



SEAPORT SCIENCE CENTER

UNLOCK INNOVATION

 BioMed Realty
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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.

Monte Rosa
Pyxis Oncology
PepGen

CRISPR Tx

908 Devices
Akouos
Ikena Oncology
Monte Rosa Therapeutics

Alion Science
CELLINK
Dermbiont
Ensoma
Electrofi
Elicio Therapeutics
Inozyme Pharma
Frontier Medicines
Kojin Therapeutics
Nereid Tx
Stevenato Group

Amazon
Humana

Foundation
Medicine

Akcea Therapeutics

Odyssey Therapeutics

Orchard Therapeutics

MorphoSys

Vertex

Kura Oncology

Intarcia Therapeutics
Keryx Biopharmaceuticals
Polaris Partners

Vertex Pharmaceuticals
Entrada Therapeutics
Ikena Oncology

Servier

Axioma

Alexion

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

Dewpoint Tx
Entrada
Fleet Therapeutics
Genevant
Puretech
Scorpion Therapeutics
Sensei Biotherapeutics

Atalanta
Smartlabs
Vertex

Ginkgo BioWorks

Electrofi
Entrada
Jnana
Reebok International HQ
Shape Therapeutics

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



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

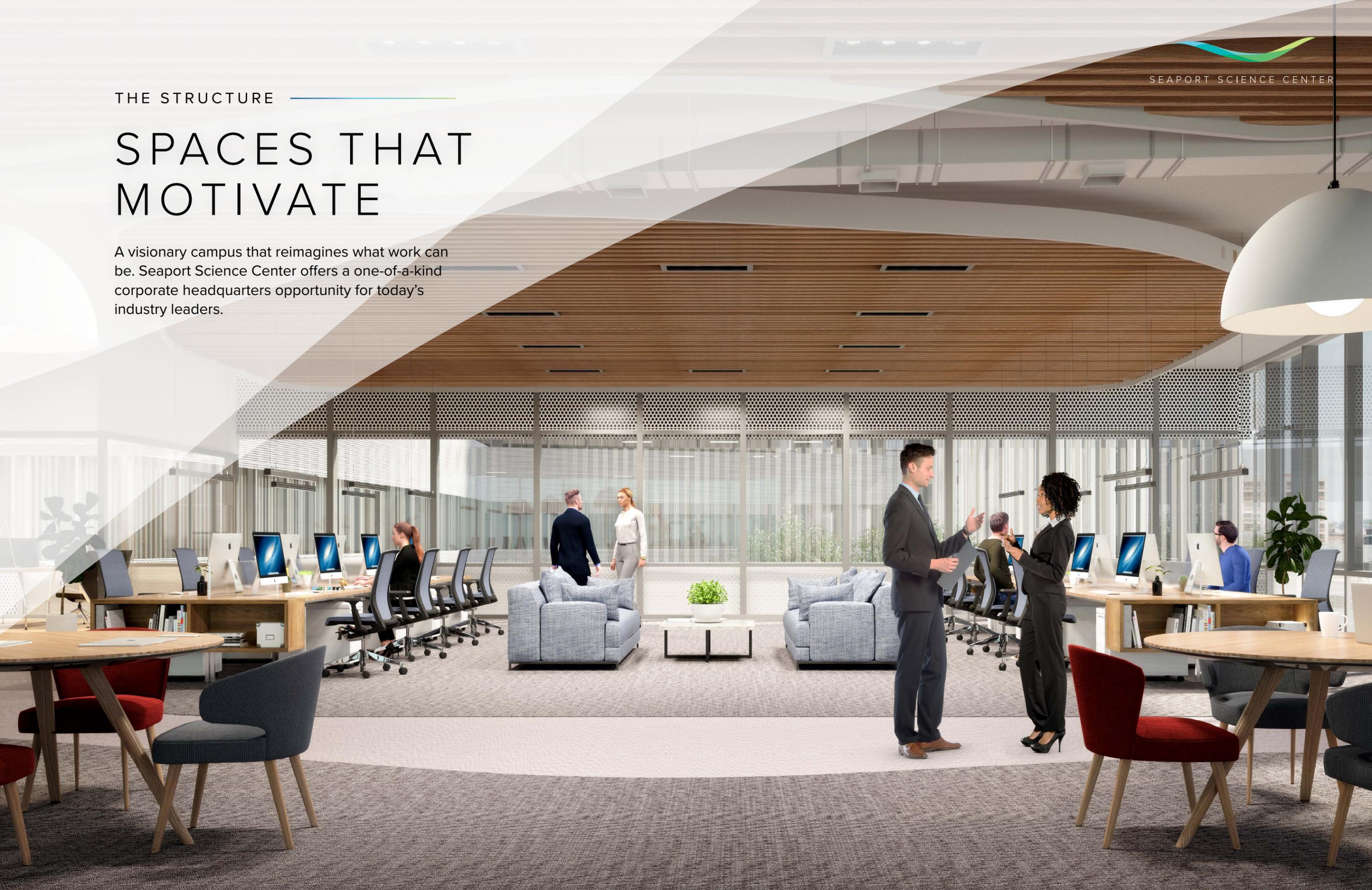
With state-of-the-art lab mechanical systems, sustainable LEED certified architecture and iconic curb appeal, Seaport Science Center offers 360-degree harbor views ideal for inspiring new ideas and perspectives.



