

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

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

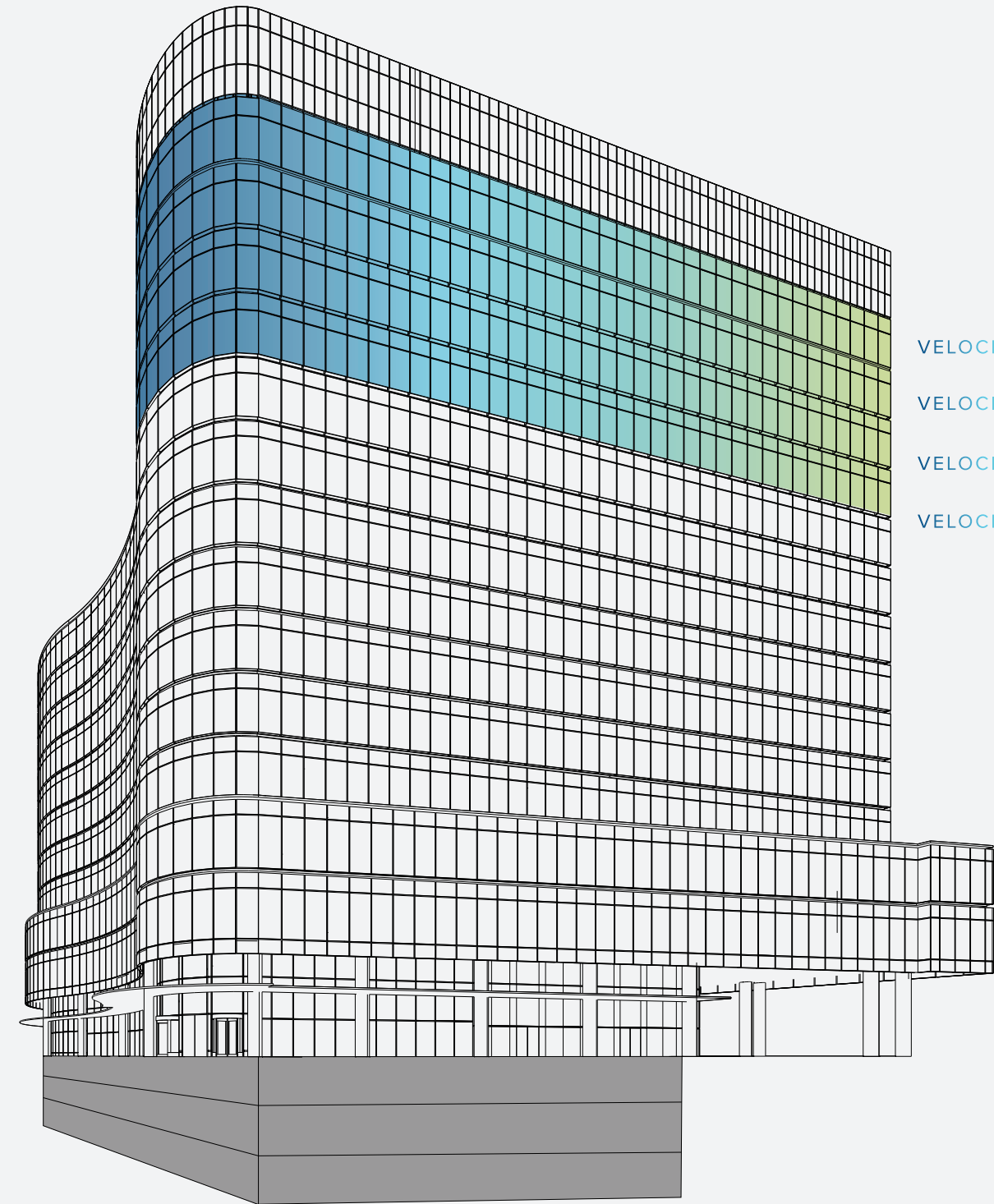
SPEC SUITE RSF FLOORS 9-12*

Q1 2024

VELOCITY LABS OCCUPANCY

NOW

SHELL FLOORS TI-READY



