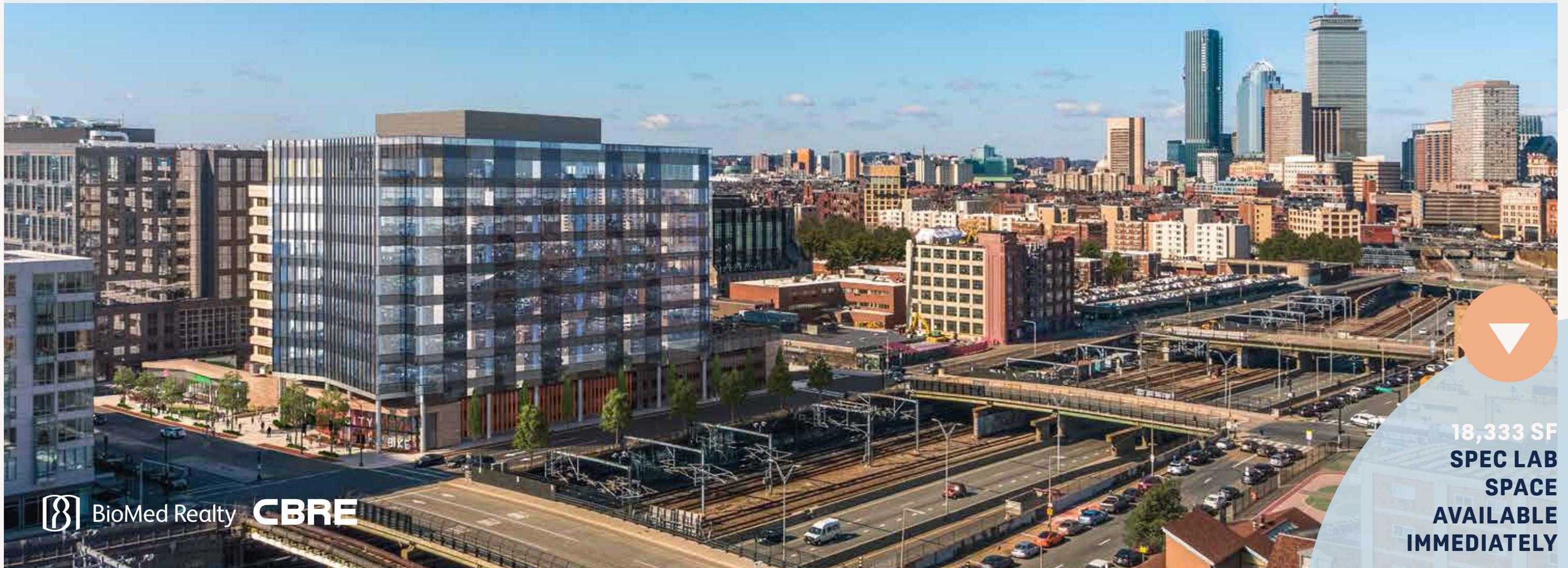


321 Harrison

BOSTON, MA



 BioMed Realty **CBRE**



**18,333 SF
SPEC LAB
SPACE
AVAILABLE
IMMEDIATELY**



AVAILABILITY DETAILS



SIZE

18,333 SF



FLOOR

4



AVAILABLE

Immediately



UNOBSTRUCTED VIEWS

Of the Back Bay, Financial District & Seaport



OUTSTANDING AMENITIES

Including Retail, The Living Room, Outdoor Space & Fitness Center

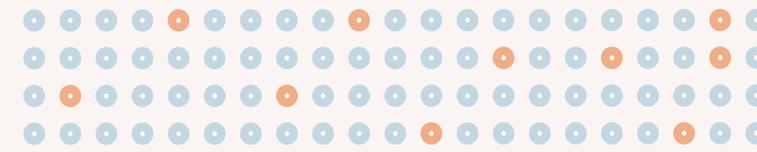


STATE-OF-THE-ART SYSTEMS

Designed for High-Density Occupancy



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Laboratory Specifications

Spec Lab Availability

- 18,333 RSF available on floor 4

HVAC

- 1.75 CFM of 100% Outside Air per SF of laboratory space
- Supply and exhaust delivered from dedicated laboratory ERU on roof via dedicated shafts
- Exhaust provided from dedicated LEF's on roof via dedicated shafts
- 100% MAUs on each floor provide supply air to lab and office and 100% Outside Air (OA) are served by chilled and hot water generated in the penthouse

