



BOSTON PORTFOLIO

# WHERE LIFE MEETS SCIENCE

STORAGE

BURLINGTON

NATICK

BRAINTREE

## PREMIUM LIFE SCIENCE OPPORTUNITIES

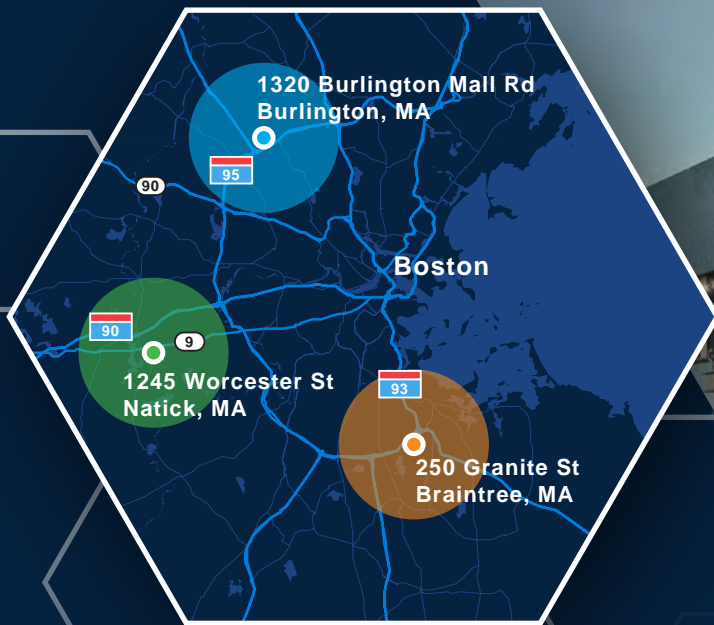
LIFE SCIENCE-READY BUILDINGS. DELIVERY 2023





