



BOSTON PORTFOLIO

WHERE LIFE MEETS SCIENCE

STORAGE

BURLINGTON

NATICK

BRAINTREE

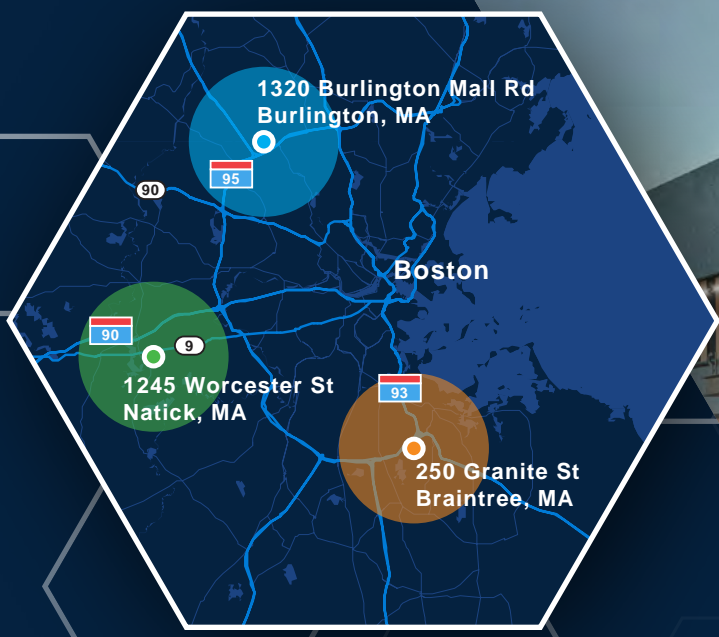
PREMIUM LIFE SCIENCE OPPORTUNITIES

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

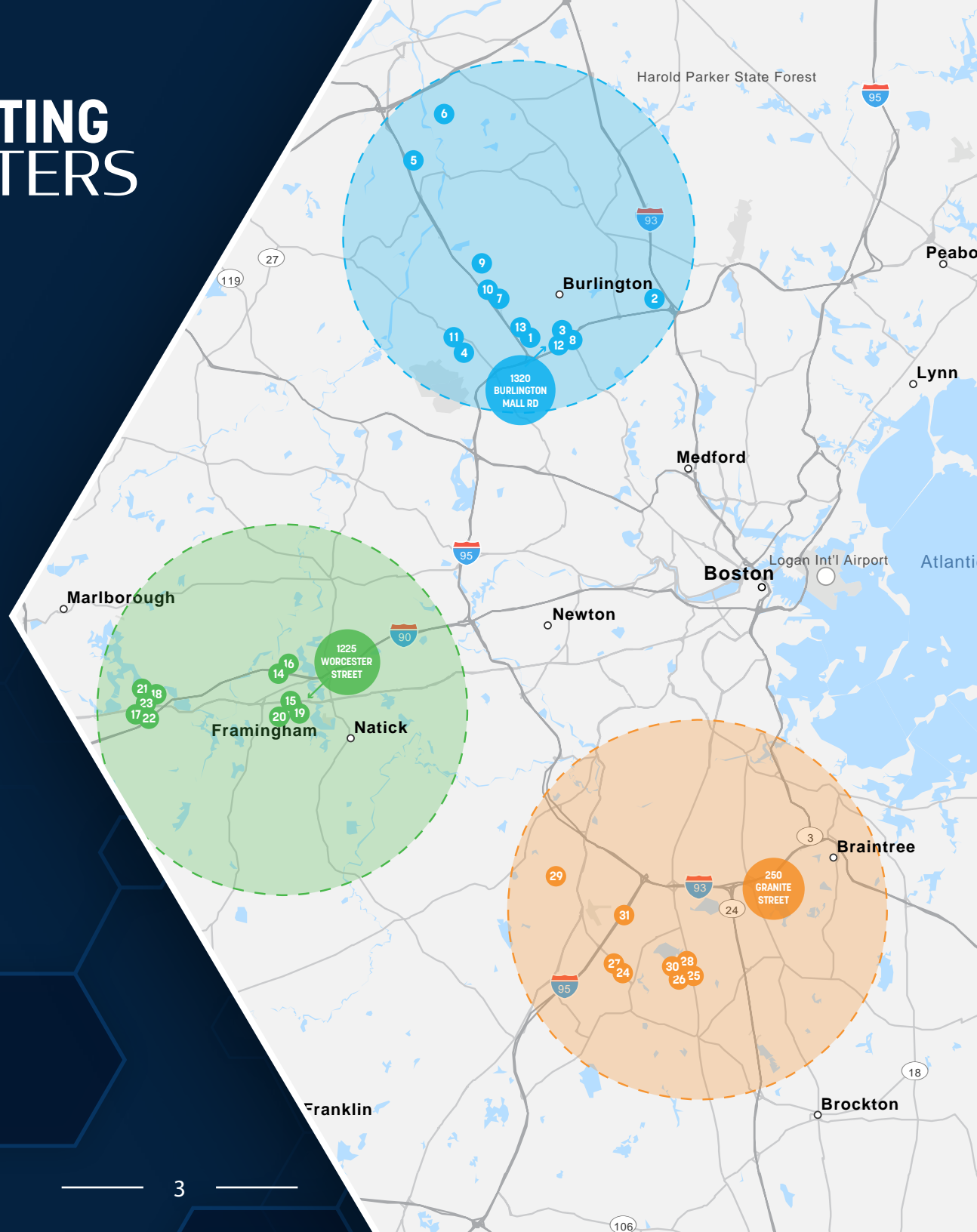
- | | | |
|--|--|--|
| 1  Abbott | 6  Magellan
DIAGNOSTICS | 13  STKE
THERAPEUTICS |
| 2  AMGEN | 7  Ocular
Therapeutix | 14  ULTIVUE |
| 3  CANbridge
北海康成 | 8  Ocular
Therapeutix | 15  VERICEL |
| 4  HOMOMLOGY
Medicines, nc. | 9  Ocular
Therapeutix | |
| 5  INTEGRA | 10  ProtaGene | |
| | 11  Quanterix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

1245 WORCESTER STREET

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

250 GRANITE STREET

- | | |
|--|---|
| 26  abveris | 30  FRESENIUS
KABI |
| 27  americanBIO | 31  moderna |
| 28  AMPHASTAR
PHARMACEUTICALS | 32  Organogenesis inc. |
| 29  CHEMIC | 33  TRIAD 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