Elevators

- 4 passenger in lobby and 1 passenger serving parking garage
- Large 5,000 lb. service elevator with 4' wide door, remote from passenger elevator, with access to dedicated laboratory loading dock (separate from main office loading docks)

Structural Bay Size

- Varies up to 50' x 38'

Floor-to-Floor Heights

- 14' with varying 12-13' clear heights

Floor Load

- 100 PSF for Lab Space

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

- Central laboratory waste PH neutralization system to be permitted and maintained by BMR

Electrical

- Capacity at the busway riser for power and lighting
- Up to 12 W per SF in laboratory areas
- 5 W per SF in office areas

Emergency Power

- Roof space allocated for tenant stand by generator
- 5W/RSF across the lab

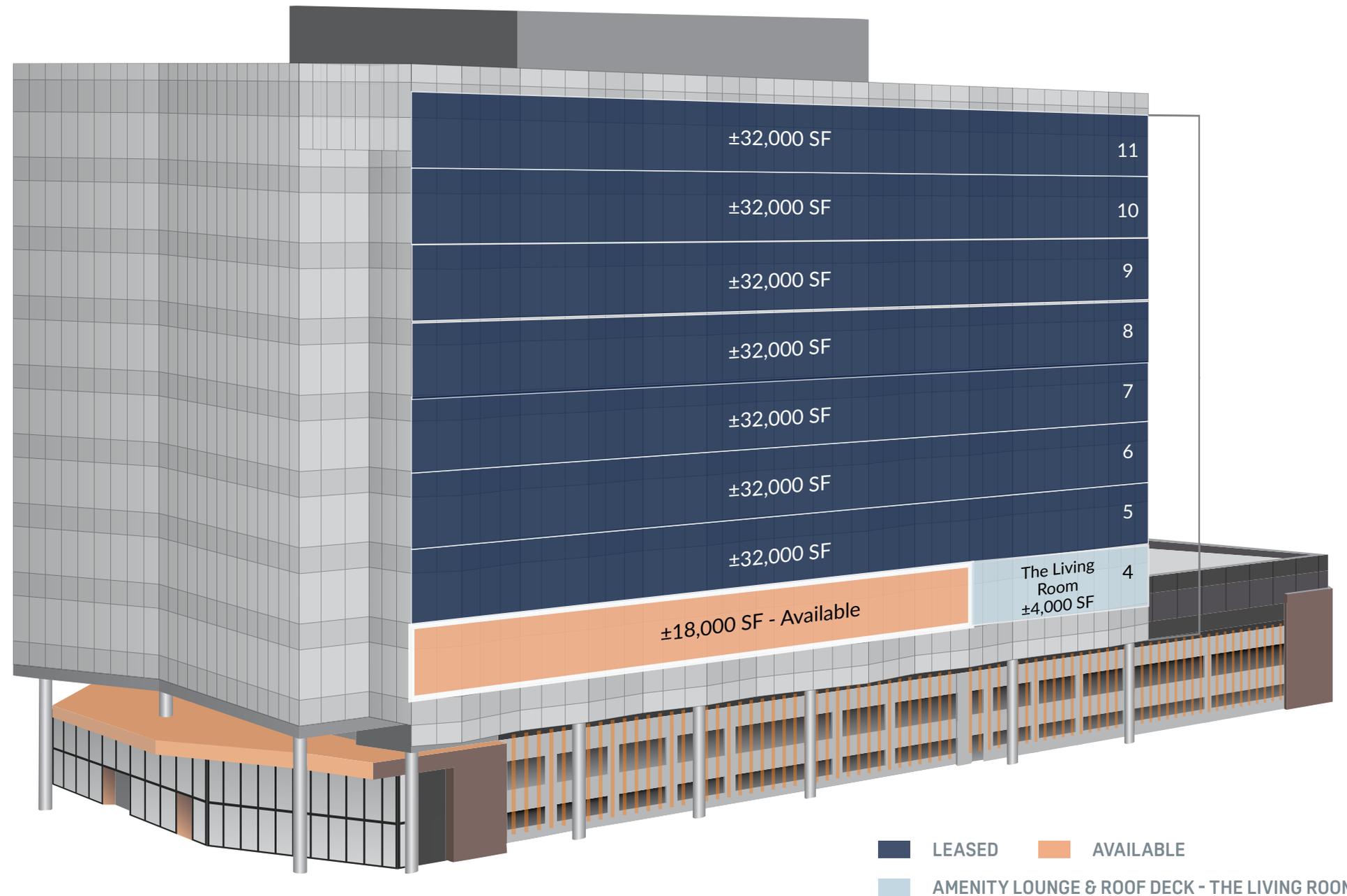




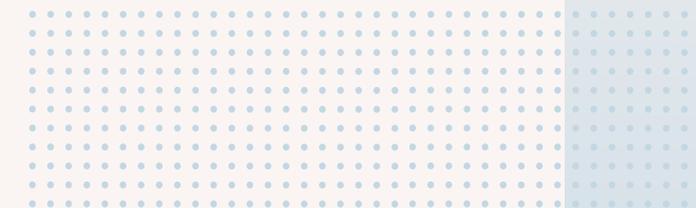
Stacking Plan

Fourth Floor Spec Suite

18,333 SF



■ LEASED ■ AVAILABLE
■ AMENITY LOUNGE & ROOF DECK - THE LIVING ROOM





Available Immediately

Fourth Floor Spec Suite

18,333 SF

- LAB
- OFFICE
- IDF CLOSET

OFFICE BREAKDOWN

- 2 Conference Rooms
- 4 Private Offices
- 2 Huddle Rooms
- 38 Work stations per plan
- Café
- Wellness Room

LAB BREAKDOWN

- 2 tissue support rooms
- 1 specialized lab
- 1 support room
- 1 prep room
- 4 Six Foot Hoods
- 55 Lab Benches