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 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 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

20Q23

TENANT OCCUPANCY

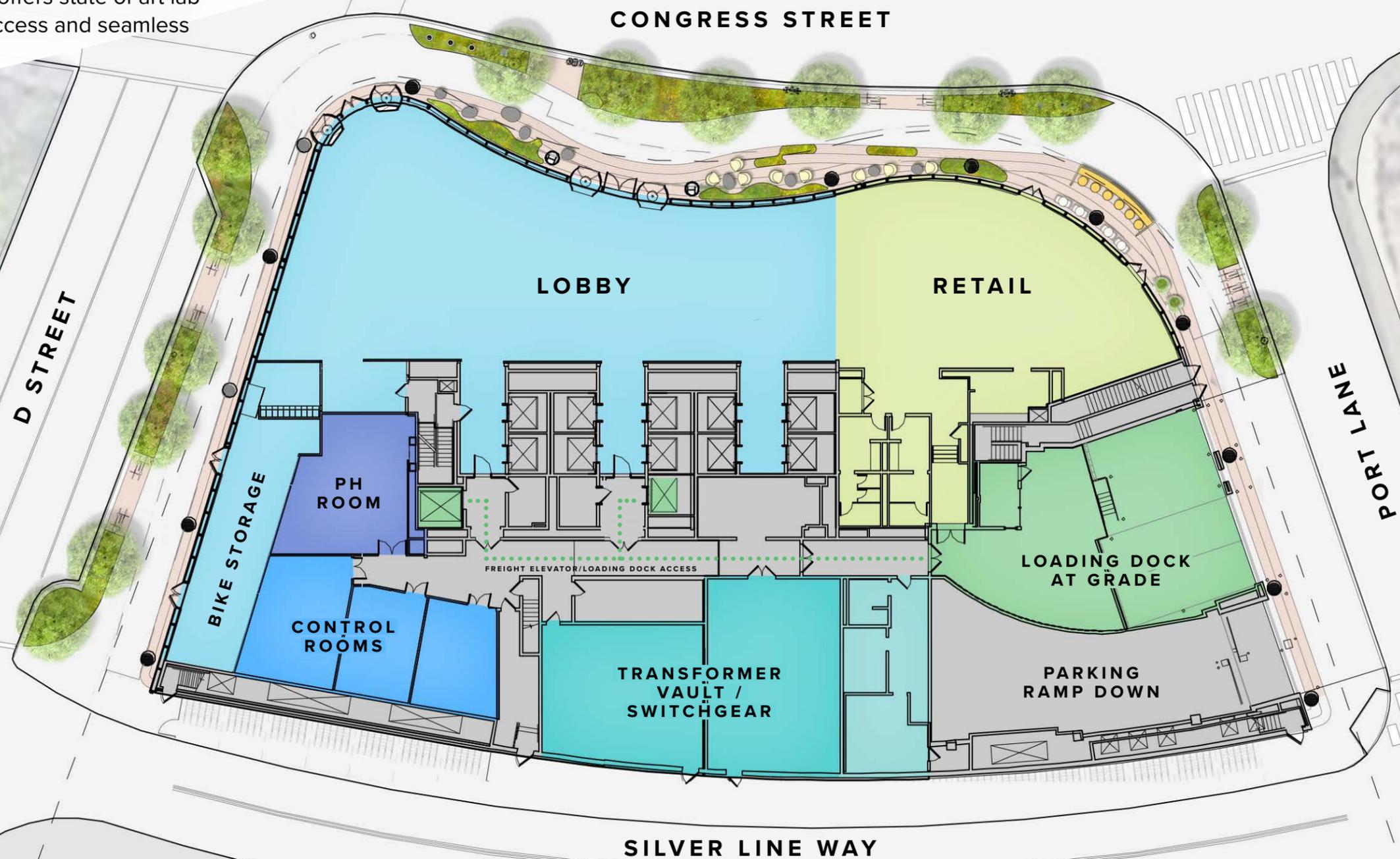


17,000 SF **13**
19,000 SF **12**
44,000 SF **11**
45,000 SF **10**
44,000 SF **09**
44,000 SF **08**
44,000 SF **07**
