

 **BioMed Realty**
Discover here



321 Harrison

321 Harrison, Boston, MA

A  **Blackstone** Portfolio Company

Space for the **Life** **Science** **Industry**

LOCATION

The life science markets of Boston and Cambridge, Massachusetts are global epicenters of biotechnology innovation.

With laboratory and office facilities, strategic urban planning and investment, and a wide variety of events, shared spaces, amenities and restaurants, Boston/Cambridge provides the world's most diverse live-work-play environment for the life science community.



EAST CAMBRIDGE

- Lab Central Pfizer cic moderna
- cyclerion FOUNDATION MEDICINE Seqirus Akebia DRAPER LABORATORY
- inari brammer bio RELAY FORSYTH CRISPR THERAPEUTICS WHITEHEAD INSTITUTE
- CODIAK Johnson & Johnson ATLAS VENTURE generation bio
- NOVARTIS Bristol-Myers Squibb sartorius
- AMGEN Schlumberger synlogic Ragon Institute
- Epizyme BILL & MELINDA GATES FOUNDATION MOMENTA TANGO therapeutics
- bluebirdbio editas MERCK Be well Alnylam
- BROAD INSTITUTE CAMP4 Shire sigilon therapeutics
- Lilly Biogen SOLID BIOSCIENCES
- ANOKION KSQ
- SANOFI

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SEAPORT

- polarispartners
- ALEXION
- CELLINK DANA-FARBER CANCER INSTITUTE
- DEWPOINT Orchard therapeutics elektrofi
- DermBiont GINKGO BIOWORKS THE ORGANISM COMPANY FOUNDATION MEDICINE Invicro
- Intarcia FLEET THERAPEUTICS SILICON Therapeutics VERTEX
- jnana 908devices AKOIOS SENSEI BIOTHERAPEUTICS
- Atalanta THERAPEUTICS entrada THERAPEUTICS
- CRISPR THERAPEUTICS emulate

Steps From Downtown & The Waterfront

UNPARALLELED CONVENIENCE TO AMENITIES & ACCESSIBILITY

Centrally located at the crossroads of downtown and the Seaport District, 321 Harrison offers unobstructed views of Back Bay. Tenants also enjoy the thriving Ink Block neighborhood, which features a wealth of shops, bars, and restaurants, such as Bar Mezzana, Fuji, and Whole Foods.



● BLUEbikes.

Easy Access

TO ALL OF BOSTON AND BEYOND

321 Harrison is located just minutes from downtown Boston, Logan Airport, the Waterfront, and Back Bay. This South End building provides tenants with convenient access to major highways and public transportation.