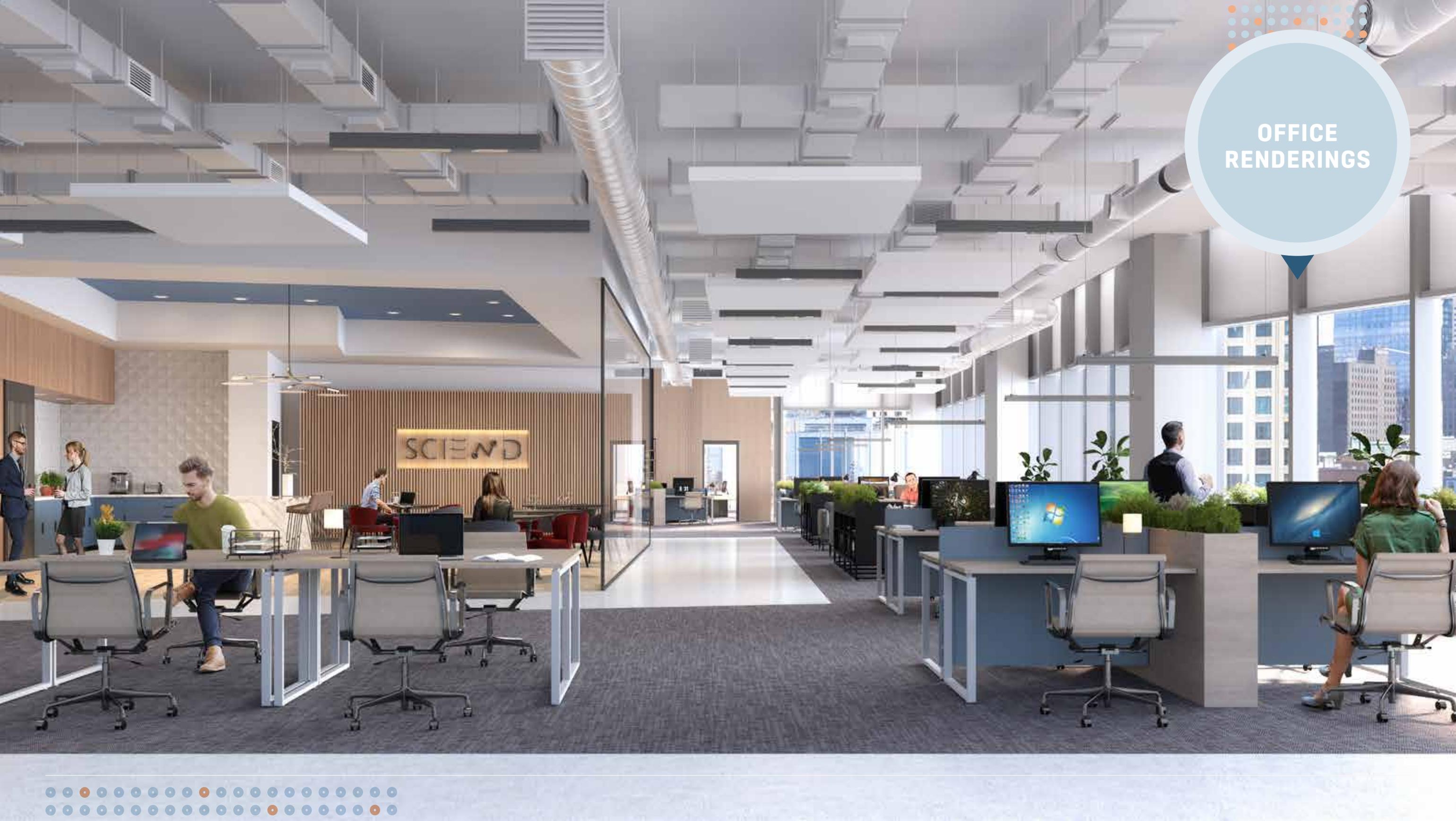


LAB
RENDERINGS



LAB
RENDERINGS





OFFICE
RENDERINGS





OFFICE
RENDERINGS