# SUMMARY

# THREE DISTINCT LOCATIONS



3

BUILDINGS

360K

TOTAL PORTFOLIO RSF

2

STORIES

15-20FT

CEILING HEIGHTS

30FT+

COLUMN SPACING

# LOCATED WITHIN EXISTING LIFE SCIENCE CLUSTERS

## 1320 BURLINGTON MALL RD

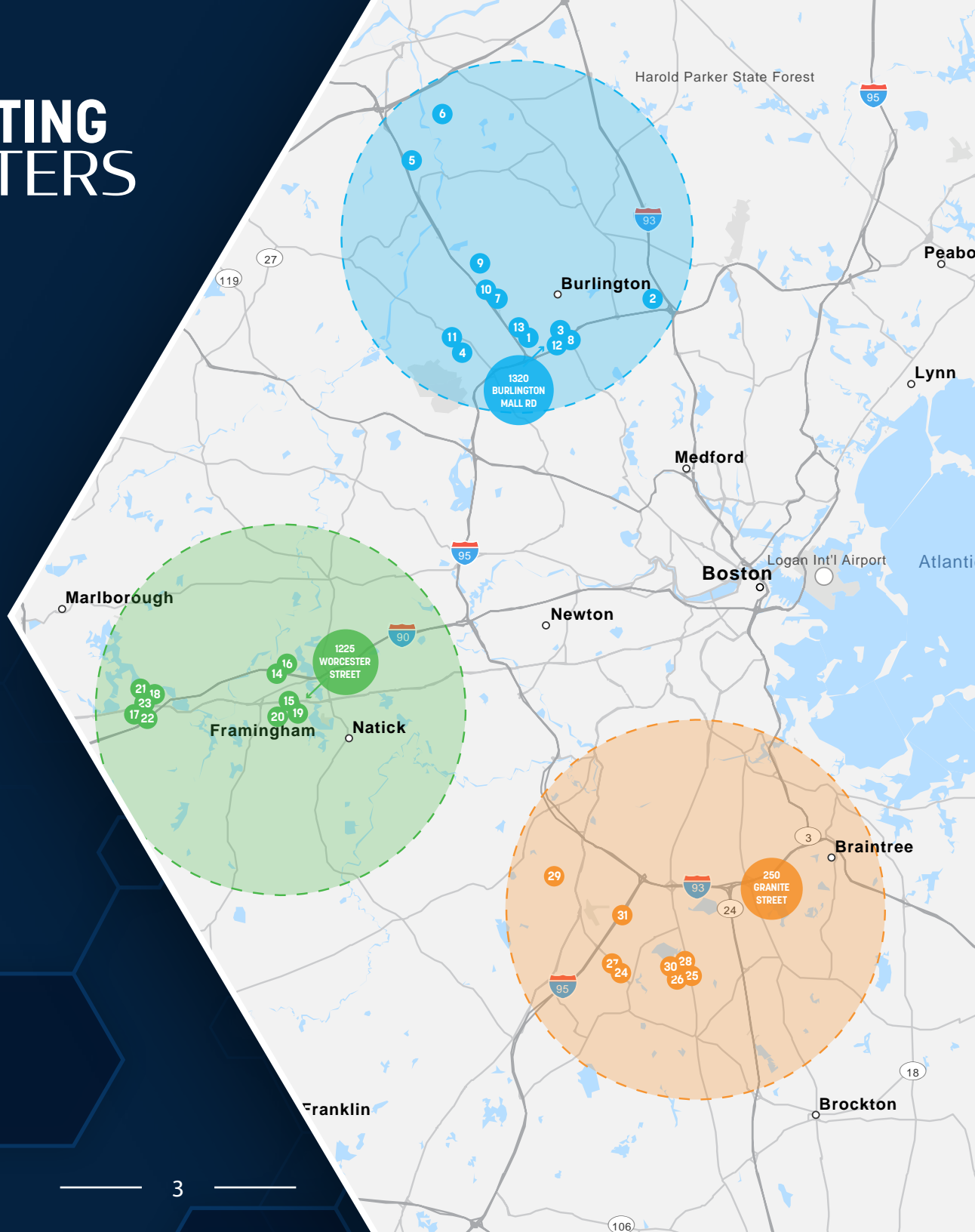
- |                                      |                                  |                                |
|--------------------------------------|----------------------------------|--------------------------------|
| 1 <b>Abbott</b>                      | 6 <b>Magellan</b><br>DIAGNOSTICS | 13 <b>STKE</b><br>THERAPEUTICS |
| 2 <b>AMGEN</b>                       | 7 <b>Ocular</b><br>Therapeutix   | 14 <b>ULTIVUE</b>              |
| 3 <b>CANbridge</b><br>北海康成           | 8 <b>Ocular</b><br>Therapeutix   | 15 <b>VERICEL</b>              |
| 4 <b>HOMOMLOGY</b><br>Medicines, nc. | 9 <b>Ocular</b><br>Therapeutix   |                                |
| 5 <b>INTEGRA</b>                     | 10 <b>ProtaGene</b>              |                                |
|                                      | 11 <b>Quanterix</b>              |                                |
|                                      | 12 <b>RESILIENCE</b>             |                                |

## 1245 WORCESTER STREET

- |  |                                  |                             |
|--|----------------------------------|-----------------------------|
| 16 <b>AB SCIEX</b>                         | 20 <b>CRISPR</b><br>THERAPEUTICS | 24 <b>reVO</b><br>BIOLOGICS |
| 17 <b>AFFYIMMUNE</b><br>THERAPEUTICS, INC. | 21 <b>GO</b><br>THERAPEUTICS     | 25 <b>sanofi</b>            |
| 18 <b>BERG</b>                             | 22 <b>PILLAR</b><br>BIOSCIENCES  |                             |
| 19 <b>bostonheart</b><br>diagnostics       | 23 <b>Replimune</b>              |                             |

## 250 GRANITE STREET

- |  |                                 |
|--|---------------------------------|
| 26 <b>abveris</b>                      | 30 <b>FRESENIUS</b><br>KABI     |
| 27 <b>americanBIO</b>                  | 31 <b>moderna</b>               |
| 28 <b>AMPHASTAR</b><br>PHARMACEUTICALS | 32 <b>Organogenesis</b> inc.    |
| 29 <b>CHEMIC</b>                       | 33 <b>TRIAD</b> Pharmaceuticals |





# SURROUNDED BY SHOPPING, DINING & ENTERTAINMENT

Run errands, window shop or grab lunch or drinks after work. Participate in community events. Clear your head with an afternoon walk (indoors or outdoors) any time of year.




