

225 DYER STREET | PROVIDENCE, RHODE ISLAND

**For Lease**

**±31,000 SF  
WET LAB/  
OFFICE SPACE**



# POINT 225

PROVIDENCE'S FIRST LAB CAPABLE BUILDING FOR LEASE

**WEXFORD**  
SCIENCE+TECHNOLOGY

**CBRE**



# PROPERTY OVERVIEW

## LAB-READY BASE BUILDING SPECIFICATION

<b>AIR HANDING SYSTEM</b>	<b>Lab:</b> Newly installed Dedicated Outside Air System (DOAS) unit providing 16,500 CFM to the 7th floor. MERV 8 and MERV 14 filtration. <b>Office:</b> traditional Air Handling Units and VAV system.
<b>AIR DISTRIBUTION</b>	Duct work stubbed to floors, wall air handling units located on the roof.
<b>EXHAUST</b>	Dedicated lab exhaust duct risers and roof dunnage to accept tenant installed exhaust fans.
<b>EMERGENCY POWER</b>	250kw natural gas-fired generator. $\pm 6$ W/SF for lab areas.
<b>LIVE LOADING</b>	100 PSF

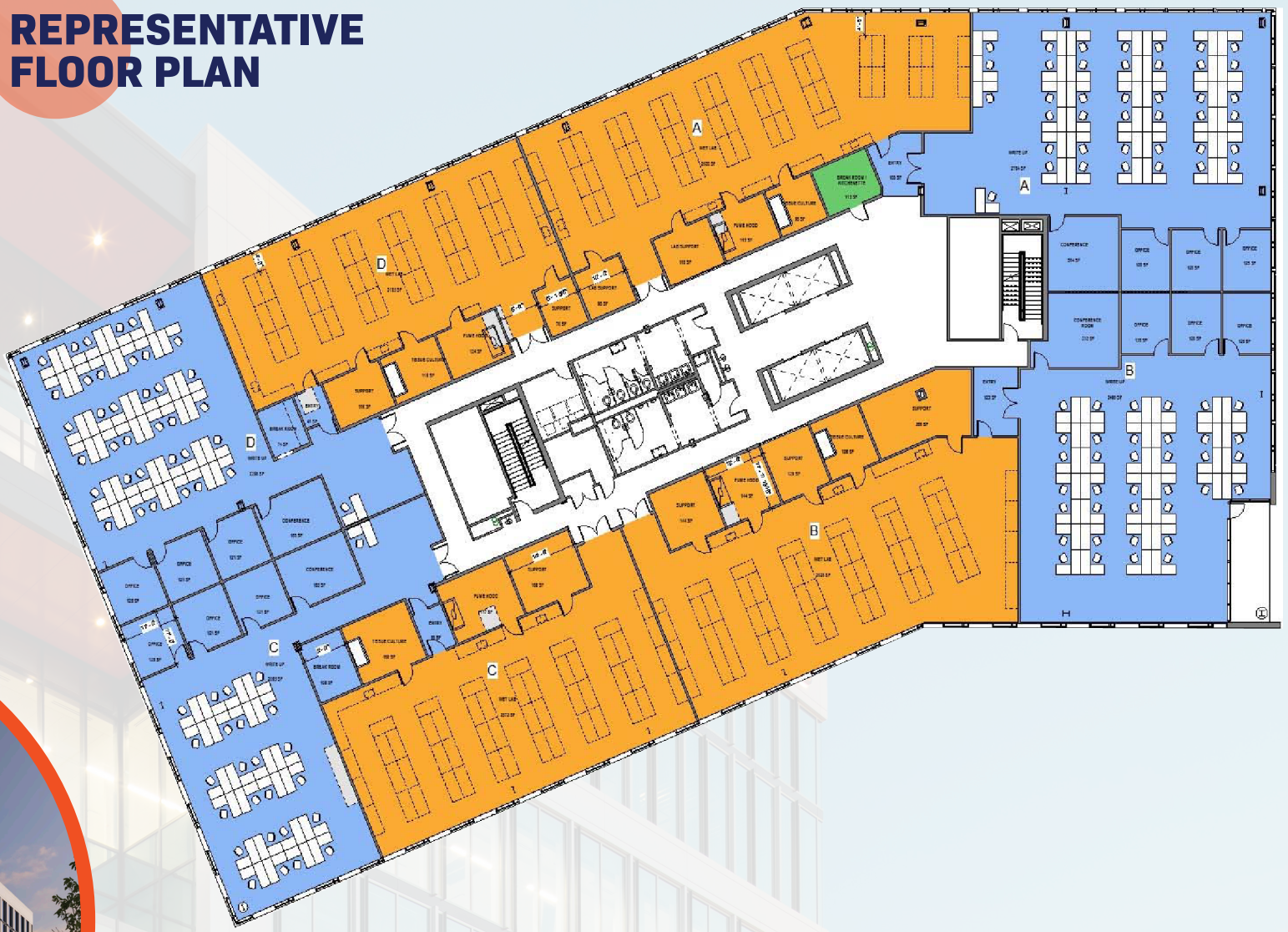
## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	$\pm 200,000$ SF over seven stories
<b>COMPLETED</b>	2019/2023 (lab ready infrastructure)
<b>FLOOR PLATE</b>	$\pm 31,000$ SF
<b>ELEVATORS</b>	Four high-speed cabs with 4,000-lb. capacity
<b>SECURITY</b>	24/7 on-site personnel
<b>TENANT ACCESS</b>	24/7/365
<b>FIBER PROVIDERS</b>	CrownCastle, Cox, Fios
<b>PROPERTY MANAGEMENT</b>	On-site
<b>TYPICAL FINISHED CLEAR HEIGHT</b>	10'0"
<b>LEED COMPLIANCE</b>	Base building core and shell endeavor to achieve LEED Gold Certification by U.S. Green Building Council
<b>PARKING</b>	One car per 1,000 RSF available at market rent in the structured garage 100 yards from lobby entrance Additional parking available In-building secure bike storage and showers
<b>ANCHOR TENANTS</b>	Brown University School of Professional Studies, Biomedical Masters Programs, Cambridge Innovation Center, Johnson & Johnson, District Hall, Brown Molecular Medicine.





