

An aerial, dark blue-tinted photograph of a city skyline. The central focus is a large, modern building with a distinctive facade of vertical, checkered panels. The building is surrounded by other high-rise structures and lower-level buildings. The text 'SEAPORT CIRCLE' is overlaid in white, sans-serif font across the middle of the image.

SEAPORT CIRCLE



Introduction
R&D Lab / Office
Amenities
Pavilion
Neighborhood
Team

(This presentation is interactive. Click to jump to any section.)



Introduction

R&D Lab / Office

Amenities

Pavilion

Neighborhood

Team

Fostering the Future of Discovery

Seaport Circle goes beyond the traditional life science development—it empowers people to foster innovation and the future of discovery. As a self-sustained ecosystem, Seaport Circle offers its tenants a unique infrastructure, advanced labs and workspaces, and a dynamic location. Seaport's Circle's ability to encourage curiosity, harness ingenuity, and provide a pipeline of talent to the life science industry, will drive the biotech economy from Boston to the rest of the world.



650K SF

Life Science HQ Development in
Boston's Innovation District

TRAINING
PAVILION

for DEI-Focused Outreach with
Nonprofit Partnerships

Dedicated

SILVER LINE
MBTA STOP

for City-Wide Access

35K SF

of Retail & Tenant Amenities





SEAPORT CIRCLE IN THE EVENING



AMENITIES

25K-65K SF
Floor Plates

60/40
Lab/Office Split

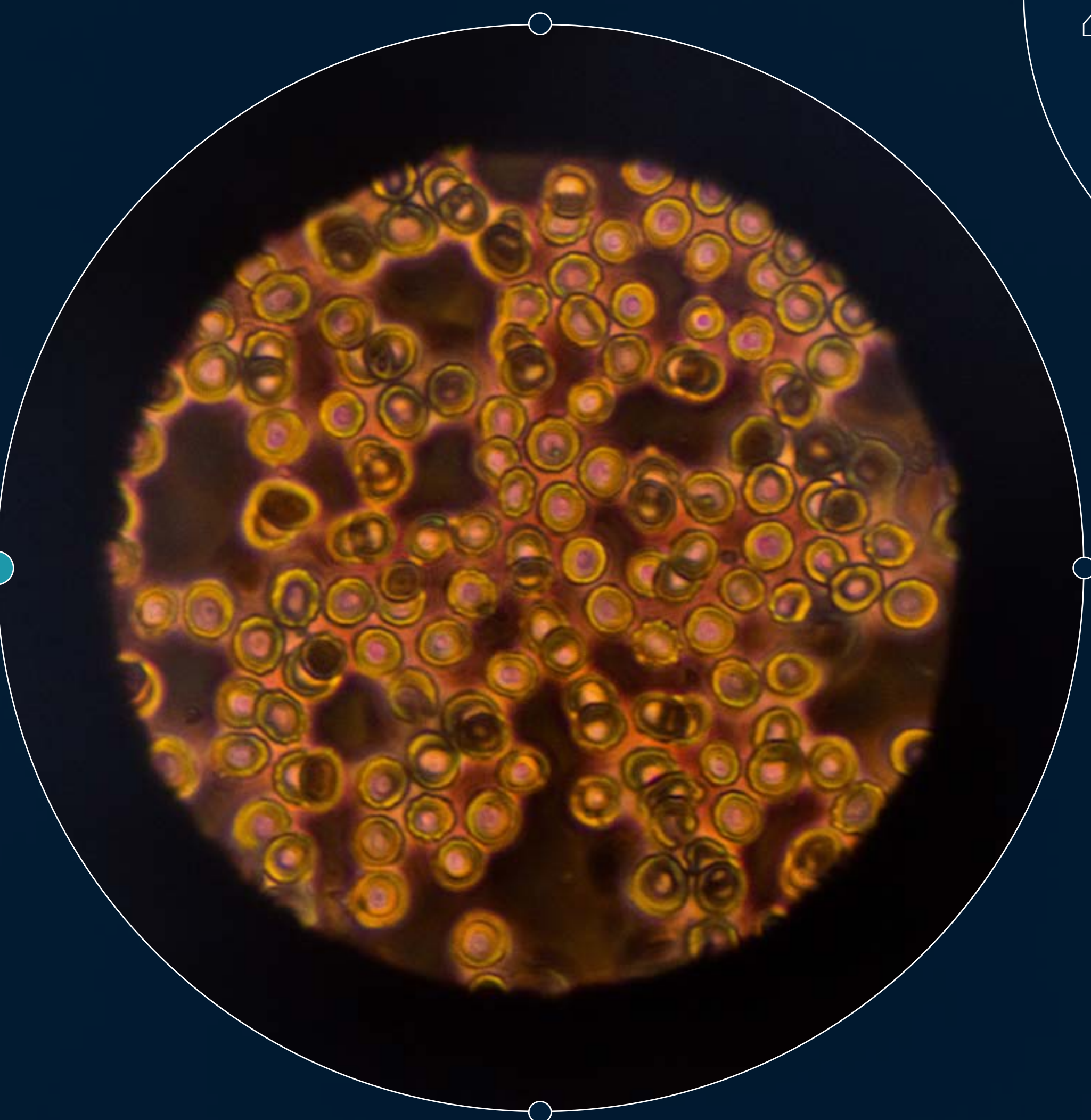
R&D LAB /
OFFICE

PAVILION

12'6"
Floor-to-Floor Ceiling Heights
on Office Levels 11-12

14'6"
Floor-to-Floor Ceiling
Heights on Lab Floors 3-10

RETAIL



AMENITIES

30K SF
Total Space

On-site
MICRO-MOBILITY
Hub

R&D LAB /
OFFICE

PAVILION

Direct
SILVER
LINE
Access



RETAIL

GREEN
ROOF
with Accessible Deck

AMENITIES

COMMUNITY
TRAINING

Labs

16K SF

Total Space

R&D LAB /
OFFICE

PAVILION

STEM

Training and
Career Center

RETAIL

Dedicated
EVENTS
PROGRAM



AMENITIES

PEDESTRIAN
LINK

to Ora Seaport
and Hyatt Place Boston