44,000 SF **06**
44,000 SF **05**
33,000 SF **04**
56,000 SF **03**
57,000 SF **02**
RETAIL **01**

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.



SAMPLE TEST FITS

FLOOR 3

OVERALL SQUARE FOOTAGE

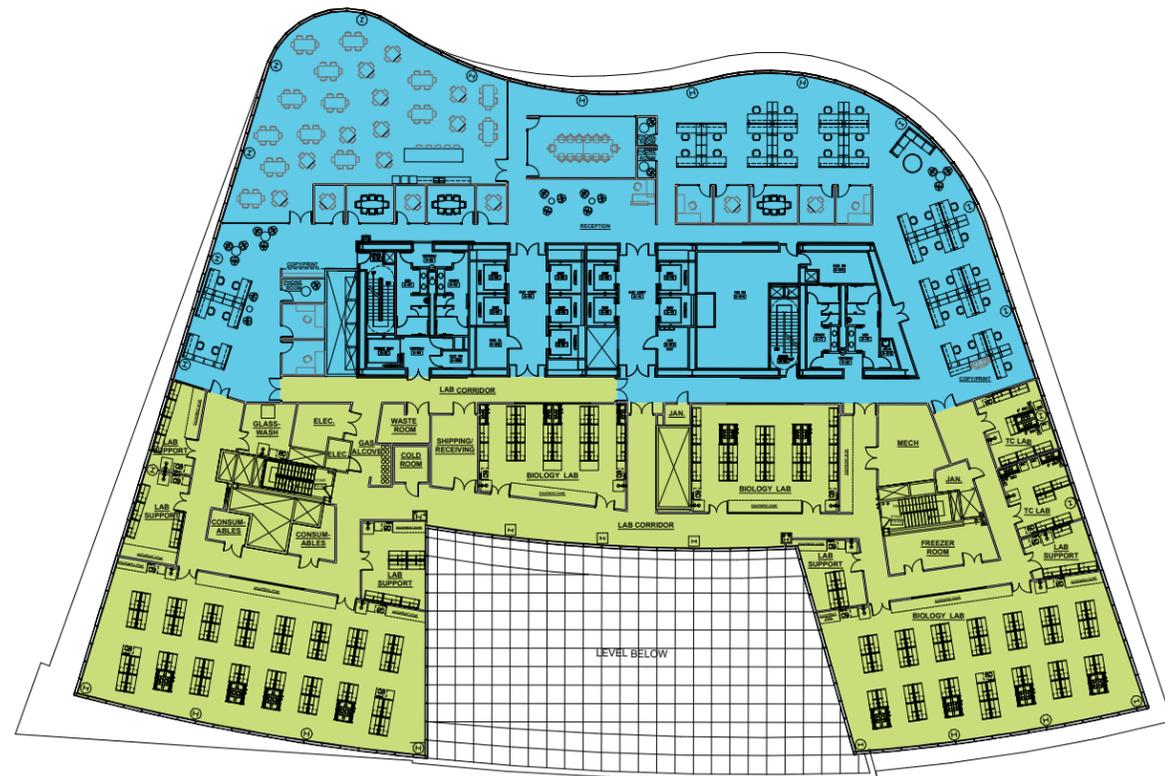
56,000 SF



FLOOR 6

OVERALL SQUARE FOOTAGE

44,000 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.