1245 WORCESTER STREET NATICK, MA



- 120,000 SF of life science space
- Superb branding opportunity

LIFE SCIENCE BASE BUILDING INFRASTRUCTURE

120,000 SF **60K** **2**
TOTAL RSF FLOOR PLATE RSF LOADING DOCKS

Level 1: 17'-6" / Level 2: 19'-6"
Floor To Floor

28' Square Typical Column Bays
Column Grid

Level 1: 100 PSF / Level 2: 80 PSF
Live Load

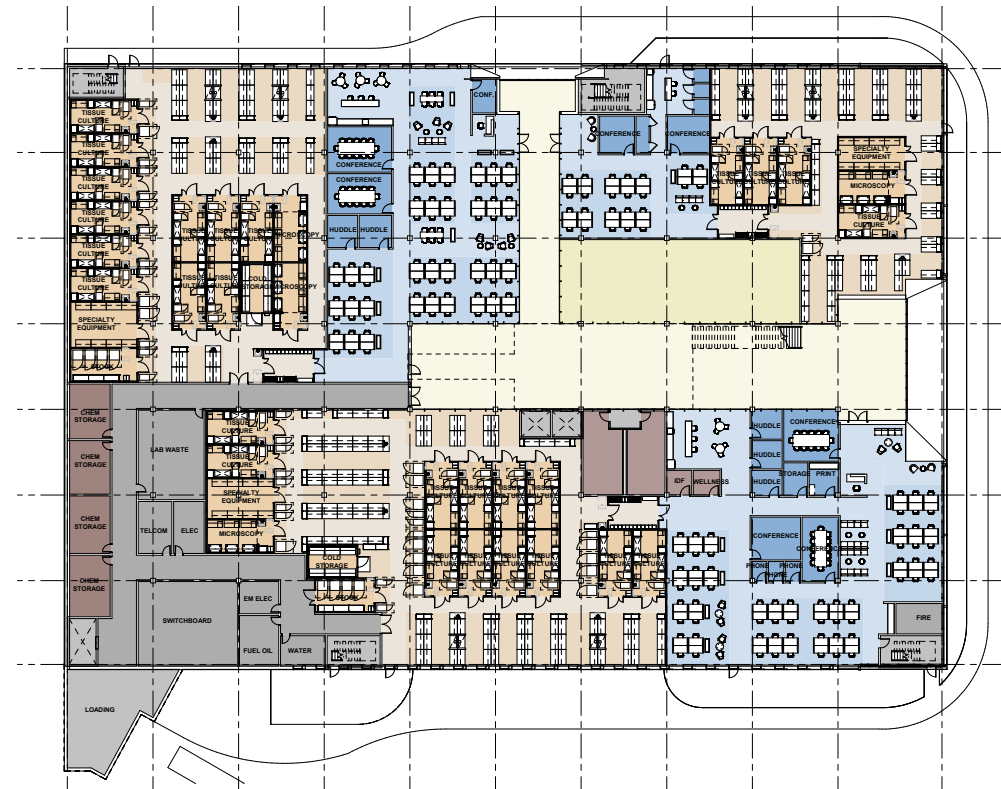
Outside air and exhaust rates of 2.0 cfm per sf
Ventilation - Lab Areas

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

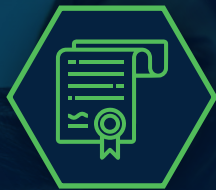
Space Allocation		
TEST FIT SUMMARY - OVERALL - LEVEL 1		
LOBBY	3,240 SF	6%
AMENITY	3,728 SF	7%
LAB	27,560 SF	49%
OFFICE	13,987 SF	25%
BOH	8,047 SF	13%
LEVEL 1 - TOTAL	56,562 SF	

NATICK MARKET

LIFE SCIENCE-READY

DEMOS

1245 WORCESTER ST



Undergrad /
Professional
Degree %:
Age 25+

67%



Median
Age

37



2021 Millennial
Pop %

20



Average
Household
Income

\$155,000



% Commute
<30 Mins

51

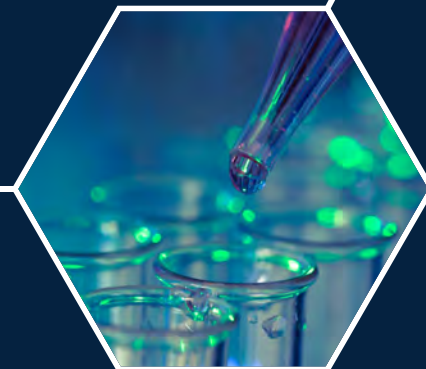


% Commute
>30 Mins

49

LIFE SCIENCE-READY

- Located in and adjacent to highly concentrated pockets of seasoned scientific skill
- Access to Boston & Logan Airport on region's most congestion-free transportation corridor



NATICK SHOPPING & DINING DISTRICT



WALKABLE: Within 5 Minutes

 **255**
RESTAURANTS / RETAILERS

 **165**
BARSTOOLS

 **575**
HOTEL KEYS

 **1**
HEALTH CLUB / FITNESS

NATICK MALL NEXT-DOOR AMENITIES & SERVICES



212

RETAIL SHOPS & RESTAURANTS



BEST-IN-CLASS TEAM





BOSTON PORTFOLIO

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