

601 CONGRESS ST  
BOSTON, MA 02210

BioMed Realty   
Discover here



SEAPORT SCIENCE CENTER

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 SCIENCE CENTER

**20min**  
FERRY TO NORTH STATION  
HARBOR FERRY  
TAILWIND TERMINAL

**8min**  
TO LOGAN INT'L AIRPORT  
LOGAN AIRPORT

**250ft** TO I-90 ACCESS

**0.7mi** TO I-93 ACCESS

**1.0mi** TO SOUTH STATION VIA SILVER LINE WAY

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

DEDICATED SHUTTLE SERVICES

SOUTH STATION T

COURTHOUSE T

SILVER LINE WAY T

DESIGN CENTER PLACE T

NORTHERN @ TIDE T

Seaport Science Center is highlighted in a glowing blue and green outline.



# 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  
 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  
 MEJEURI  
 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  
 MARRIOT  
 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 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 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 glass-enclosed, 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.











## ON-SITE DINING EXPERIENCE

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 step 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

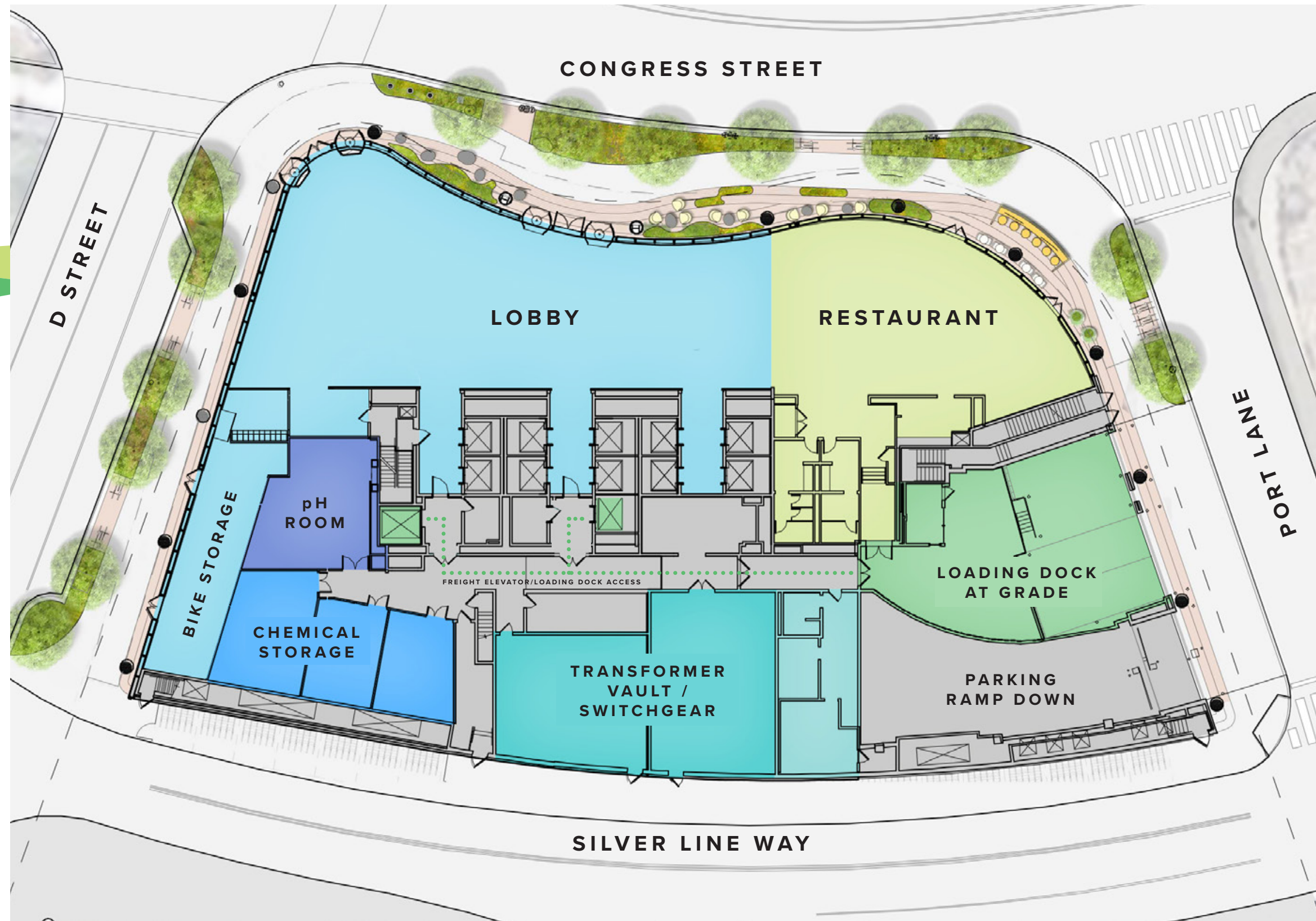
## PARKING RATIO

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

TOTAL RSF

# 150K

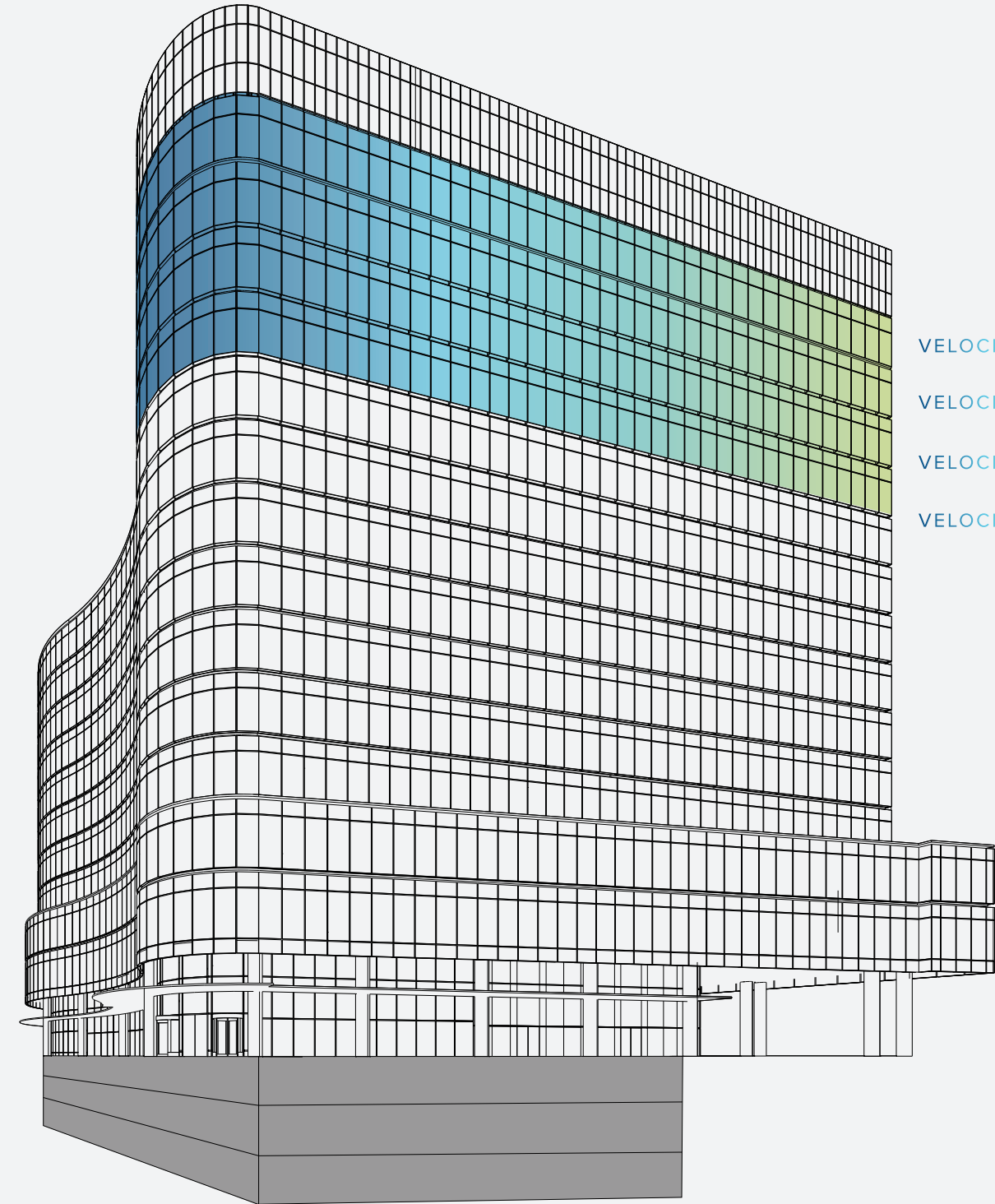
SPEC SUITE RSF FLOORS 9-12\*

# Q1 2024

VELOCITY LABS OCCUPANCY

# NOW

SHELL FLOORS TI-READY



	17,208 SF	<b>13</b>
VELOCITY LABS	16,892 SF	<b>12</b>
VELOCITY LABS	44,520 SF	<b>11</b>
VELOCITY LABS	44,533 SF	<b>10</b>
VELOCITY LABS	44,489 SF	<b>09</b>
	44,039 SF	<b>08</b>
	44,516 SF	<b>07</b>
	44,518 SF	<b>06</b>
	44,463 SF	<b>05</b>
	33,611 SF	<b>04</b>
	56,550 SF	<b>03</b>
	56,873 SF	<b>02</b>
	LOBBY &	<b>01</b>
	RESTAURANT	
	UNDERGROUND	
	PARKING	

SEA PORT SCIENCE CENTER

\*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.