Amenities Stacking Chart

LAB AMENITIES

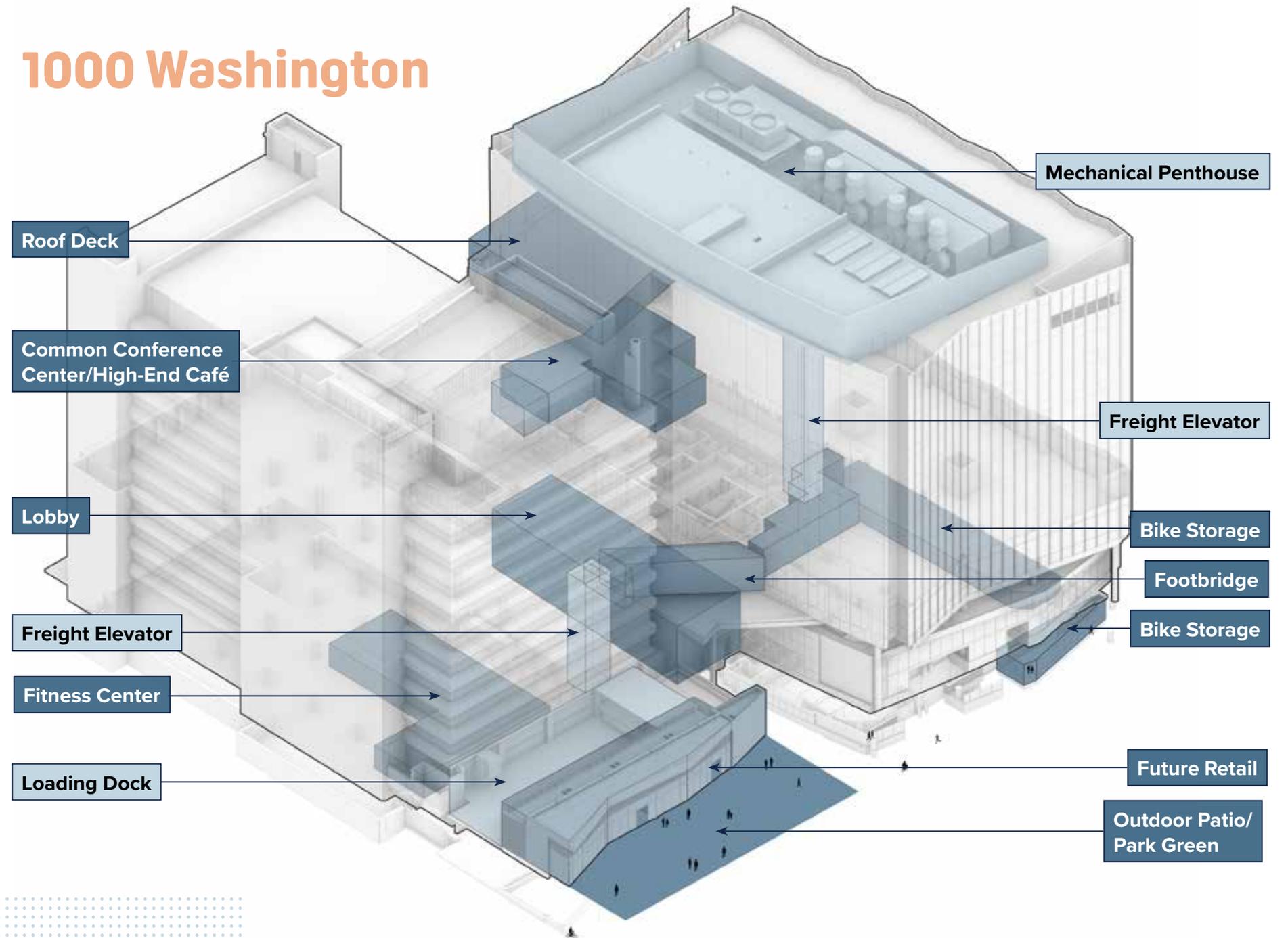
- Freight Elevator
- Mechanical Penthouse
- Loading Dock

