



BioMed Realty Boston/Cambridge Real Estate Portfolio Update

BioMed Realty Platform and Local Team

250+ Knowledgeable And Experienced
Life Science Real Estate Professionals



**TIM
SCHOEN**

CEO



**BILL
KANE**

President,
East Coast
& U.K. Markets



**COLLEEN
O'CONNOR**

Vice President,
Leasing, East Coast
& U.K. Markets

LEASING



**SAL
ZINNO**

Vice President,
Development, East Coast
& U.K. Markets

DEVELOPMENT

In House BioMed Teams and Expertise

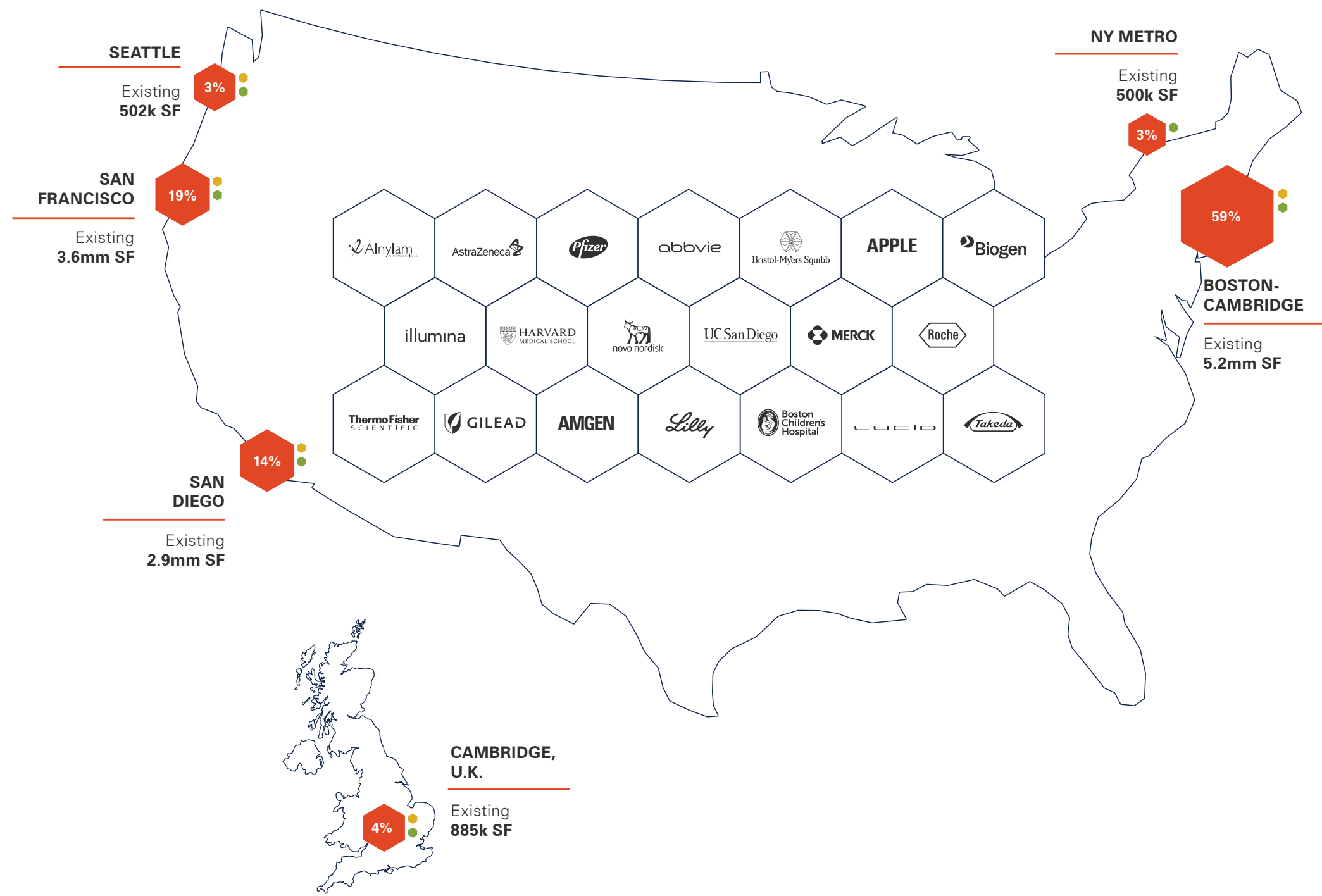
**LEASING
AND LEGAL**
team to expedite
transactions