## WALKABLE INDOOR ACCESS TO:

- top-name retailers, restaurants and suburban nightlife
- indoor spaces for cold-weather escapes
- community hub for social activities





# 250 GRANITE STREET BRAINTREE, MA

- 
- 120,000 SF of life science space
  - Significant tenant improvement package available
  - Excellent signage opportunity

# LIFE SCIENCE BASE BUILDING INFRASTRUCTURE

**120,000 SF**    **60K**    **2**  
 TOTAL RSF    FLOOR PLATE RSF    LOADING DOCKS  
 (BASEMENT LEVEL)

Level 1: 16'-6" / Level 2: 22'-6"  
**Floor To Floor**

30' Square Typical Column Bays  
**Column Grid**

Level 1: 100 PSF / Level 2: 100 PSF  
**Live Load**

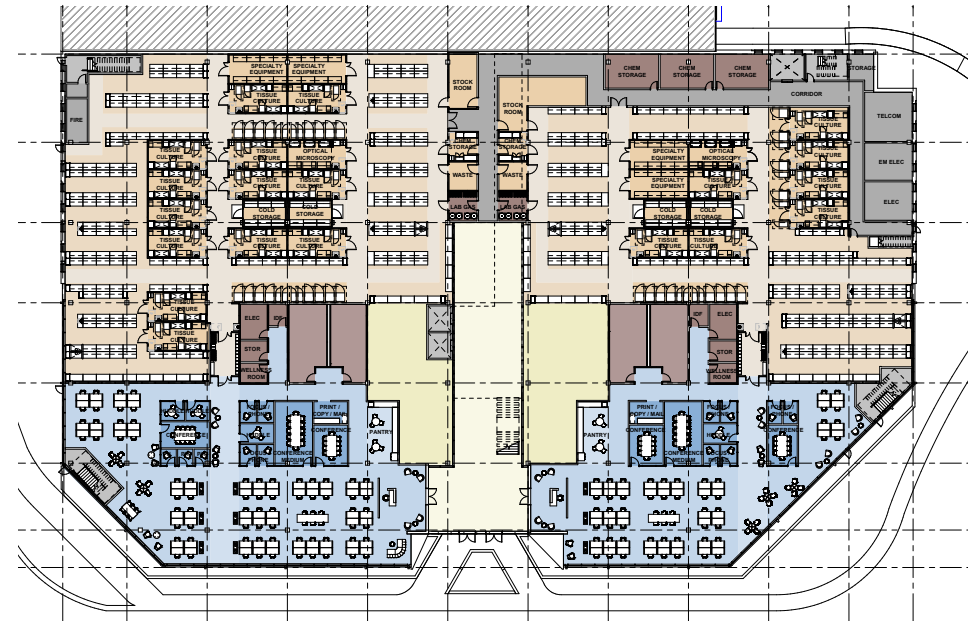
Outside air and exhaust rates of 2.0 cfm per sf  
**Ventilation - Lab Areas**

Outside air and exhaust rates of 0.20 cfm per sf  
**Ventilation - Office & Support Areas**

15.0 watts per sf  
**Power Allocation - Lab & Support Areas**

6.5 watts per sf  
**Power Allocation - Office Areas**

## TEST FIT



**Legend**

- Boundary
- - - Branding
- ▲ ENTRY Main entrance
- Existing
- New (solid)
- New (glazing)
- Not in Contract
- Office
- Lab
- Amenity
- Teaching
- Tenant Circulation
- Tenant Core
- Building

**Space Allocation**

TEST FIT SUMMARY - OVERALL - LEVEL 1		
LOBBY	3,240 SF	6%
AMENITY	3,728 SF	7%
LAB	27,560 SF	49%
OFFICE	13,987 SF	25%
BOH	8,047 SF	13%
<b>LEVEL 1 - TOTAL</b>	<b>56,562 SF</b>	



# BRAINTREE MARKET

## LIFE SCIENCE-READY

### DEMOS

250 GRANITE ST



Undergrad /  
Professional  
Degree %:  
Age 25+

54%



Median  
Age

38



2021 Millennial  
Pop %

21



Average  
Household  
Income

\$126,000



% Commute  
<30 Mins

47



% Commute  
>30 Mins

53

## LIFE SCIENCE-READY

- Robust, multi-modal public transportation accessibility
- Wide range of eating and retail experiences
- Proximity to a wide variety of housing cost ranges