BUILDING AMENITIES

- Roof Deck
- Common Conference Center/
Kitchenette
- Lobby
- Fitness Center
- Bike Storage
- Footbridge
- Future Retail
- Outdoor Patio/Park Green
- Parking on Floors 1-3 (0.5 / 1000 SF)
- Electric Vehicle Parking
- Penthouse Pocket Porches
- Amenity Lounge (The Living Room)

1000 Washington

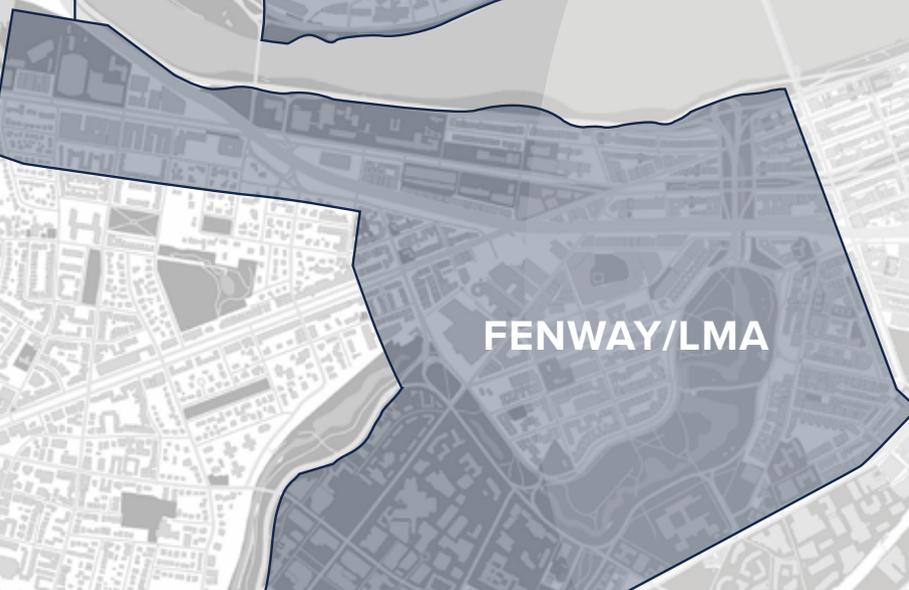
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Easy Access to All of Boston & Beyond

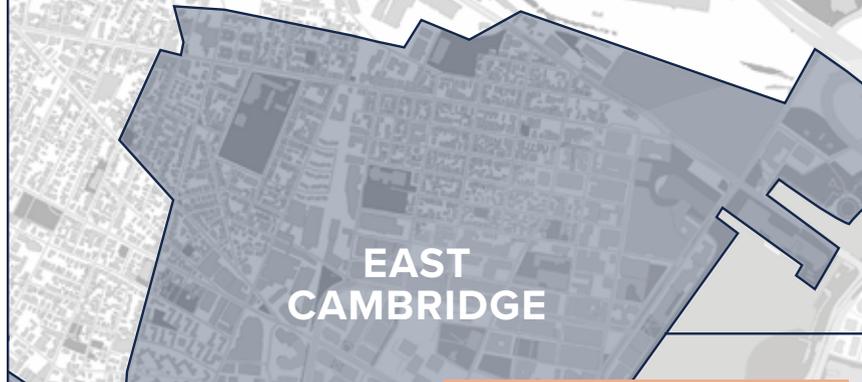


The Neighborhood



FENWAY/LMA

- Dana-Farber Cancer Institute
- MERCK
- TANGO Therapeutics
- Stabilix
- Joslin Diabetes
- Boston Children's Hospital
- verve Therapeutics
- THIRD ROCK VENTURES
- Clade Therapeutics
- Brigham and Women's Hospital
- Founding Member, Mass General Brigham
- ROME THERAPEUTICS
- ASIMOV
- WESS VVA INSTITUTE
- Beth Israel Lahey Health
- Beth Israel Deaconess Medical Center
- nChromaBio
- AI PROTEINS
- Manifold Bio
- CENTURY THERAPEUTICS
- STRAND THERAPEUTICS
- Gested Therapeutics
- Mediar Therapeutics



