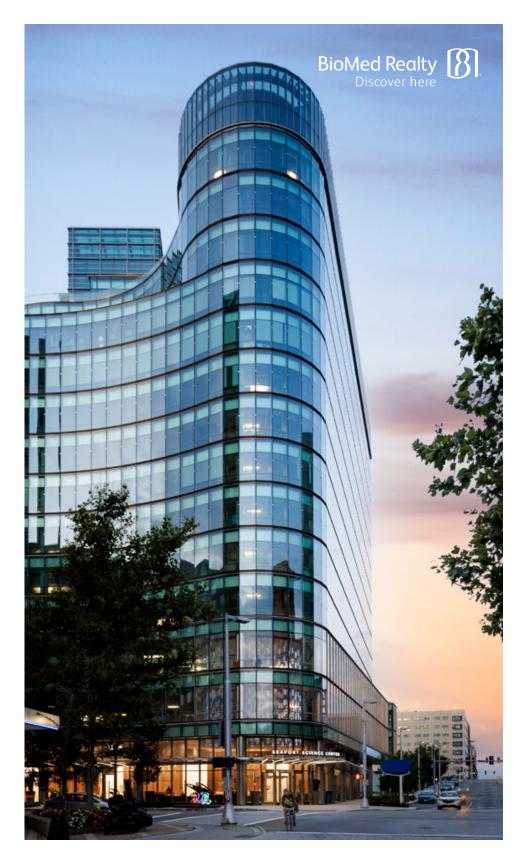
601 CONGRESS ST BOSTON, MA 02210



TOTAL RSF **±492,000** 

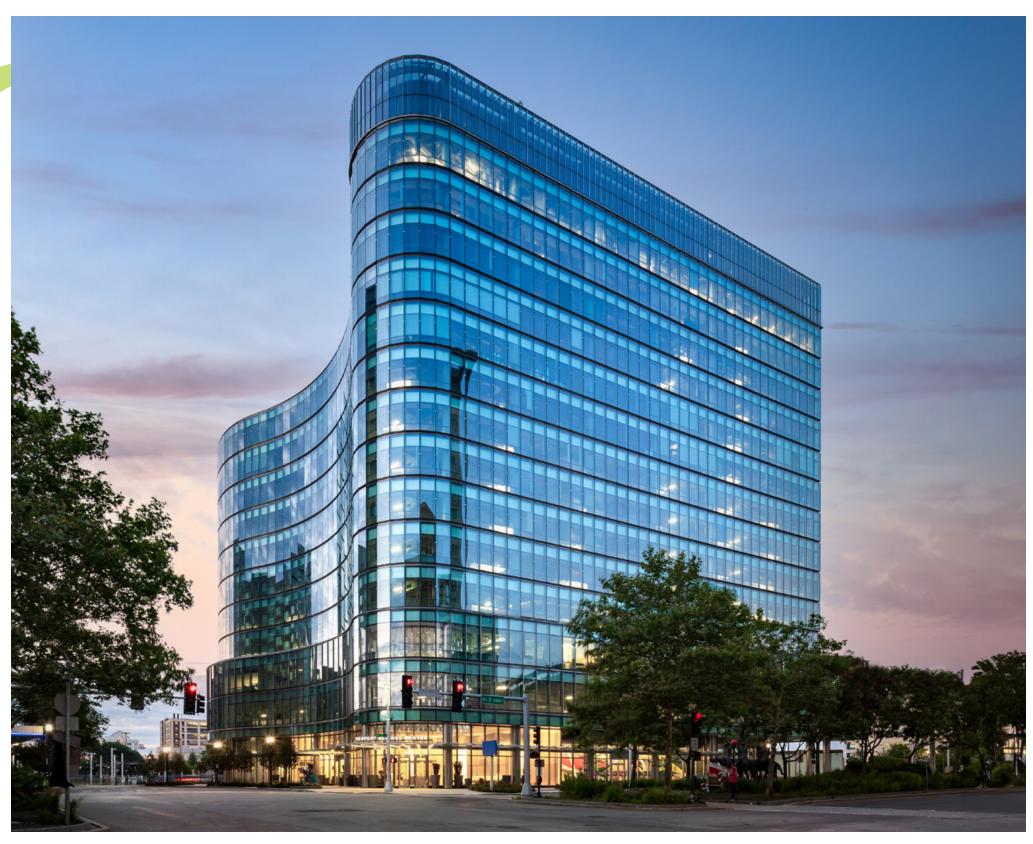
TI READY **NOW** 

SPEC SUITES Q1 2024



## WHERE DISCOVERY THRIVES

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.



## BOSTON'S CORE LIFE SCIENCE CLUSTER

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 destination to join Boston's leading life science innovators.



## UNPARALLELED ACCESSIBILITY

Seaport Science Center offers easy access to I-90 and I-93, ample underground parking on-site, a Silver Line station adjacent to the building, private shuttle service direct to South Station with both wi-fi and real-time TRAK GPS, and close proximity to Fan Pier's MBTA ferry launch & Tailwind seaplane dock. With a central location that's easily accessible from anywhere, Seaport Science Center makes it easier than ever for your team to come together.