# BRAINTREE AMENITY-LOADED AREA

- HEALTH CLUB / GYMS
- HOTELS
- RESTAURANTS



**WALKABLE:** Within 5 Minutes

 **231**  
RESTAURANTS / RETAILERS

 **155**  
BARSTOOLS

 **343**  
HOTEL KEYS

 **2**  
HEALTH CLUB / FITNESS



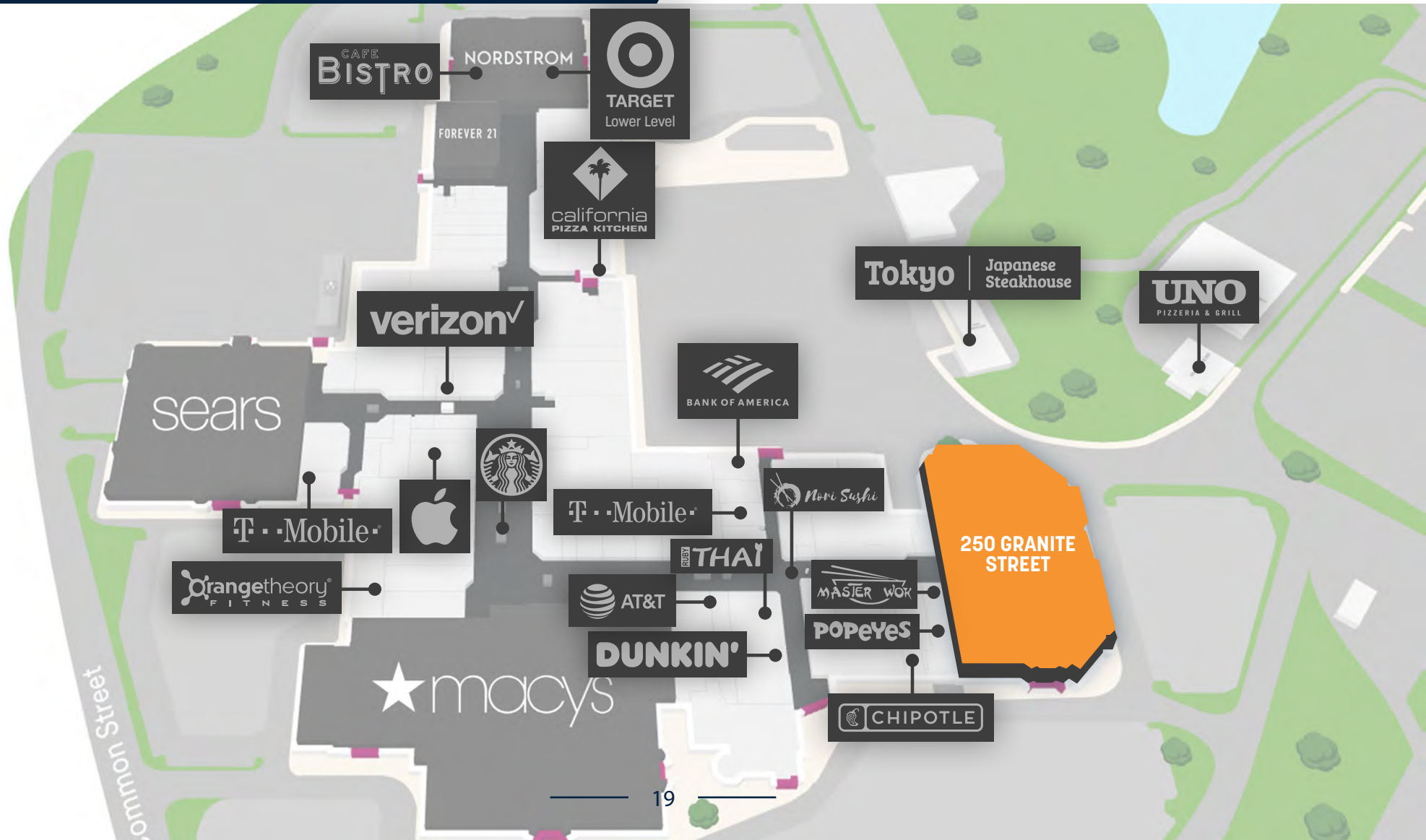
# BRAINTREE MALL

STEPS AWAY FROM SERVICES  
& CONVENIENCES



# 195

RETAIL SHOPS & RESTAURANTS





# BEST-IN-CLASS TEAM







BOSTON PORTFOLIO

# WHERE LIFE MEETS SCIENCE

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