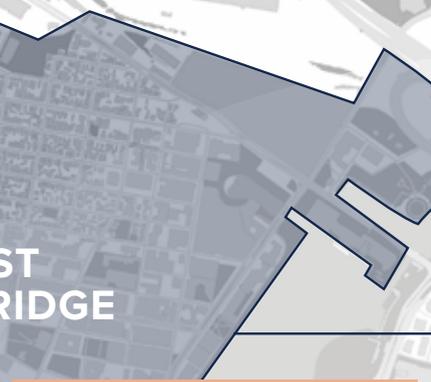
EAST CAMBRIDGE



SEAPORT

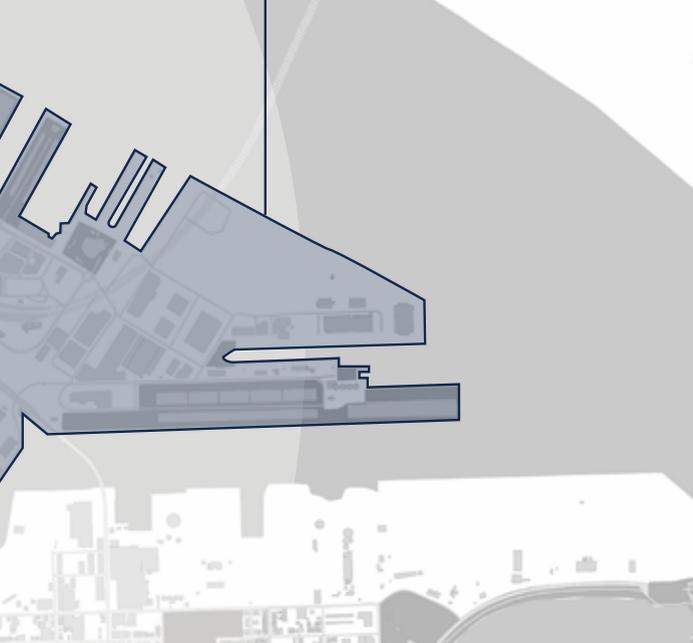
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- Lab | Central
- Pfizer
- KSQ
- cic
- moderna
- SANOPI
- PRIME Medicine
- FOUNDATION MEDICINE
- GARUDA THERAPEUTICS
- Seqirus
- CRISMA
- Forsyth
- Akebia
- DRAPER LABORATORY
- inari
- brammer
- RELAY
- generation bio
- Wintereau Institute
- astellas
- Johnson & Johnson
- ATLAS VENTURE
- AMGEN
- NOVARTIS
- Bristol Myers Squibb
- sartorius
- REGENERON
- Ragon Institute
- IPSEN
- KORRO
- BILL & MELINDA GATES FOUNDATION
- biohaven
- Schlumberger
- synlogic
- editas
- MERCK
- Alnylam
- BROAD INSTITUTE
- CAMP4
- Intellia
- Takeda
- SAREPTA
- sigilon
- Lilly
- TCR1
- BROAD INSTITUTE
- Biogen
- CNERGENT
- ERA
- MYELCID
- zseventybio
- meridian
- FOGHORN THERAPEUTICS



EAST CAMBRIDGE

- ARCAEA
- PYXIS ONCOLOGY
- Monte Rosa THERAPEUTICS
- PepGen
- Magnet Biomedicine
- NIDO
- HILLEVAX
- Stellaromics



SEAPORT

- VERTEX
- CRISPR THERAPEUTICS
- ikena ONCOLOGY
- emulate
- motif FOODSCIENCE
- HelixNano
- FOUNDATION MEDICINE
- GINKGO BIOWORKS THE ORGANISM COMPANY
- nereld
- Dana-Farber Cancer Institute
- AKQUOS
- SENSEI BIOTHERAPEUTICS
- elicio THERAPEUTICS
- Kojin TX
- roivant
- Orchard therapeutics
- dewpoint TX
- FOUNDATION MEDICINE
- ensoma
- 1910 Genetics
- elektrofi
- inozyme
- SmartLabs
- Frontier MEDICINES
- SG Stevanato Group
- Atalanta THERAPEUTICS
- entrada THERAPEUTICS
- PURETECH HEALTH
- ALEXION
- Akebia
- AKCEA
- jnana
- 908devices
- Lilly
- ViraLogic
- KURA ONCOLOGY
- polarispartners
- RenoVia
- SERVIER