## SEAPORT AMENITIES RANGE

Being in the heart of the Seaport allows your employees accessibility to dozens of unique restaurants and retail outlets. Seaport Science Center's tenants can enjoy a leisurely walk by the water, share lunch with a coworker, or unwind with an after-work cocktail on the waterfront. Tenants can also utilize Seaport Science Center's premium concierge service to take care of personal errands or to bring the Seaport's vast array of amenities to them when stepping away from the science isn't an option.

#### 1 FAN PIER

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

#### SEAPORT SQUARE A

HERMAN MILLER ACEITUNA GRILL BEN AND JERRY'S JUICE EXPRESS BETTER BAGELS KINDERCARE MEJEURI BLUE HILLS BANK BLUEMERCURY MINI LUXE CARDULLO'S GOURMET SHOP MIZNON CHIPOTLE PEOPLE'S UNITED BANK CITY TAP POLKADOG BAKERY DISTRICT HALL SOULCYCLE **EVERLANE** STARBUCKS GATHER TAIYAKI NYC

MASTRO'S

SORRELLE

WAGAMAMA

YOKI EXPRESS

STREGA

SERFINA STARBUCKS

#### SEAPORT SQUARE B

BARKING CRAE LULULEMON BONOBOS MR SID CAFFE NERO PETER MILLAR **ENVOY** SEAPORT BARBERS FOLINOX SHAKE SHACK FILSON SWEETGREEN KINGS TUSCAN KITCHEN LA COLOMBE WARBY PARKER L.L. BEAN

#### FORT POINT

HELLY HANSEN

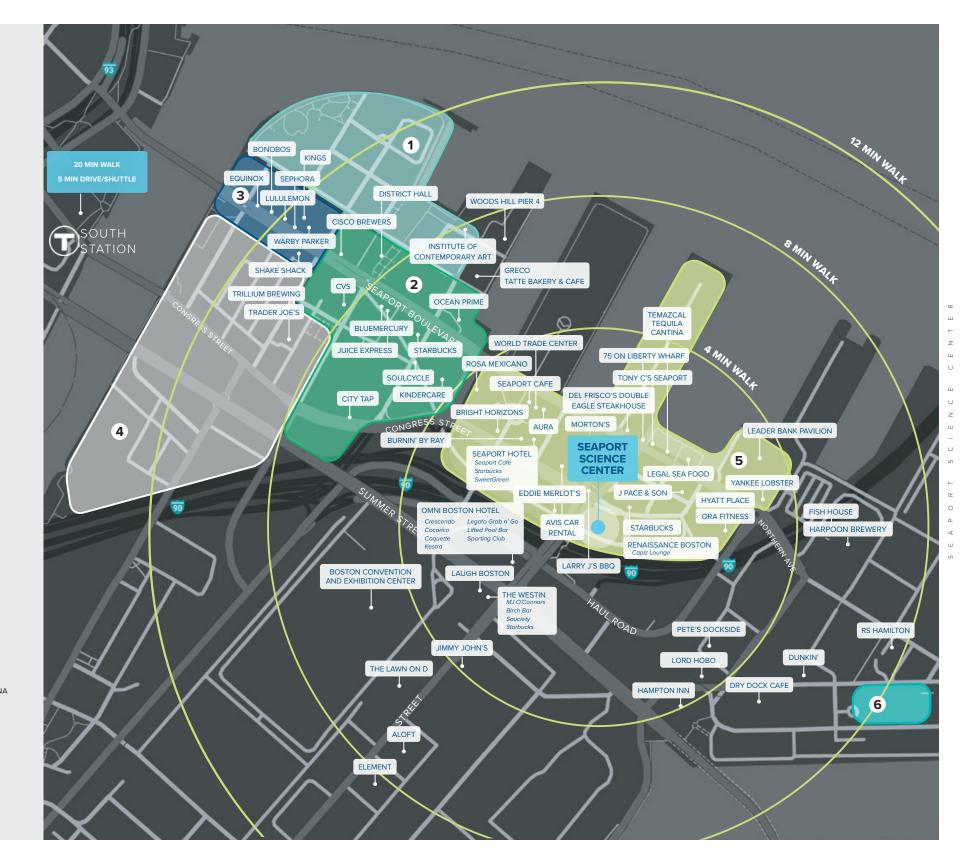
BARTACO MARRIOT MENTON BON ME BOSTON CHILDREN'S MUSEUM OAK + ROWAN PASTORAL ARTISAN CVS PINK TACO DIG ROW 34 SPORTELLO DRINK FORT POINT MARKET THE SMOKE SHOP BBQ FLOUR BAKERY + CAFÉ TRADER JOE'S LOLITA TRILLIUM BREWING LUCKY'S LOUNGE

#### 5 LIBERTY WHARF

PORTSIDE SEAFOOD AVIS CAR RENTAL RED'S BEST BAYSHORE CHOWDERS ROSA MEXICANO BRIGHT HORIZONS SEAPORT CAFE BURNIN' BY RAY STARBUCKS DEL FRISCO'S DOUBLE EAGLE TEMAZCAL TEQUILA CANTINA TONY C'S SEAPORT **EDDIE MERLOT'S** TRIO CAFE J PACE & SON YANKEE LOBSTER LARRY J'S BBQ 75 ON LIBERTY WHARF LEGAL SEA FOODS 250 NORTHERN MORTON'S

