


LAB/OFFICE SUITES FOR LEASE

 BioMed Realty

CBRE

65 GROVE

WATERTOWN, MA



65 Grove Street

Presenting 64,000 SF of high quality subdividable lab ready space available for lease.

BioMed Realty is pleased to present an exciting opportunity to lease lab/office suites ranging from 8,000 SF to 33,000 SF for a total of up to 64,000 square feet at 65 Grove Street in Watertown, MA.

Tenants will become part of BioMed's Cambridge/Boston platform that includes 70+ tenants across 3.4M square feet, allowing for a long term relationship with an established life science landlord for future growth needs. The Watertown life science cluster is 0.7M square feet, nearly equal in size to the existing West Cambridge life science submarket. The Watertown submarket serves as a natural extension to the East Cambridge market where it is less than 5 miles away and easily connected via Storrow Drive and the MBTA red line. 65 Grove is part of the thriving 'live, work, play' community in Watertown with premier retail, residences and hotels within walking distance.

65 Grove is ideally positioned to accommodate a broad range of life science requirements. Shared services including supply air, exhaust, stand-by power, and lab waste treatment ensure maximum flexibility and minimize required tenant improvement investments and operational burdens.



Marketing Plans

First Floor



Third Floor



– Suite 3A
10,500 RSF

Legend

- OFFICE
- TENANT COMMON AREA
- LAB
- CONFERENCE/HUDDLE AREA
- LAB SUPPORT
- BUILDING COMMON AREA
- EXISTING TENANT

Suite 3B –
17,500 RSF





Building Details

Building Size:	120,000 SF
Year Built/Renovated:	Built 1945 Renovation Complete in 2017
Lab Building Program:	50/50 Lab/Office
Floor to Floor Height:	13'-0" (12'-4" clear)
Structural Bays:	20' x 20'
Floor Loading:	125 PSF
Service:	Shared loading dock Two shared service entrances
Elevators:	One 1,500 lb Passenger Two 4,500 lb Freight
Mechanical:	Two 100% outside air supply units 1.25 CFM/RSF across 50% of RSF (Lab Areas) Two lab air exhaust units
Electrical:	4,000 Amp Service 350kW natural gas generator
Plumbing:	Shared lab waste treatment system
Fire Protection:	Fully Sprinklered
Tenant Standby Power:	5 Watts/RSF across 50% of RSF (Lab Areas)
Parking Ratio:	2.5 spaces per 1,000 RSF
Amenities:	Generous lobby with ample seating, covered garage with free parking for tenants and visitors, dedicated shuttle service connecting to the MBTA red line, fitness center, showers and locker rooms, exterior landscaping, and access to Watertown Greenway

Location



About BioMed Realty

BioMed Realty is the leading provider of real estate solutions to the life science community. BioMed Realty has a proven track record in bringing unmatched expertise to the full range of real estate services – leasing, development, construction, redevelopment, acquisition, financing and property management – to our tenant partners in the United States and United Kingdom.

With over 12.0 million square feet of rentable space worldwide, BioMed Realty's world-class portfolio of facilities offers partners a wide range of options from traditional office space to small lab space to state-of-the-art build-to-suit life science properties.



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