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



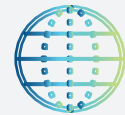
SPECIALIZED & PURPOSE-BUILT

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

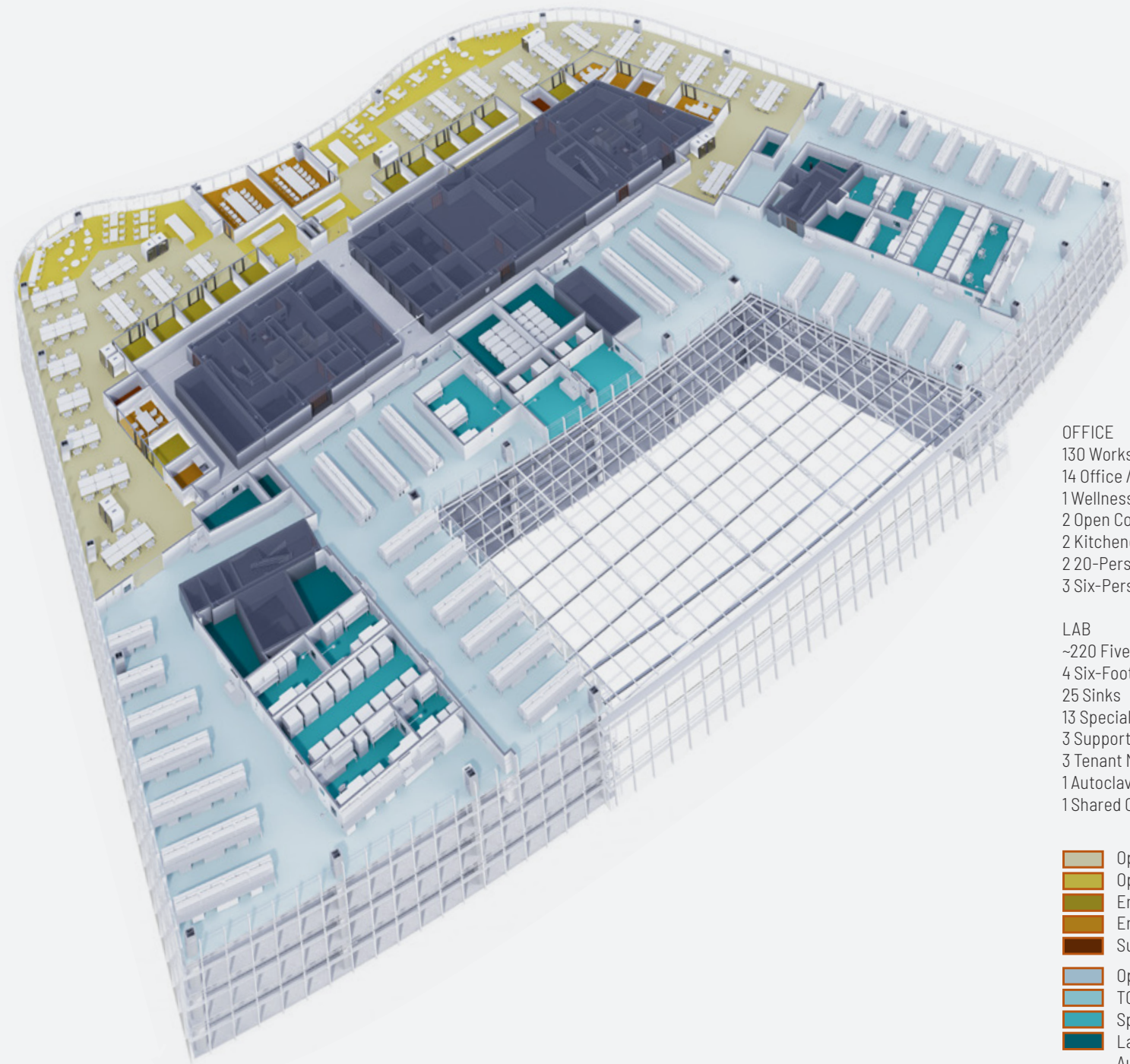
SUITE SIZE, SUBDIVIDABLE TO