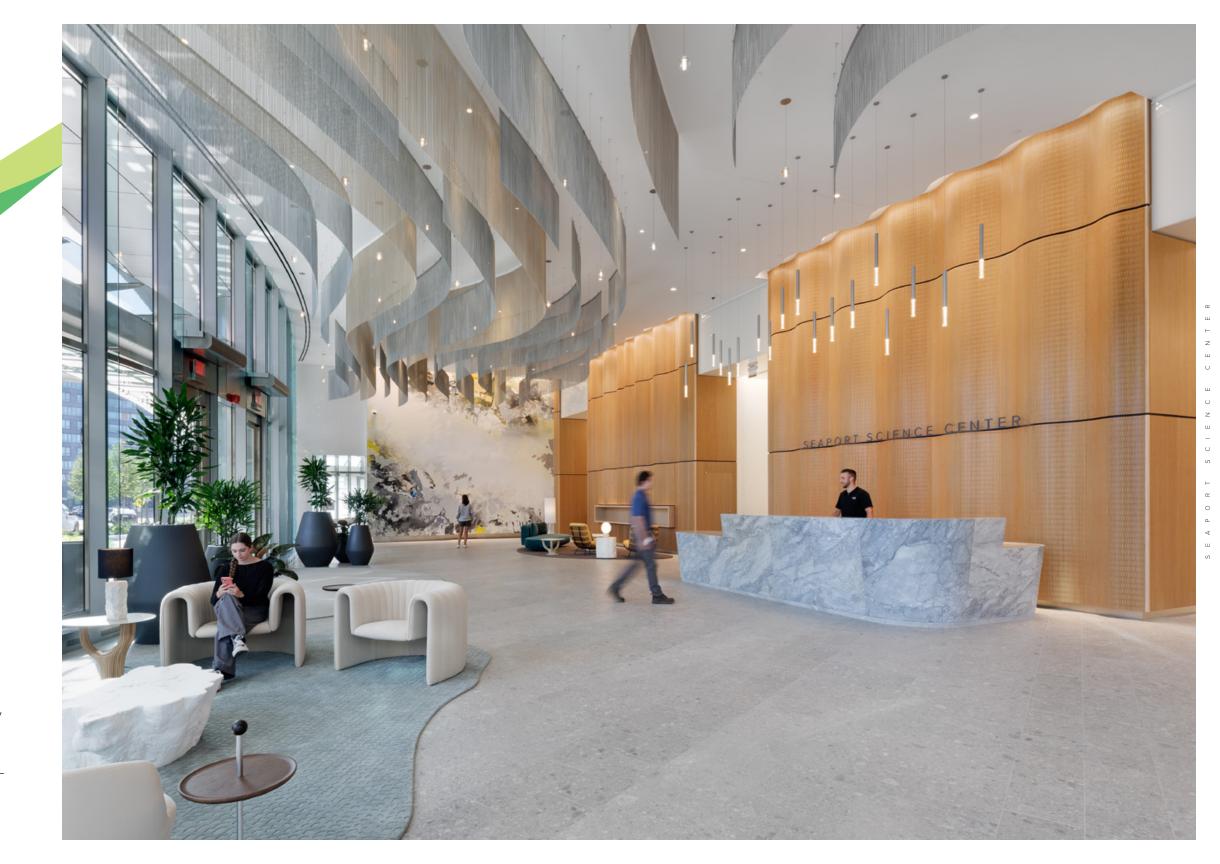
#### 6 BOSTON DESIGN CENTER

AMERICA'S TEST KITCHEN MAYDAY!
CHICKADEE REBOK HQ
FLOUR BAKERY + CAFÉ THE FARMACY CAFE



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.