BACK BAY MBTA STATION
0.6 MILES/12-MINUTE WALK

MBTA SILVER LINE STOP
ON-SITE

TUFTS MBTA STATION
0.3 MILES/5-MINUTE WALK

321 HARRISON

BROADWAY MBTA STATION
0.5 MILES/8-MINUTE

Walk to MBTA

Parking Map

PARKING WITHIN A 10-MINUTE WALK

1. INK BLOCK UNDERGROUND

Phone: 617-426-0604
Rate \$: 20 Daily/400 Monthly
Number of space: 176

2. 274 ALBANY STREET

Phone: 617-350-8870
Rate \$: 20 Daily/300 Monthly
Number of space: 64

3. 324 ALBANY STREET

Phone: 617-350-8870
Rate \$: 20 Daily/300 Monthly
Number of space: 171

4. 500 HARRISON AVENUE

Phone: 617-350-8870
Rate \$: 20 Daily/300 Monthly
Number of space: 130

5. 72 EAST BERKELEY STREET

Phone: 617-262-0691
Rate \$: 24 Daily
Number of space: 89

6. 505 TREMONT STREET

Phone: 617-723-1488
Rate \$: 33
Number of space: 175

7. 1 NASSAU STREET

Phone: 617-695-9007
Rate \$: 32 Daily/340 Monthly
Number of space: 130

8. 290 TREMONT STREET

Phone: 617-482-2487
Rate \$: 20 Daily/400 Monthly
Number of space: 100

9. TUFTS MEDICAL CENTER

Phone: 617-636-5580
Rate \$: 28 Daily
Number of space: 900

10. 99 KNEELAND STREET

Phone: 617-292-1822
Rate \$: 36 Daily/435 Monthly
Number of space: 176

11. 125 LINCOLN STREET

Phone: 617-451-1393
Rate \$: 26 Daily/515 Monthly
Number of space: 300

12. 40 BEACH STREET

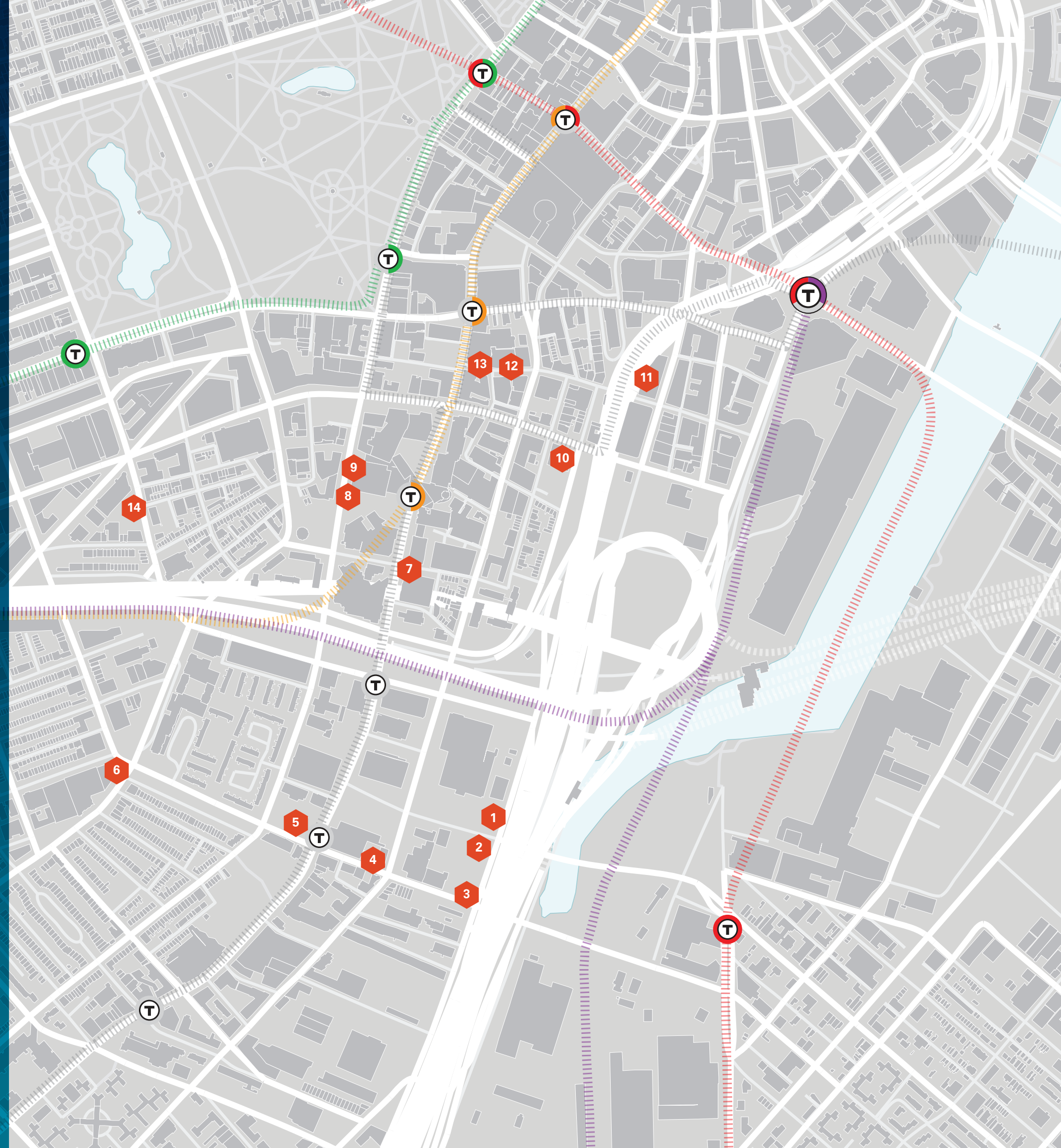
Phone: 617-451-1393
Rate \$: 29 Daily/335 Monthly
Number of space: 475

