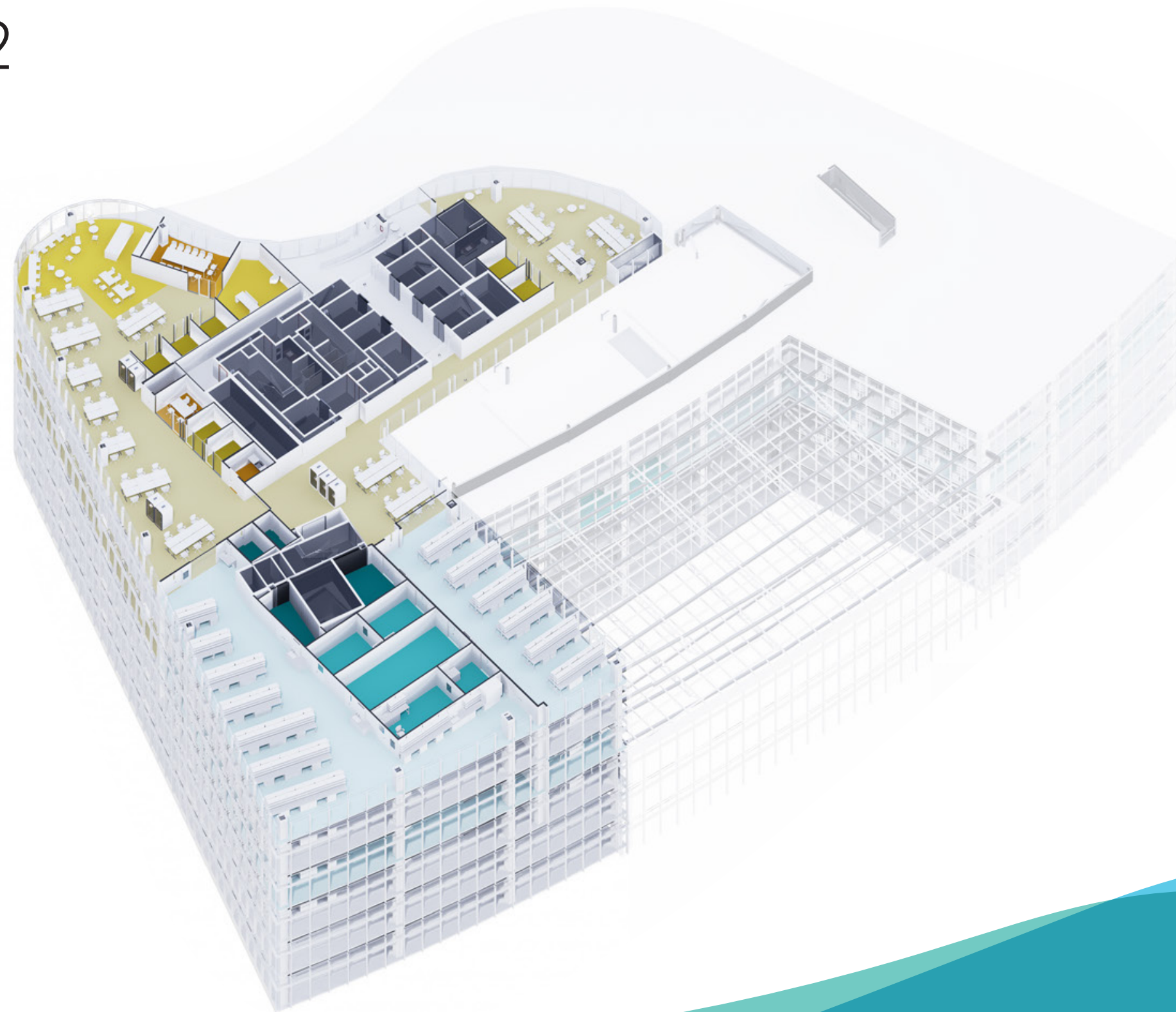




# FLOOR 12

SINGLE TENANT

20,000 RSF







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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, 2022, BioMed owns and operates high quality life science real estate comprising 15.9 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed Realty is one of the largest life science owners in the Cambridge/Boston market with 5.6mm SF of life science real estate. To learn more about BioMed Realty, visit [biomedrealty.com](https://biomedrealty.com) and follow the company on Twitter @biomedrealty.