The Gateway to South End's Life Science Discovery



THE NEIGHBORHOOD

LIVE

Over 1,000 Residential Units within 2-Block Radius

DINE

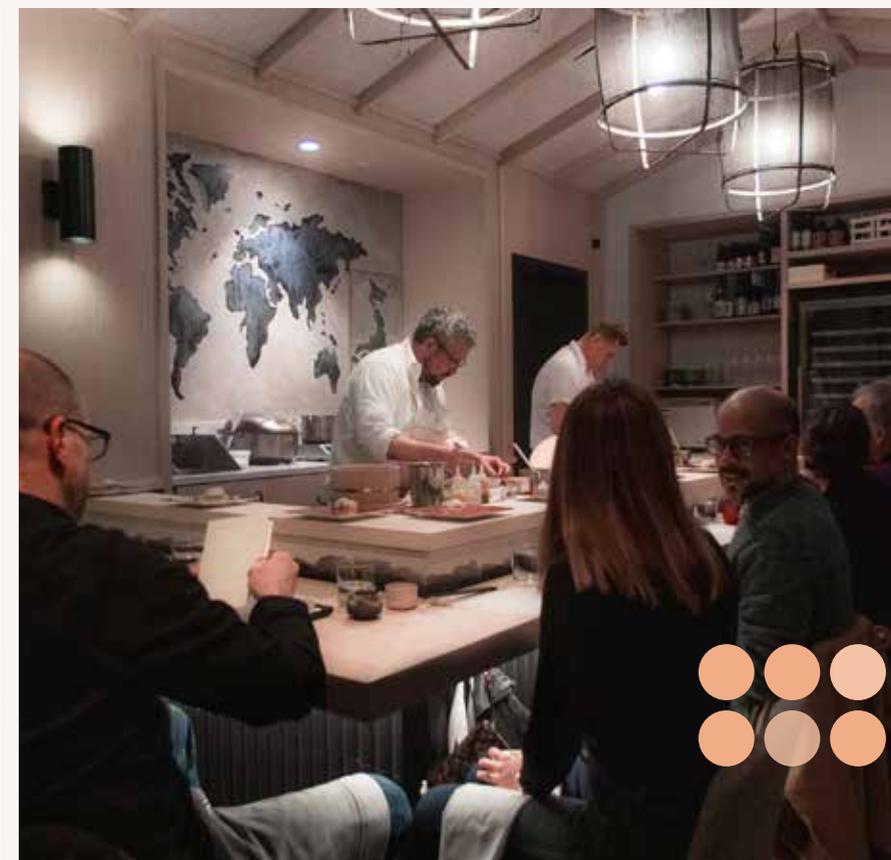
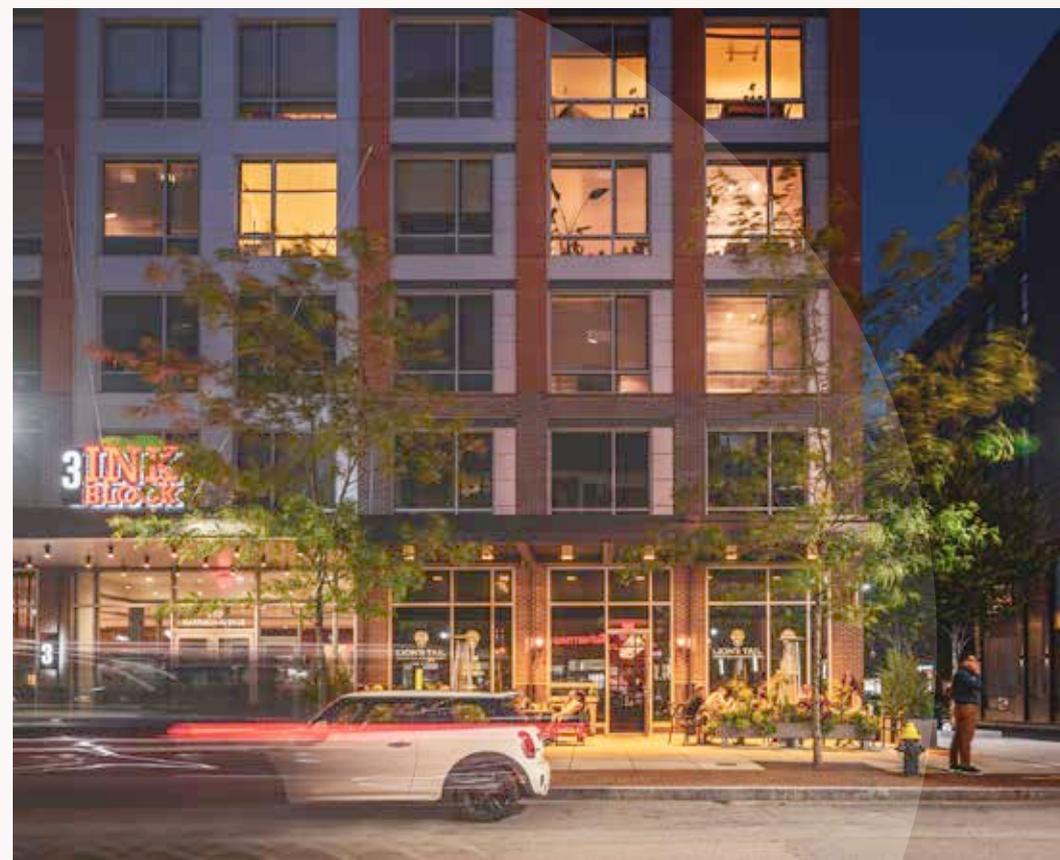
City's Hottest Restaurant Destination