# REPRESENTATIVE FLOOR PLAN

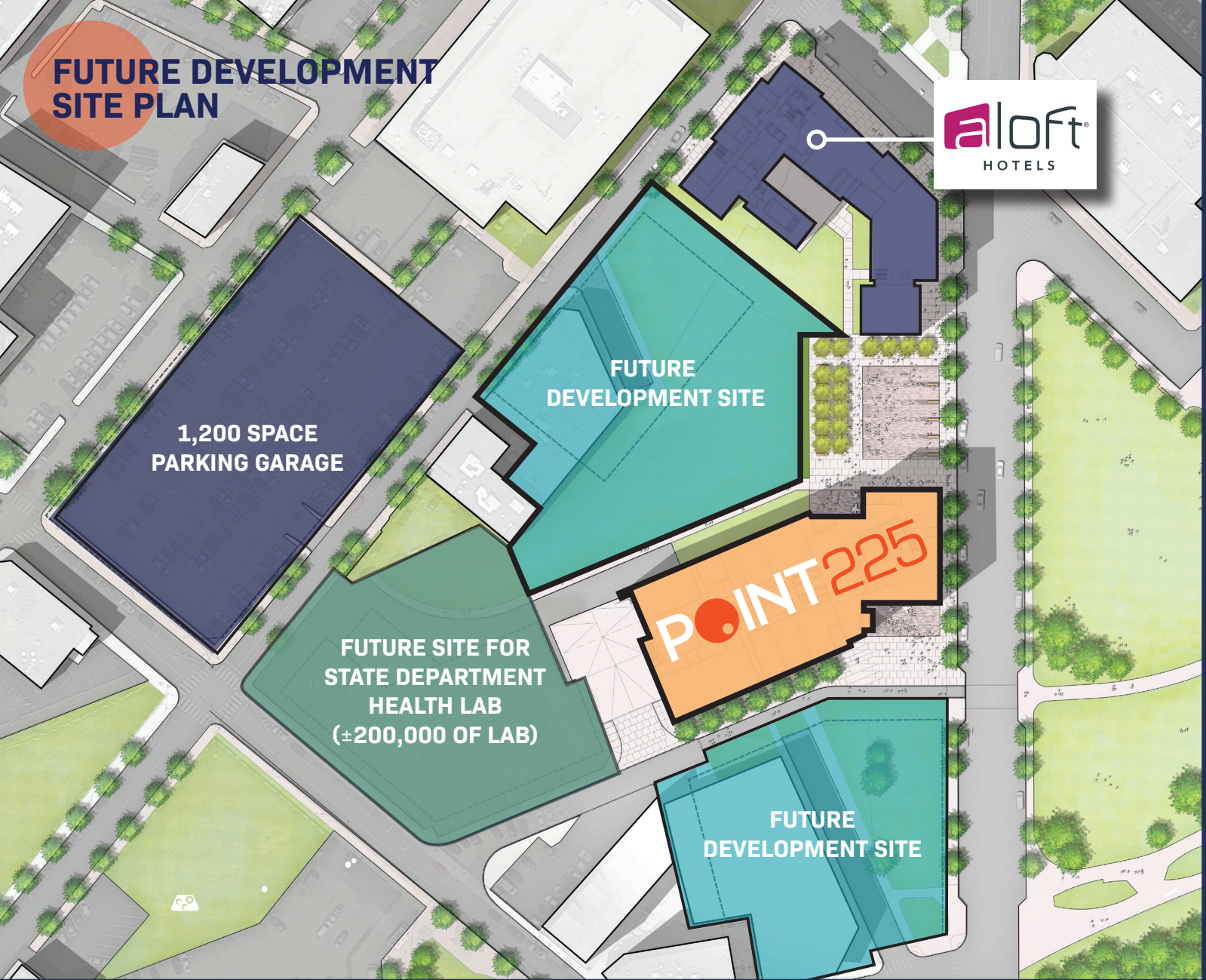


# TIMELINE





# FUTURE DEVELOPMENT SITE PLAN





## LOCATION HIGHLIGHTS



## WALKING DISTANCE TO AMTRAK/MBTA

**11TH BUSIEST AMTRAK STATION IN THE NATION:**

- Acela Express to Back Bay, Boston - 35 minutes
- Acela Express to South Station, Boston - 42 minutes
- Acela Express to Penn Station (NYC) - 3 hours



## T.F. GREEN AIRPORT:

**9 MILES - 13 MINUTES VIA CAR**

**DIRECT FLIGHTS TO 31 CITIES INCLUDING:**

- Philadelphia
- Atlanta
- Baltimore
- Charlotte
- Chicago
- Miami
- Charleston
- Toronto
- Washington DC



## ACCESS TO LIFE SCIENCES TALENT

### COMPARABLE COMMUTE TIMES





# PROPERTY LOCATION AERIAL

## Hospitals

LIFESPAN

LIFESPAN

BROWN UNIVERSITY:  
MOLECULAR  
MEDICINE

CARE NEW  
ENGLAND

BROWN UNIVERSITY

PROTHERA BIOLOGICS





LIFESPAN

BROWN UNIVERSITY

BROWN UNIVERSITY:  
SCHOOL OF PUBLIC  
HEALTH

**POINT225**



BROWN UNIVERSITY  
MEDICAL SCHOOL

RISD

RISD

**College Hill**

PARCEL 2  
PARCEL 5

PARCEL 8







**SITE LOCATION:**  
The POINT 225 Office Building redeveloped a former interstate highway corridor and reduces future development pressures on natural habitats.



**RENEWABLE ENERGY:**  
100% of this building's energy is purchased from renewable sources like wind and solar. Cleaner air can help prevent asthma and other respiratory conditions, in addition to improving cognitive function.



**ALTERNATIVE TRANSPORTATION:**  
Multiple public bus lines are within walking distance, and bicycle storage and charging facilities are here for your convenience.