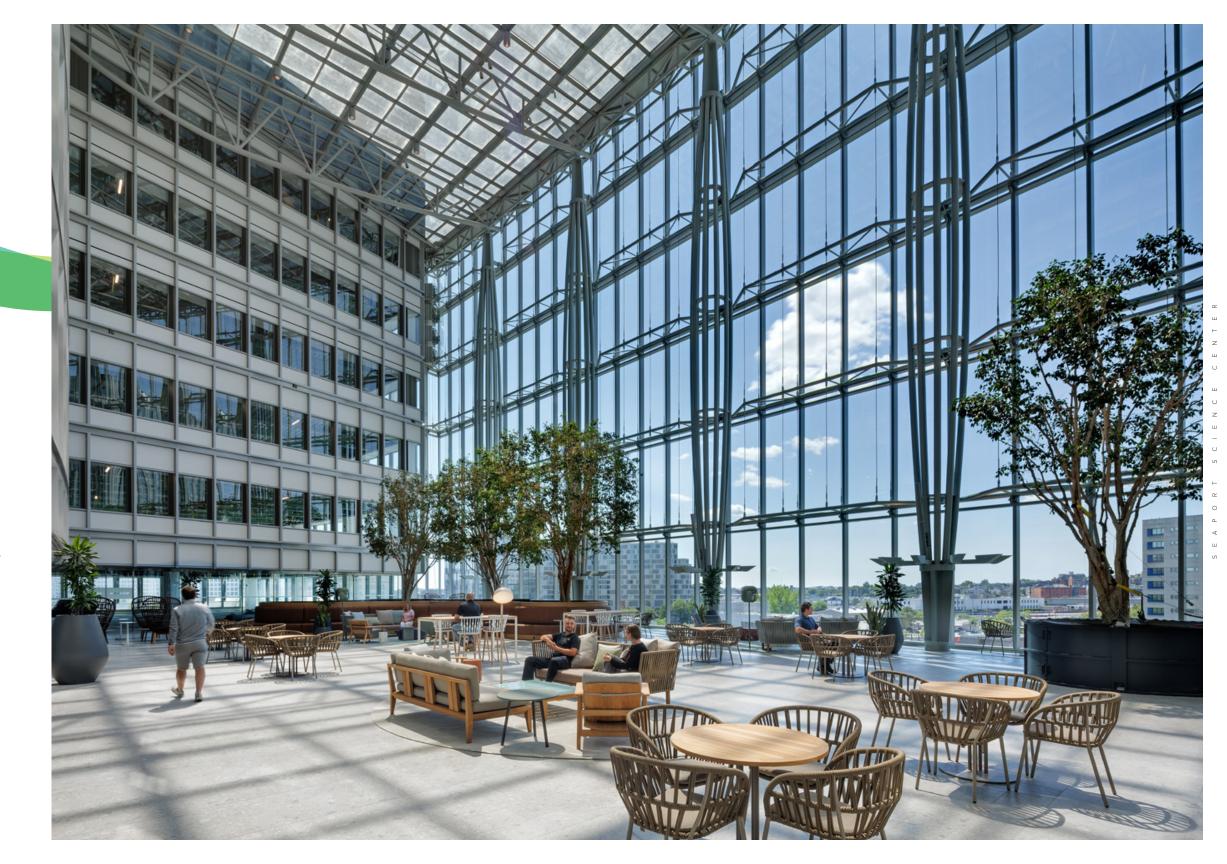
The reimagined lobby creates a welcoming and contemporary arrival experience with its delicate ceiling folds and iconic Oculus light fixture atop the 20-foot-tall entryway. The design seamlessly integrates the adjoining restaurant through a semi-partition wall and wraparound outdoor seating, completing Seaport Science Center's unified ground floor experience.