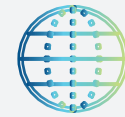
**SPECIALIZED & PURPOSE-BUILT**

Our spaces are not just lab-capable, 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

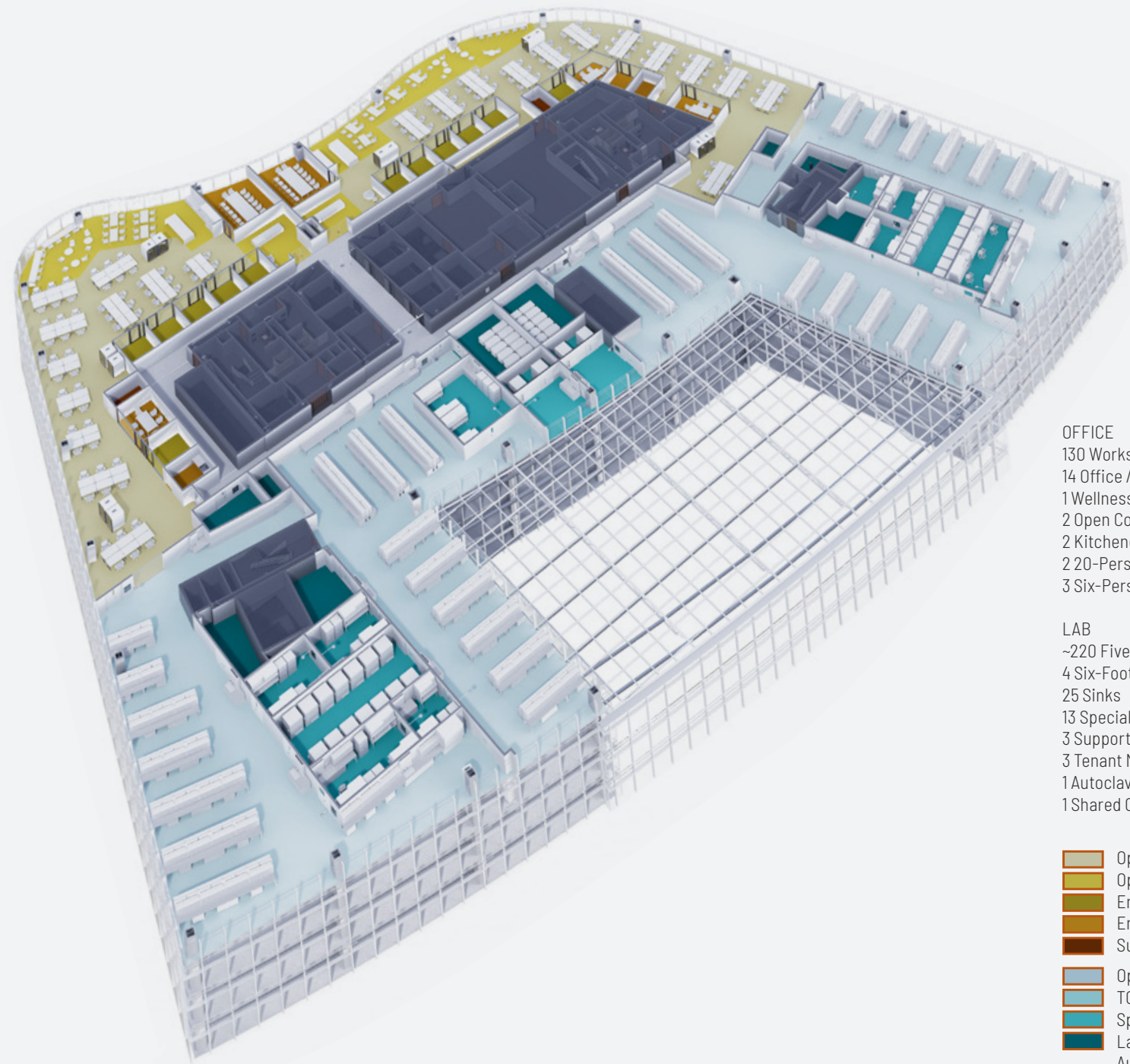
SUITE SIZE, SUBDIVIDABLE TO

~22,000 SF

HALF-FLOOR SUITES

Q1 2024

DELIVERY



OFFICE  
130 Workstations  
14 Office / Huddle Rooms  
1 Wellness Room  
2 Open Collaboration Areas  
2 Kitchenettes  
2 20-Person Conference Rooms  
3 Six-Person Conference Rooms