**MATERIALS:**  
This project prioritized local building materials and materials with recycled content to reduce transportation impacts associated with construction. Much of the construction waste was diverted from landfills to minimize the negative environmental impact.



**WATER USE:**  
Using large volumes of water increases maintenance and life-cycle costs for building operations, and increases consumer's costs for municipal supply and treatment facilities. To conserve potable water, the building has efficient fixtures and fittings that use 38% less water than standard office buildings.



**RECYCLING:**  
The POINT 225 Office Building has infrastructure that allows for the easy recycling of paper, metals, glass, cardboard and plastics.



**INDOOR ENVIRONMENTAL QUALITY:**  
To improve air quality in all interior spaces the building's adhesives, sealants, paints, coatings, floor systems and wood products all have low-emitting properties.



**ENERGY USE:**  
This building's heating and cooling systems and its exterior walls are designed to conserve energy. Those choices are predicted to reduce energy costs by 19% compared to standard office buildings.



**TENANT GUIDELINES:**  
To ensure sustainability priorities are applied in each tenant space, a series of Tenant Guidelines have been developed.



**GREEN CLEANING:**  
POINT 225 has implemented a green housekeeping policy to reduce the exposure of building occupants to hazardous chemical, biological, and particulate contaminants. Sustainability standards have been set for cleaning products, materials, equipment and operating procedures throughout.

## CONTACT US

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