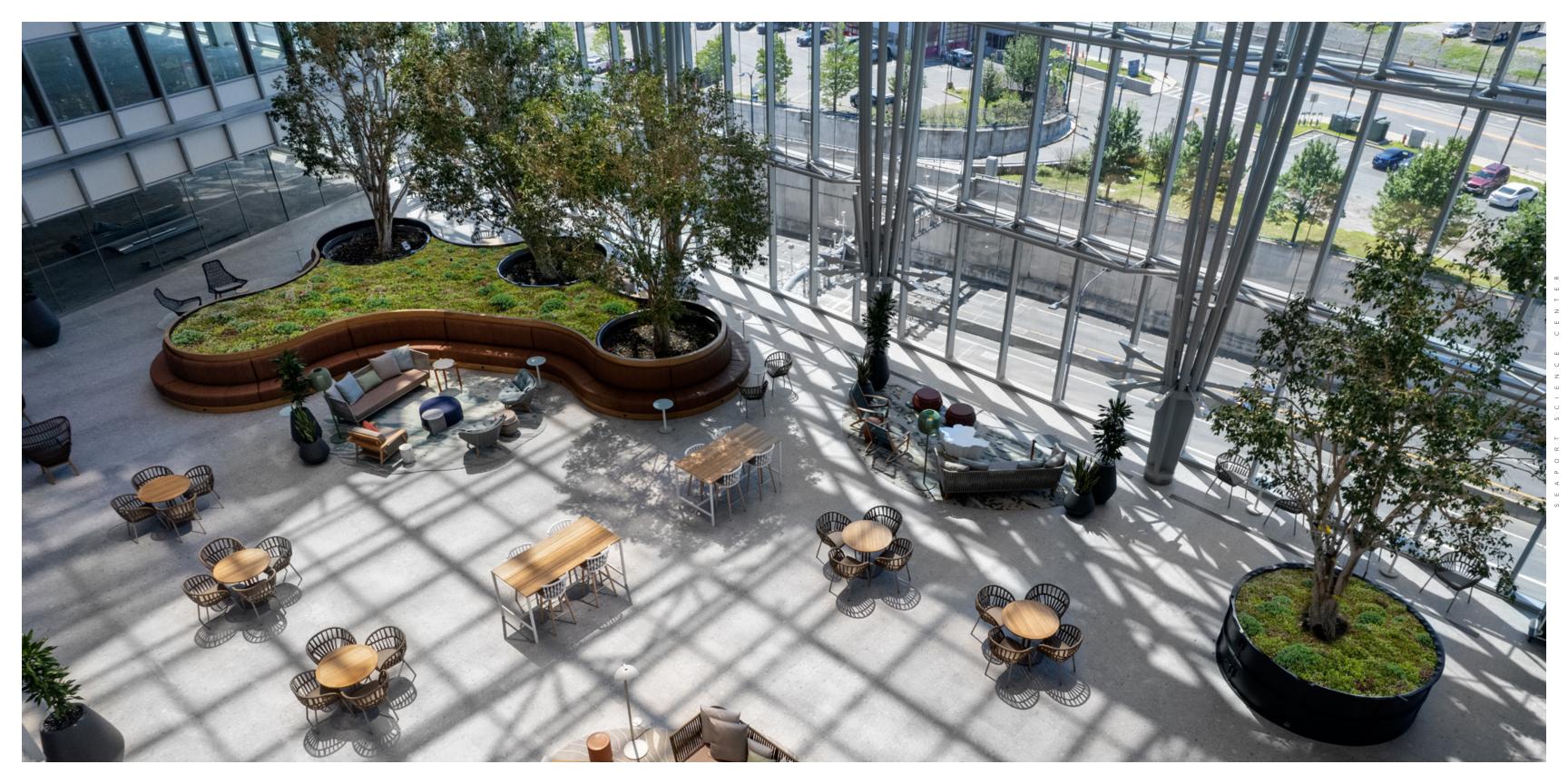


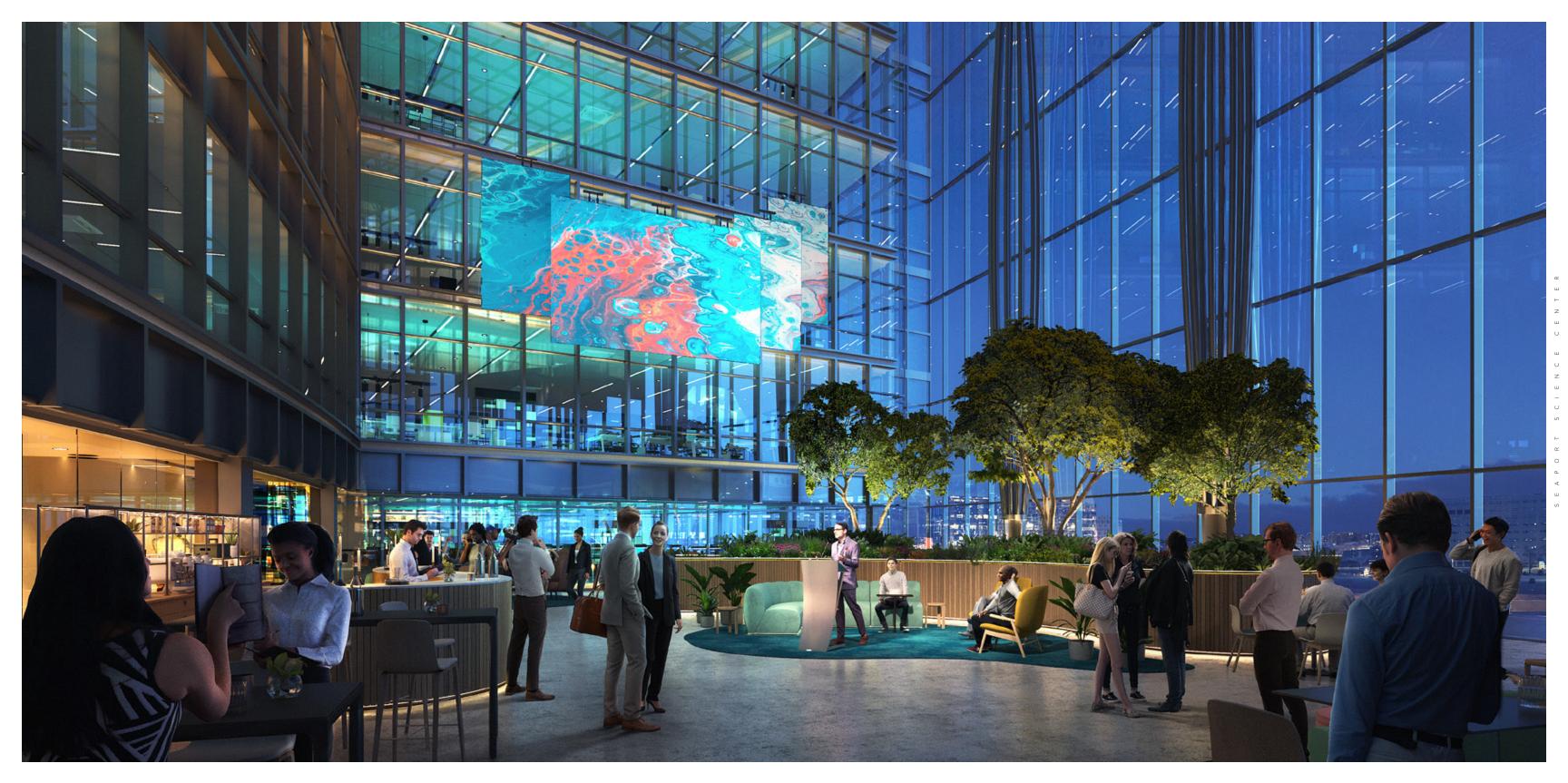
## THE ATRIUM REIMAGINE YOUR SPACE TO COLLABORATE

Seaport Science Center's signature space is the glassenclosed, multi-functional Atrium that pushes the boundaries of the tenant amenity.