**FULL
SERVICE**
accounting and finance team operates
at a public company standard

**DEVELOPMENT
CAPABILITIES**
with state-of-the-art technological
and design expertise

**FULL-SERVICE
OPERATING PLATFORM**
customizable to help tenants
maximize operating efficiencies

BioMed's Platform Provides Access to 13.7mm SF of Options Across the Core Life Science Markets



Existing RE Portfolio ● Active Development ●

Ability to Scale Growth with BioMed Across 5.2M SF of Existing Lab/Office Assets in Cambridge/Boston



CHARLES RIVER. VIEW WEST

KENDALL SQUARE

- 1. 450 Kendall St
- 2. 500 Kendall St
- 3. 650 East Kendall St
- 4. 675 West Kendall St
- 5. 585 Third St

CHARLES ST

- 6. 58 Charles St

ROGERS ST

- 7. 301 Binney St
- 8. 320 Bent St
- 9. 320 Charles St

CAMBRIDGE PLACE

- 10. 50 Hampshire St
- 11. 60 Hampshire St
- 12. 210 Broadway

CENTER FOR LIFE SCIENCE | BOSTON

- 13. 3 Blackfan Circle

GENOME/UNIVERSITY PARK

- 14. 45/75 Sidney St
- 15. 40 Landsdowne St
- 16. 35 Landsdowne St
- 17. 65 Landsdowne St
- 18. 88 Sidney St
- 19. 64 Sidney St
- 20. 38 Sidney St
- 21. 26 Landsdowne St
- 22. 350 Massachusetts Ave
- 23. 20 Sidney St
- 24. 300 Massachusetts Ave

SEAPORT DISTRICT

- 25. Seaport Science Center

SOUTH END

- 26. 321 Harrison

SOMERVILLE

- 27. Assembly Innovation Park






SIDNEY RESEARCH CENTER

- 28. 21 Erie St
- 29. 40 Erie St
- 30. 200 Sidney St

- A. Massachusetts Institute of Technology
- B. Harvard University

With BioMed Developing 2.8M SF of Additional Growth Options Across Key Local Submarkets

Occupancy Timeline

		2022		2023				2024				2025		
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
321	Harrison 247k SF South End Q4 22													
	Seaport Science Center 482k SF Seaport Q1 23													
	Assembly Innov Park Phase I 485k SF Somerville Q4 23													
	Assembly Innov Park Phase II 1mm SF Somerville Q1 25													
585	Kendall St ~600k SF Canal District Kendall Q3 25													



BioMed Realty Local Growth Options

321 Harrison

South End

Located at the crossroads of downtown and Seaport district, 321 Harrison is a 247,000 SF premier office building in Boston’s South End. This property offers unobstructed views of Back Bay and the Financial and Seaport districts. Core/shell of the building is anticipated to be completed in Q2 2021 with BioMed immediately commencing lab base building upgrades with occupancy as early as Q4 2022.



STATUS:

Under construction

NUMBER OF BUILDINGS:

1

RENTABLE SQUARE FEET (totaling 247k SF):

247,000

AVERAGE FLOOR PLATE SIZE:

30k SF

ESTIMATED COMPLETION DATE:

Q4 2022

AMENITIES:

Ground floor retail

Underground parking (ratio: 0.5/1,000 RSF)

Bike storage

One block away from Tufts Biolabs incubator

Access to several adjacent amenities: Whole Foods, Fuji, Turnstyle, etc.

Easy access to South station and Tufts Medical Orange Line MBTA stop

Seaport Science Center

Seaport District

BioMed acquired 601 Congress, a 482,000 SF flagship building in Boston’s Seaport District that was purpose-built to serve as a corporate headquarters. BioMed will convert this property into a best-in-class life science asset and will anchor BioMed’s presence in the Seaport district.