13. 660 WASHINGTON STREET

Phone: 617-350-8685
Rate \$: 31 Daily/400 Monthly
Number of space: 461

14. 132 ARLINGTON STREET

Phone: 617-545-7275
Rate \$: 28 Daily/375 Monthly
Number of space: 50





321 Harrison

OVERVIEW

321 Harrison is a 247,000 SF premier lab/office building in Boston's South End, an emerging center of discovery. The property offers state-of-the-art base building mechanical capacity to lab users. With a central location next to downtown and the Seaport District, 321 Harrison also provides easy access to major highways and public transportation.

RENTABLE SQUARE FOOTAGE
246,737 | Eight Floors

AVAILABLE
Q1 2023

ICONIC SIGNAGE
Significant branding opportunities

UNOBSTRUCTED VIEWS
Of the Back Bay, Financial District
and Seaport

OUTSTANDING AMENITIES
Including Retail, The Living Room, Outdoor
Space and Fitness Center

25,000-32,000 SF FLOOR PLATES
of seamless lab/office innovation

EFFICIENT FLOOR PLATE
18,000 -32,000 plates

STATE OF THE ART SYSTEMS
Designed for high-density occupancy



321 Harrison

LAB RENDERING

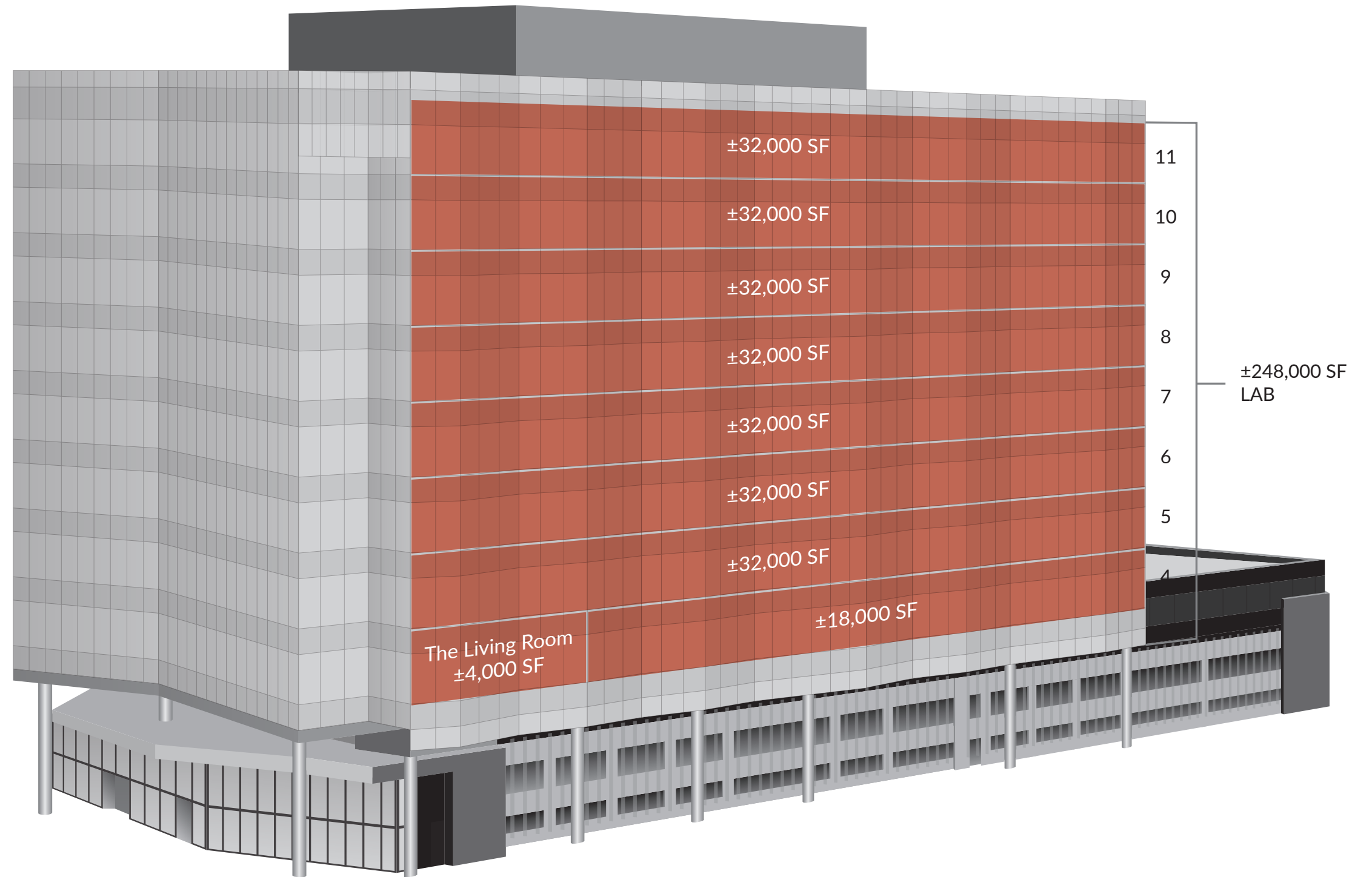


321 Harrison

OFFICE RENDERING

321 Harrison




STACKING PLAN



321 Harrison

FLOOR PLAN (FOURTH FLOOR)

LEGEND

- Office Space 
- Lab Space 
- Common Space 



321 Harrison

BUILDING SPECS

BUILDING TYPE

Lab/Office

NUMBER OF FLOORS

8

ELEVATOR

5 passenger elevators | 1 freight elevator

FLOOR TO FLOOR HEIGHT

14' with varying 12-13' clear heights

FLOOR LOADING

150 PSF

ELECTRICAL

- Capacity at the busway riser for power and lighting
- Up to 12 W per SF in laboratory areas
- 6 W per SF in office areas

PLUMBING

Central laboratory waste PH neutralization system to be permitted and maintained by BMR

HVAC