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. Enjoy a quiet conversation with colleagues, rejuvenate with a lunchtime yoga class, strike up a friendly social sports competition after work with your building neighbors, explore new food & drink at a tasting event, or engage in a stimulating discussion in our Discover Here Speaker Series – it's all possible in the Atrium at Seaport Science Center.



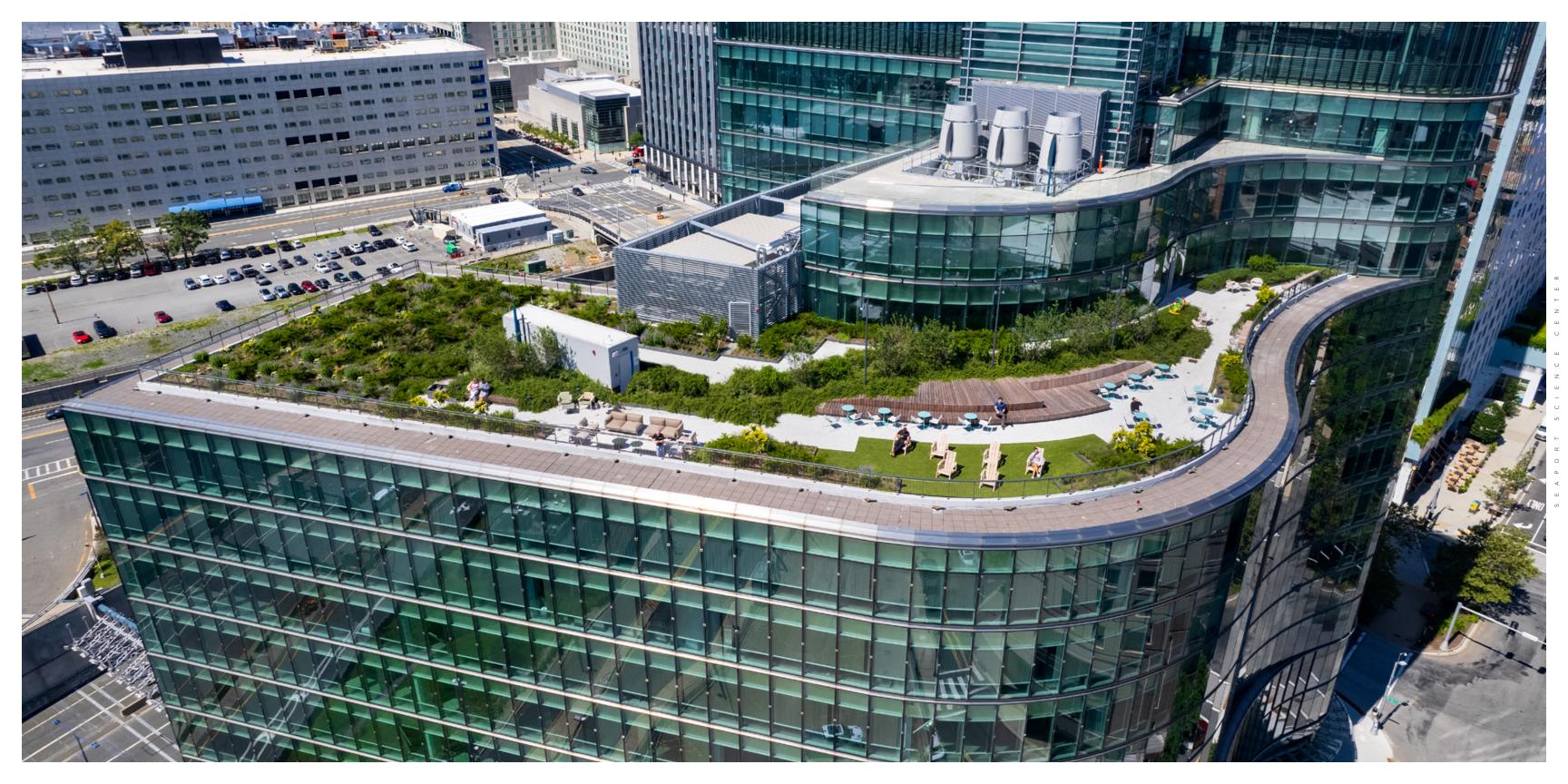




## SHARED ROOFTOP GARDEN

Seaport Science Center's 12,000 square foot 12th floor roof deck includes collaborative areas, private nooks, and spaces to celebrate as it redefines what a life science research facility can be. Enjoy panoramic views of Boston Harbor as you take a few minutes for yourself, entertain clients atop the Seaport, or recognize your team's success at the chef's table beneath the pergola.





BioMed Realty is proud to partner with Lydia Shire to bring to life the latest inspiration from the mind of a culinary icon. Her James Beard award-winning resume requires no introduction, with venerable Boston restaurants BIBA, Pignoli, Locke-Ober, and Scampo among her legendary successes – now, the next stop in her storied career comes in Boston's Waterfront at Seaport Science Center.

Opening in 2024, Ms. Shire's latest restaurant & bar will occupy the ground floor of Seaport Science Center and elevate your tenant experience. Have lunch with a client, meet colleagues for a drink on the patio after work, or host a dinner for your company – all at the Seaport's newest hot spot, located in the lobby of Seaport Science Center.