LAB  
~220 Five-Foot Lab Tables  
4 Six-Foot Fume Hoods  
25 Sinks  
13 Specialty Lab Spaces  
3 Support Lab Spaces  
3 Tenant Mechanical Spaces  
1 Autoclave / Glasswash Room  
1 Shared Chemical Storage Room

- Open Office
- Open Collaboration
- Enclosed Office / Huddle
- Enclosed Collaboration
- Support
- Open Lab
- TC Rooms
- Specialty Lab
- Lab Support (Freezer Room, Autoclave, Glasswash, Waste Room, Consumables)

LAB  OFFICE





# 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

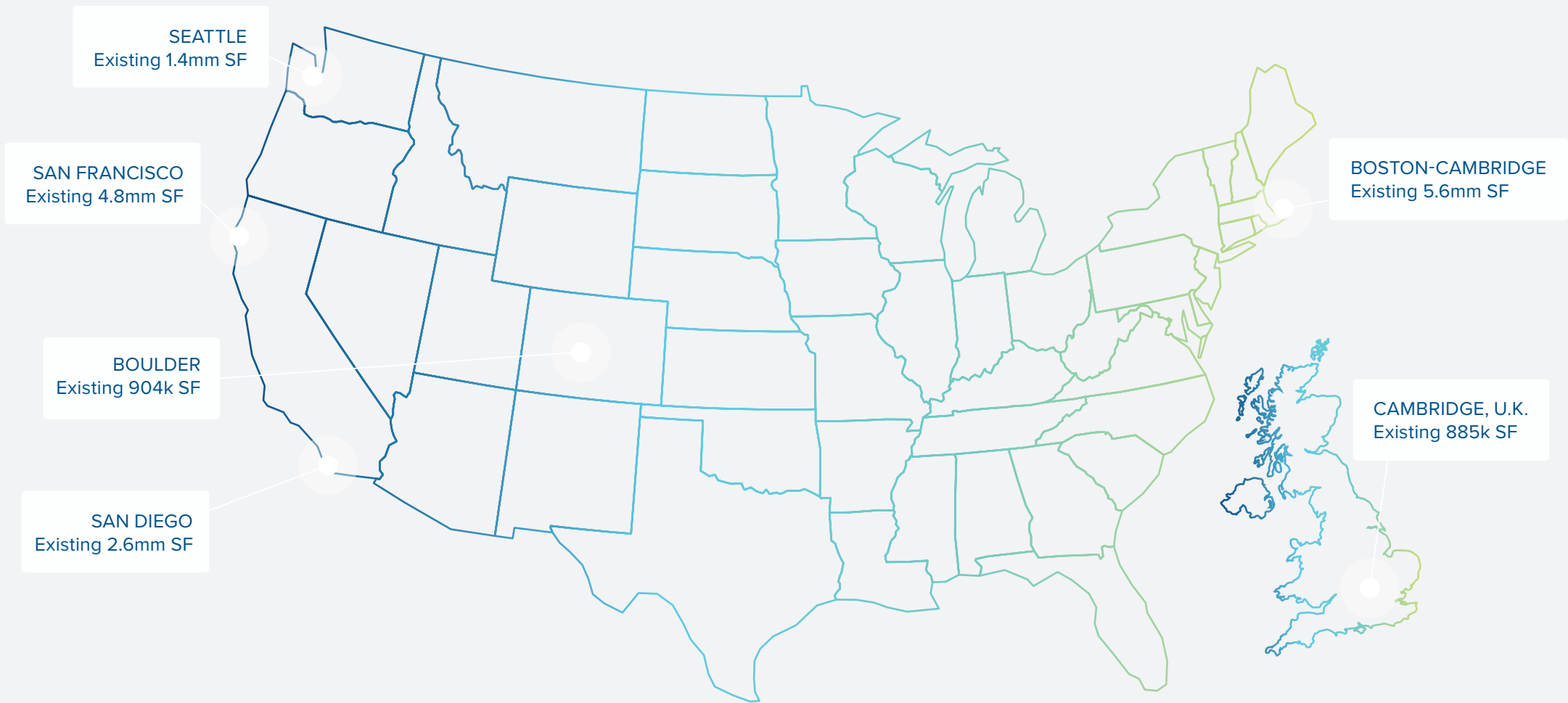


# ABOUT BIOMED REALTY

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

ACROSS 93 OPERATING  
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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