PLAY

Culturally Rich Neighborhood Flush with Arts, Music & The SOWA Market



THE NEIGHBORHOOD

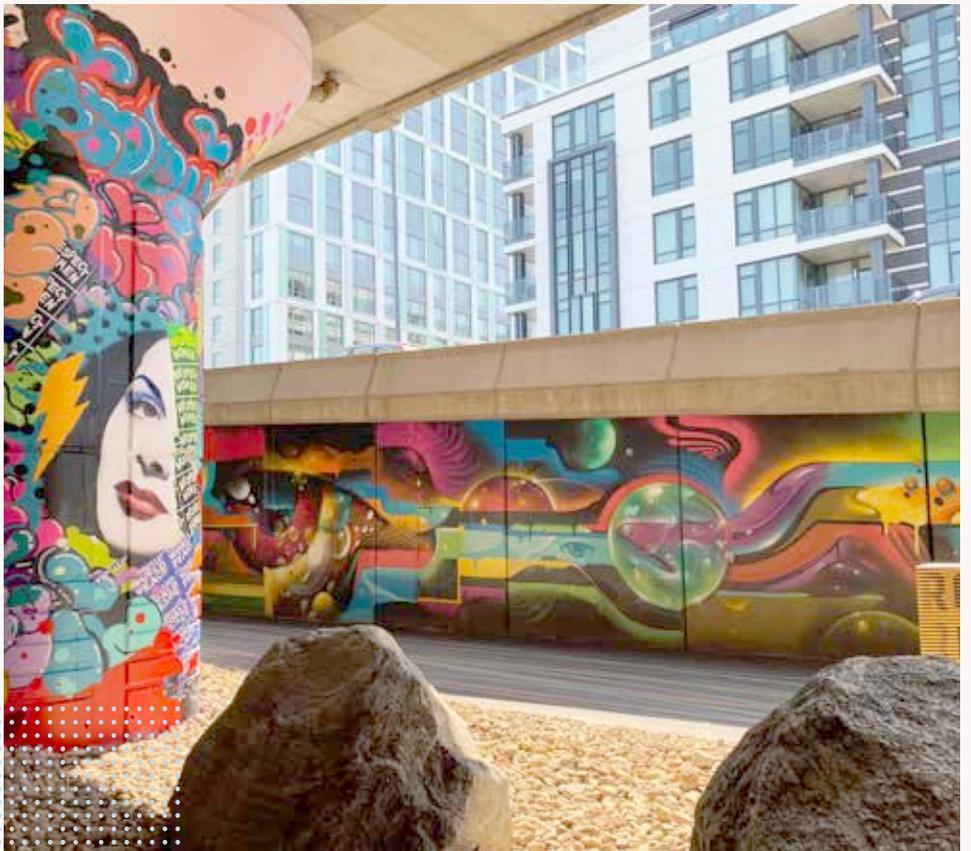




THE NEIGHBORHOOD



UNDERGROUND AT INK BLOCK

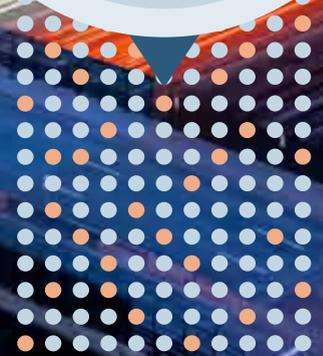




**REVOLUTIONIZE
YOUR IDEAS**

**PIONEER
YOUR
DISCOVERY**

**UNLOCK
THE
POSSIBILITIES**



321 Harrison

BOSTON, MA

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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 highquality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