~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

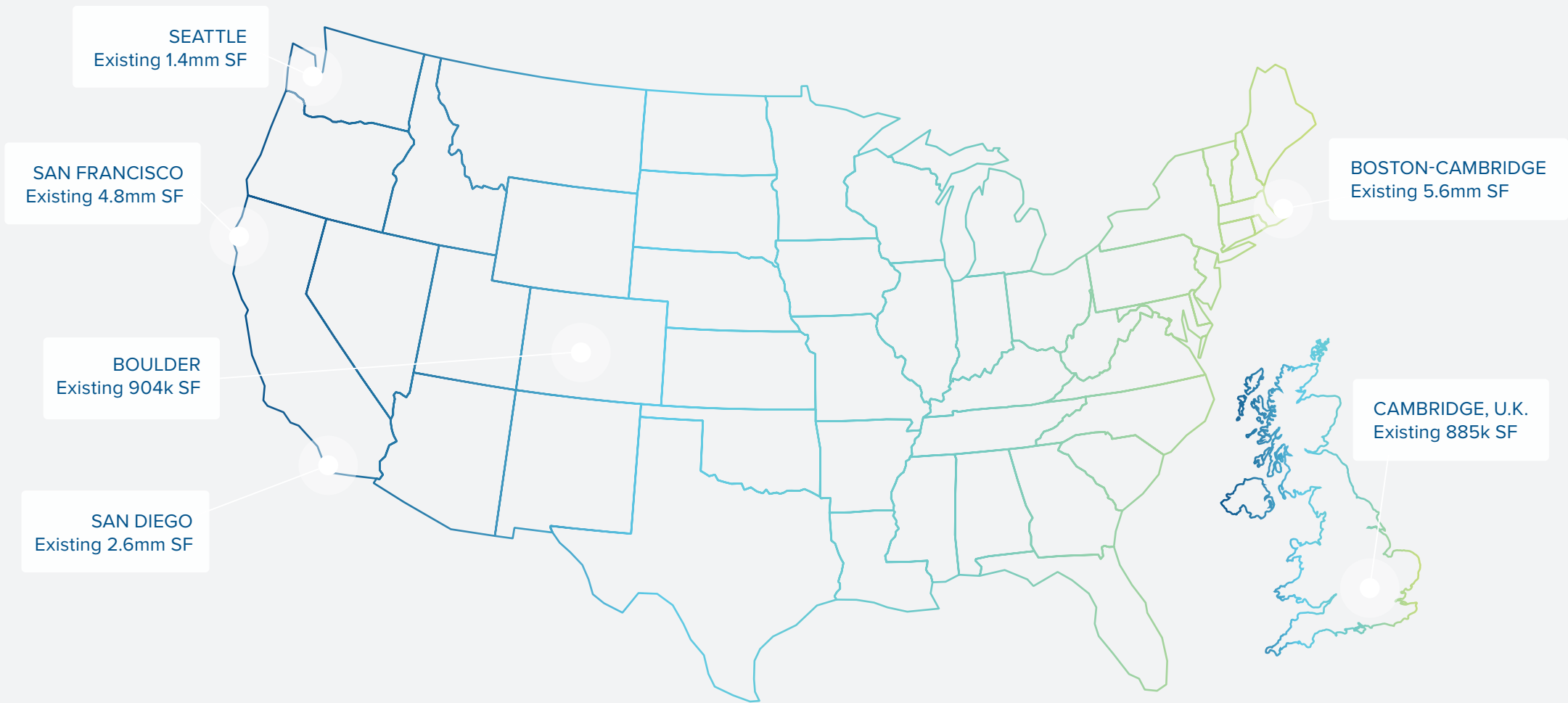
Manifold location identified with blank-offs in ceiling utility panels

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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