Seaport Science Center is located in the Seaport district, an established life science sub-market that represents an attractive urban alternative to Cambridge, with a vibrant live-work-play environment featuring walkable amenities including top restaurants and abundant high-end residential buildings. With its proximity to top-tier research institutions and talent in the Boston area, the Seaport has attracted numerous high quality institutional life science and technology tenants, including Foundation Medicine, Vertex Pharmaceuticals and Amazon. Given its close proximity, the Seaport provides easy access to Downtown Boston (5 minute drive) and Cambridge (11 minute drive) while remaining a popular destination for artistic and cultural experiences in its own right.



STATUS:

Under construction

NUMBER OF BUILDINGS:

1

RENTABLE SQUARE FEET (totaling 482k SF):

482,000

AVERAGE FLOOR PLATE SIZE:

34k SF

ESTIMATED COMPLETION DATE:

Q1 2023

AMENITIES:

- Glass-enclosed six-story atrium & event space
- Rooftop garden
- Outdoor roof decks
- Bike storage
- Full service retail dining
- Conference center/auditorium
- Underground parking (ratio: 0.7/1,000 RSF)
- Close proximity to the T

Assembly Innovation Park Somerville

The Assembly Innovation Park site is adjacent to a wide selection of retail, dining, and entertainment experiences and offers superior access to major highways, public transportation, and is less than 3 miles from Kendall Square to the West and Logan Airport to the East. It is adjacent to Assembly Row in Somerville – a bustling mixed-use site within a vibrant urban environment.

The proposed development represents an attractive complement to our existing Boston/Cambridge portfolio of more than 5.2mm SF of laboratory, technology, incubator and office space that is nearly 100% leased. Somerville is also anchored by academic and research institutions, a deep talent pool, capital providers and thriving commercial life science and technology businesses. The site will include a full on-site amenity package with multiple cafes and conference centers as well as an urban style indoor / outdoor food hall.



STATUS:

Future development

NUMBER OF BUILDINGS:

Estimated 3

RENTABLE SQUARE FEET (totaling 1.5mm SF):

Phase I: 485,000

Phase II: 1,000,000

ESTIMATED COMPLETION DATE:

Phase I: Q4 2023

Phase II: Q1 2025

AMENITIES

Access to adjacent Assembly Row retail, with ample restaurants and retails shops

Access to boutique fitness @ Assembly Row, Orange Theory, Pure Barre, Title Boxing, and Cycle Bar

Adjacent to Partner’s Healthcare and Puma HQs

Cafes

Conference Centers

Urban style indoor / outdoor food hall

7.5 acres of adjacent land for future development for up to 1.3mm SF of purpose-built life science lab and office space

Approximately 3 miles from both downtown Boston and Kendall Square and easy access to Logan Airport

Strategically positioned on the Assembly Row Orange Line MBTA stop

585 Kendall Canal District Kendall

Located in Cambridge, 585 Kendall is a 16 story lab/office building with a significant arts and culture component spanning the 1st through 3rd floors. It includes a 15,000 SF all-season flexible space on the ground floor and a 300 seat theater on the upper floors. The 250’ tall building, designed by CBT Architects, incorporates sweeping curves and a three-tiered massing scheme that yields a design unique to Kendall Square and, furthermore, multiple opportunities to create outdoor spaces adjacent to the upper levels. 585 Kendall is aiming for LEED® Gold Certification.



STATUS:

Future development

NUMBER OF BUILDINGS:

1

RENTABLE SQUARE FEET (totaling ~600k SF):

~600,000

ESTIMATED COMPLETION DATE:

Q3 2025

CAMPUS AMENITIES

Public transportation including bus stops and the subway stations:

Kendall (Red Line) and Lechmere (Green Line)

