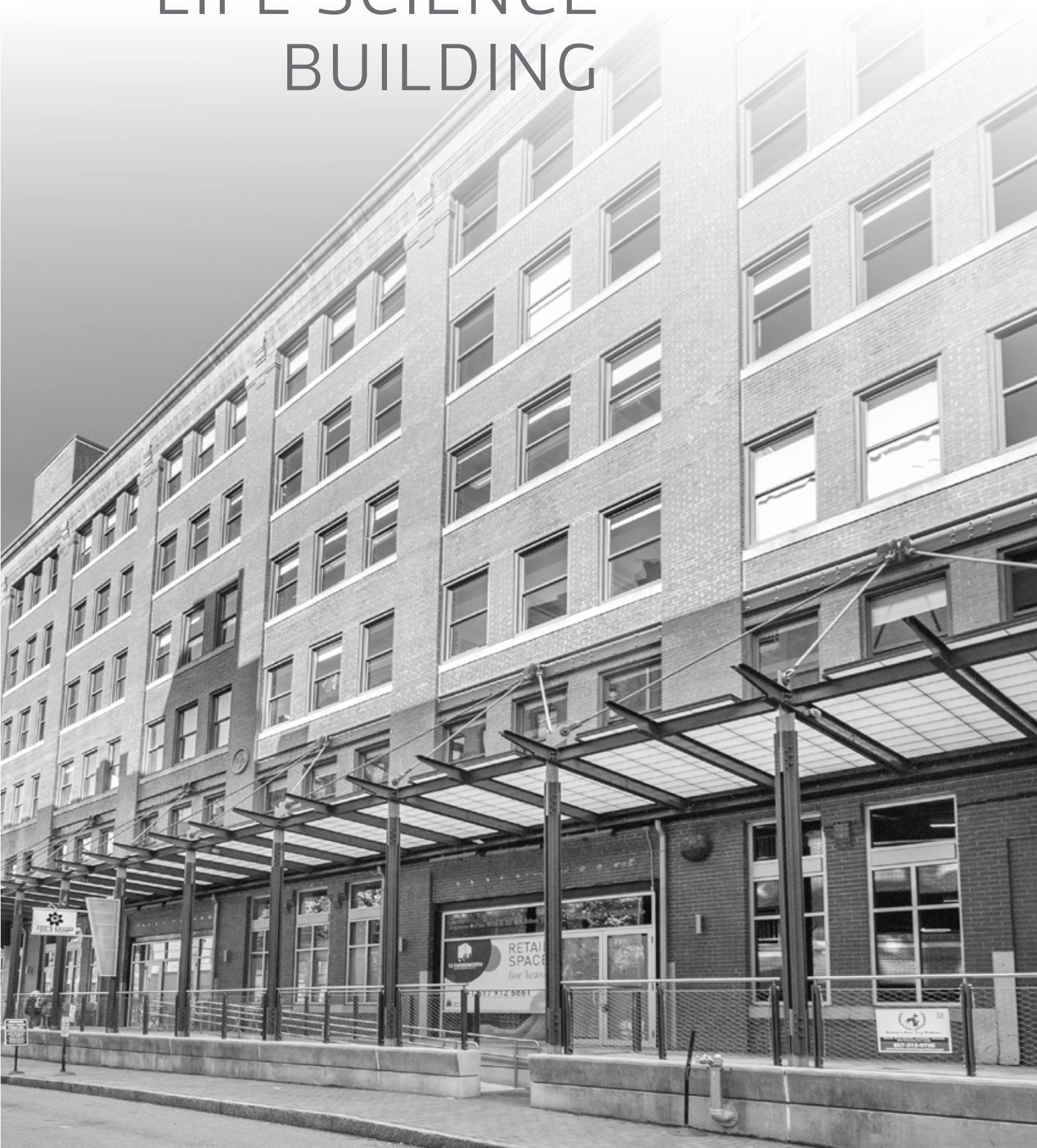


PREMIER LIFE SCIENCE BUILDING



LAB SPECS

- **Floors 2-6 ($\pm 14,000$ SF each)**
- **Floor Load:** 100 PSF
- **Electrical**
 - **Lab Overall:** 25 W/USF
 - Lab HVAC: 13 W/USF
 - Lab Lights & Power: 12 W/USF
 - **Office Overall:** 12 W/USF
 - Office HVAC: 4 W/USF
 - Office Lights & Power: 8 W/USF
- **Emergency Generator:** 500kW generator
 - 5 W/USF for Lab Premises
- **HVAC:**
 - 1.5 CFM/USF of Lab
 - 0.3 CFM/USF of Office
- **Plumbing:** Shared pH Neutralization System
- **House Vacuum and Compressed Air**
- **Tenant Chemical Storage:** Adjacent to loading dock
- **Brand New Service Elevator**



DELIVERING DECEMBER 2023

- $\pm 73,000$ SF of premier lab & office space delivering December 2023
- Mechanical, electrical, and plumbing infrastructure systems to meet laboratory standards
- Located less than 0.4 miles South Station with access to the MBTA Red Line, Silver Line and Commuter Rail
- Immediate access to Downtown Boston and Kendall Square via the MBTA Red Line
- Flour Bakery and shower on site as well as short walk to numerous lifestyle and retail amenities
- Zoning: Research & Development/Office

TYPICAL FLOOR PLAN

AVAILABLE DECEMBER 2023 | ±14,000 RSF

■ Lab ■ Office - - - Future — Existing