## STATE-OF-THE-ART LAB DESIGN

Experience the difference of BioMed Realty's industry-leading expertise with Seaport Science Center's ultramodern base building systems, sustainable LEED architecture, and intelligent design from parking garage to penthouse. Seaport Science Center's robust mechanical capacity, flexible floor plates, and move-in ready spec suites keep your firm on the cutting edge by meeting any scientific need.



## SPACES THAT MOTIVATE

Enjoy inspiring views from Seaport
Science Center's harbor-facing offices and meeting areas. Seaport Science Center's thoughtfully designed office spaces encourage creativity and collaboration, pushing your team's productivity and collective spirit to new heights.



### NEXT GENERATION LAB DESIGN

#### LAB AVAILABILITY

Lab / office on floors 2-13

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

#### HVAC

2.0 CFM of 100% OA per USF on lab floors 2-6

1.5 CFM of 100% OA per USF on lab floors 7-13

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-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 per 1,000 RSF

## GROUND FLOOR PROGRAM

Discover Seaport Science Center's ground floor design – a seamless integration of state-of-the-art lab infrastructure, access to dual freight elevators, bike storage, and ample loading capacity.



## STACKING PLAN

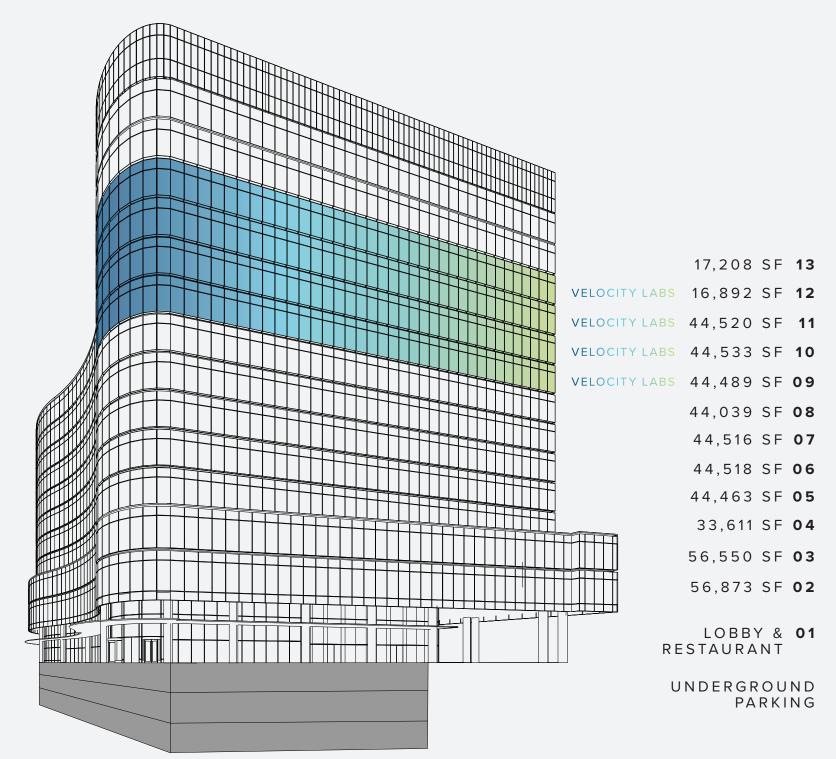
492K

150K

SPEC SUITE RSF FLOORS 9-12\*

Q12024
VELOCITY LABS OCCUPANCY

SHELL FLOORS TI-READY



\*Spec floors 9, 10, and 11 may be subdivided to ~22,000 SF each

#### INNOVATION IN MOTION



#### **SEAPORT SCIENCE CENTER IS NOW OFFERING**

Flexible, move-in ready lab and office space built for groundbreaking research.

BioMed Realty has developed move-in ready lab and office space inside a premier selection of our Class A life science properties located in major life science ecosystems across the US and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

#### WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



FASTER TIME-TO-MARKET

Our casework ready lab space creates a launchpad for our tenants, allowing them to conduct research effectively and efficiently, from day one.



CAPITAL SAVINGS

We offer our tenants optimal pricing structures to increase their capital efficiency, enabling them to better allocate their resources towards their bottom line.



FLEXIBILITY & SCALABILITY

Our offering provides tenants with flexible layouts and frictionless upscaling opportunities across BioMed's entire portfolio — 16+ million square feet in leading innovation markets in the US and UK.



SPECIALIZED & PURPOSE-BUILT

Our spaces are not just labcapable, but lab-specialized — casework ready and purpose-built down to the detailed industry requirements for plumbing, power, ventilation and more.



TOP-TIER MARKETS

Occupancy at one of our properties provides an ideal location in the top-tier markets and submarkets of the US and UK, with close proximity to a vibrant life science ecosystem.



WORLD-CLASS QUALITY

Our lab spaces are embedded within BioMed's Class A properties, giving companies of all sizes the advantages of world-class infrastructure and amenities purpose-built for the biotech industry's biggest names.



ACCESS TO CAPITAL

As a Blackstone portfolio company, BioMed Realty offers access to the life sciences investment arm, putting tenants in front of capital investors.



THE BIOMED REALTY DIFFERENCE

We have a proven track record of delivering ready-to-go lab space, supported by our vertically integrated platform comprised of everything from leasing and development to property management and facilities.