- 1.75 CFM of 100% OA per SF of laboratory space
- Supply and exhaust delivered from dedicated laboratory ERU on roof via dedicated shafts
- 100% MAUs on each floor provide supply air to lab and office and are served by chilled and hot water generated in the penthouse

EMERGENCY POWER

- Roof space allocated for tenant stand by generator
- 5W/RSF across the lab





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AMENITIES

NEW RETAIL

LIVING ROOM

ROOF TERRACE

PENTHOUSE POCKET PORCHES

FITNESS CENTER

PARKING

Parking ratio: 0.5/1,000 RSF

BIKE STORAGE

ELECTRIC VEHICLE PARKING

WORK LIFE ELEVATED

Explore, live and breath neighborhood of art, food, retail and inspiration



321 Harrison

DELIVERY SCHEDULE

Q1 2022

Estimated tenant improvements
commencement

DECEMBER 2022

Core & shell certificate of occupancy

Q1 2023

Estimated tenant improvement
completion

GENERAL CONTRACTOR

The Richmond Group

ARCHITECT & ENGINEER

SMMA

321 Harrison

THE NEIGHBORHOOD



BioMed Realty
Portfolio Map



15.9 MILLION SF
across 101 operating portfolio assets

3.8 MILLION SF
of active development pipeline

7.1 MILLION SF
of future development pipeline

Other: 572k SF existing portfolio (includes all assets operated by BioMed)

About BioMed Realty

BIOMED REALTY, A BLACKSTONE PORTFOLIO COMPANY, IS A LEADING PROVIDER OF REAL ESTATE SOLUTIONS TO THE LIFE SCIENCE AND TECHNOLOGY INDUSTRIES.

As of October 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 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 3.8 million square feet of Class A properties in active construction and 7.1 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.

CBRE

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