Steps from MIT. Close proximity to Harvard University

Farmers Market – June through early November

On site access to parking for employees and visitors

Twice weekly live music June through early November

Outdoor skating rink early December through mid March

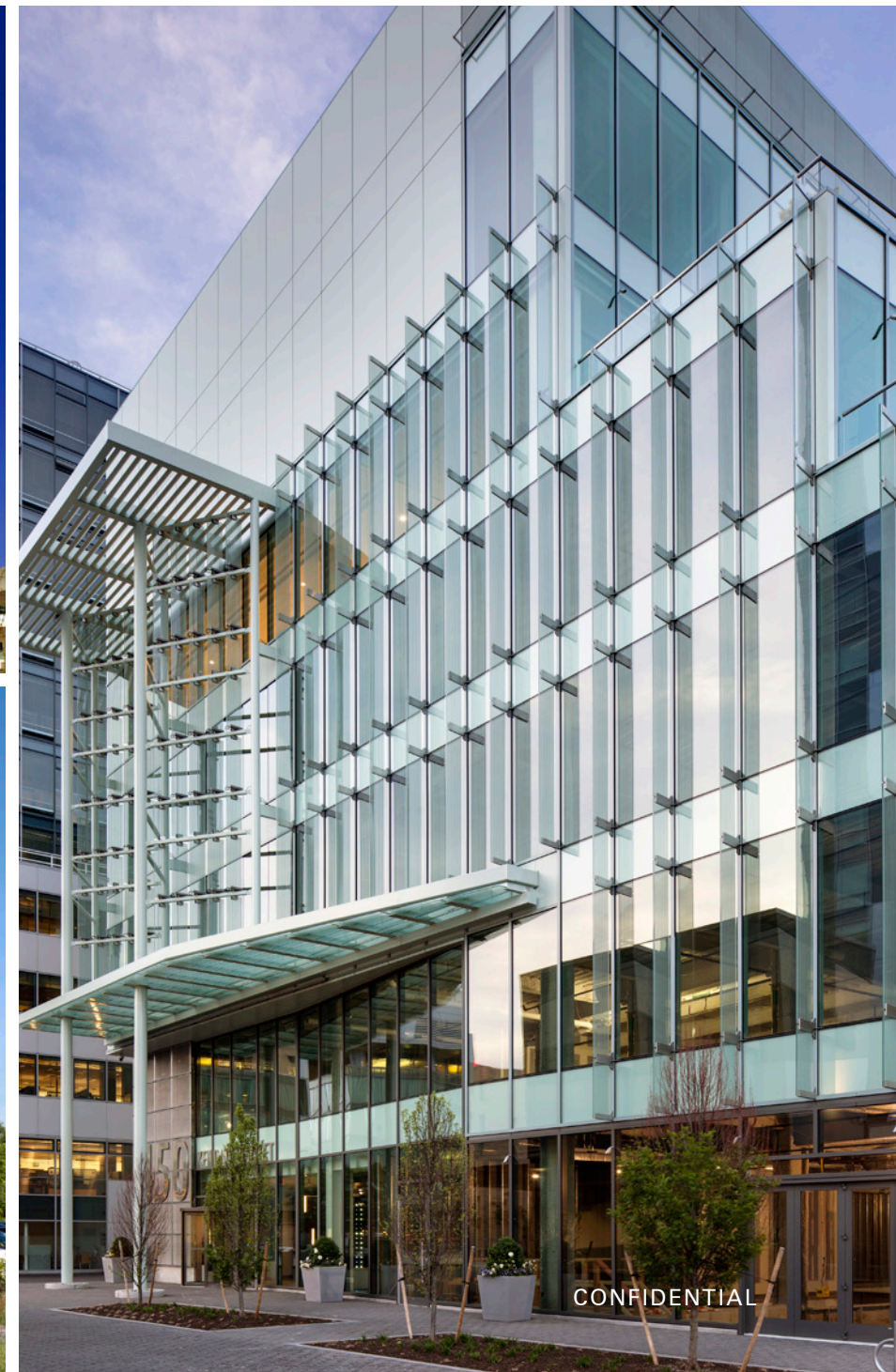
Outdoor tables and chairs spring through fall

1+ acre of public space

Canal District kayak/boat launch

EZ Ride Shuttle service – free for employees

Close proximity to Logan International Airport: 10 minutes by car and 30 minutes by subway



**BioMed Realty
Invests in Real
Estate so **our**
Clients can
Focus on Science
& Research**

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