# VELOCITY LABS FIT PLAN FLOORS 9-11

60% LAB / 40% OFFICE

## FLEXIBLE DESIGN

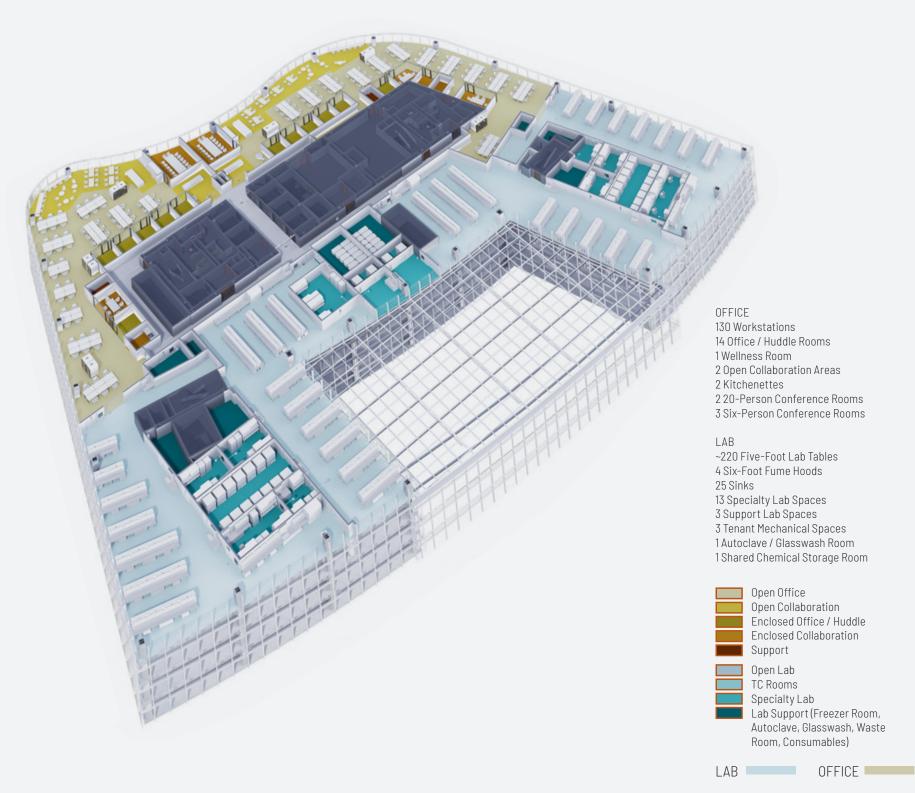
CAPABLE OF MEETING A WIDE VARIETY OF SCIENTIFIC REQUIREMENTS

~44,000 SF SUITE SIZE, SUBDIVIDABLE TO

~22,000 SF

HALF-FLOOR SUITES

Q1 2024



## VELOCITY LABS DELIVERY CONDITION

#### SUITES / SIZES

Floors 9-11 West: 21,600 RSF (approximate)

Floors 9-11 East: 22,900 RSF (approximate)

**12th Floor:** 16,892 RSF (approximate)

#### LAB / OFFICE RATIO

60% Lab / 40% Office

#### **ENCLOSED ROOMS**

West Suites: 6 offices / 1 conference room / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

East Suites: 7 offices / 2 conference rooms / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

**12th Floor:** 5 offices / 1 conference room / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

#### TEL/DATA

MDF included in base building core – conduit provided to suite MDF with room provided by tenant

Crown Castle fiber exists in the building with tenants able to contract with other providers at their discretion

#### SECURITY

Building card readers at suite access doors

#### LAB CASEWORK

Landlord to purchase and install 100% of casework – approximately 110 five-foot benches per half-floor suite

Ceiling utility panels to be provided

## FLEXIBLE SPECIALTY LABS & SUPPORT ROOMS

Floors 9-11 West: Seven (7) specialty labs, one (1) support room

Floors 9-11 East: Six (6) specialty labs, one (1) support room

**12th Floor:** Five (5) specialty labs

#### AUTOCLAVE/GLASSWASH

Space designated – tenant to provide equipment

Additional drains / exhaust / moisture protection by tenant

#### **FUME HOODS & SINKS**

Floors 9-11 West: Two (2) six-foot hoods, thirteen (13) sinks

Floors 9-11 East: Two (2) six-foot hoods, twelve (12) sinks

**12th Floor:** One (1) six-foot hood, ten (10) sinks

All fume hoods to be connected to central base building exhaust

#### H-ROOM

One (1) shared H-Room per floor

#### RODI

Tenant to provide equipment / space & power provided at each sink

#### SPECIALTY GASES

Manifold location identified with blank-offs in ceiling utility panels

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

BioMed owns and operates high quality life science real estate comprising — as of June 30, 2023 — 16.7 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

In addition, BioMed maintains a premier in-process development platform with 2.9 million square feet of Class A properties in active construction and 8.1 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.



16.7 million SF

PORTFOLIO ASSETS

2.9 million SF

OF ACTIVE DEVELOPMENT
PIPELINE

8.1 million SF

OF FUTURE DEVELOPMENT
PIPELINE

Other: 313k SF existing portfolio (includes all assets operated by BioMed)



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