5K SF
Total Space

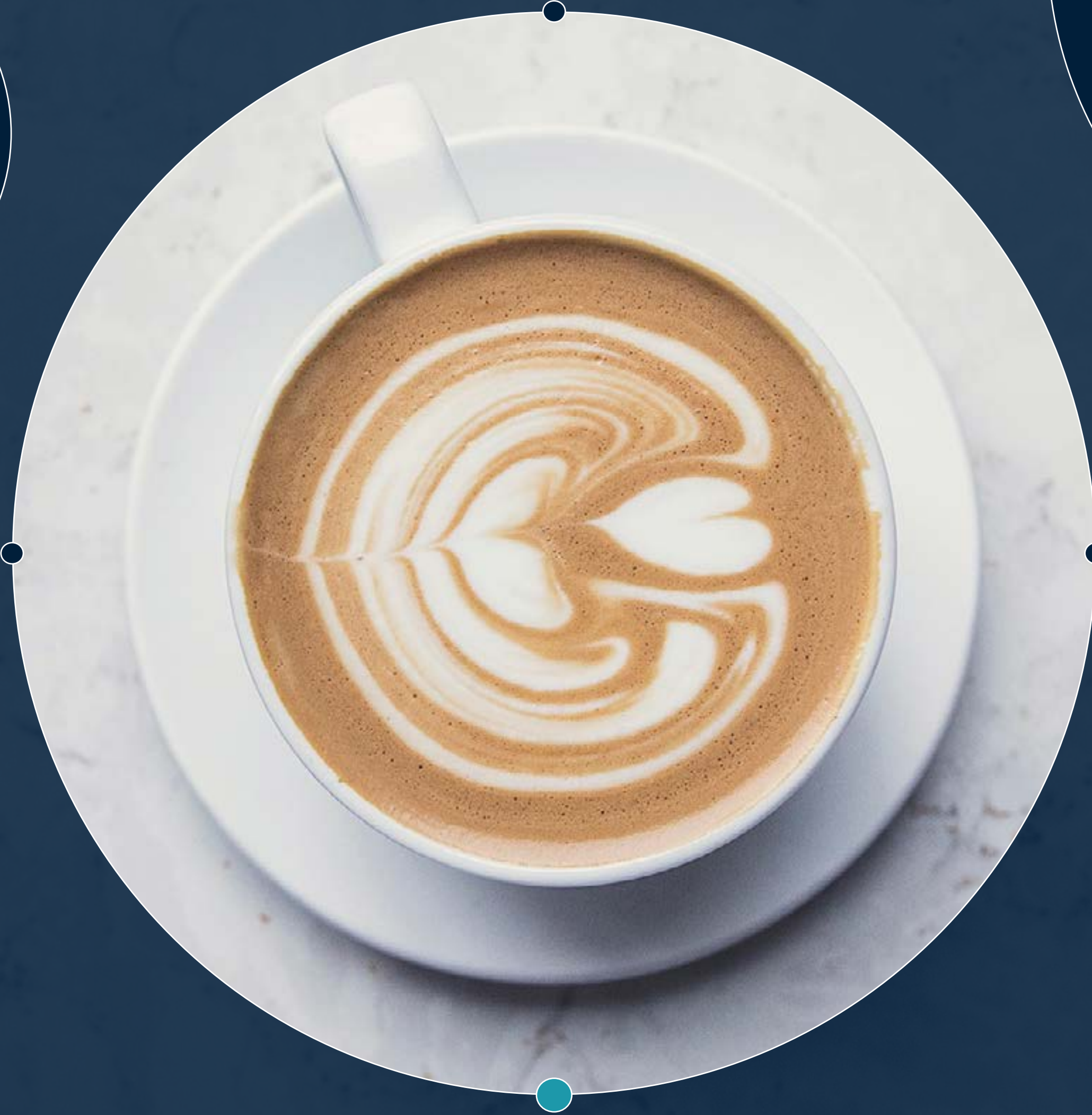
R&D LAB /
OFFICE

PAVILION

POP-UP
ART &
RETAIL
Program

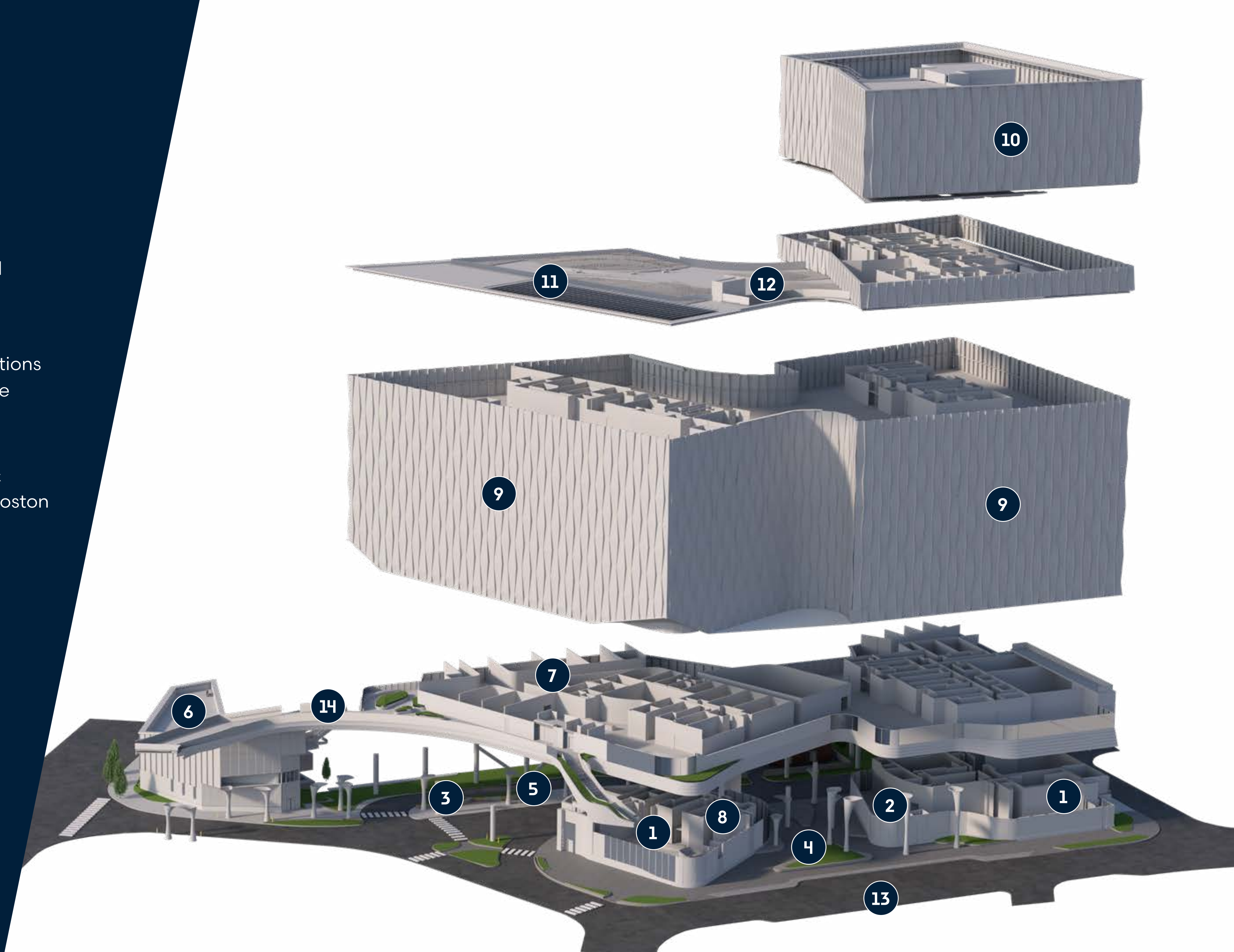
On-site
FOOD &
BEVERAGE

RETAIL



DEVELOPMENT MAP

1. Retail: Café's & Pop-Up Programming
2. West Tower Office Lobby: Designed with Direct Views to Silver Line Platforms
3. Grade-Separated Crossing for Outbound Boarding of Silver Line
4. Entry Plaza: Public Space Designed to Support Art & Pop-up Retail with Connections to Silver Line Platforms and Podium Above
5. MBTA Booth
6. Pavilion Training & STEM Career Center & Training Labs with Outreach to Greater Boston
7. Incubator Labs
8. East Tower Lobby
9. Lab Floors
10. Office Floors
11. Green Roof
12. Occupiable Roof Deck
13. Drop-off/Pick-up Zone at Congress St
14. Green Connector to Ora





Introduction

R&D Lab / Office

Amenities

Pavilion

Neighborhood

Team

Lab & Office Spaces Designed for Innovation

2.0 CFM

Per SF in Lab Spaces

0.3 CFM

Per SF in Office Spaces

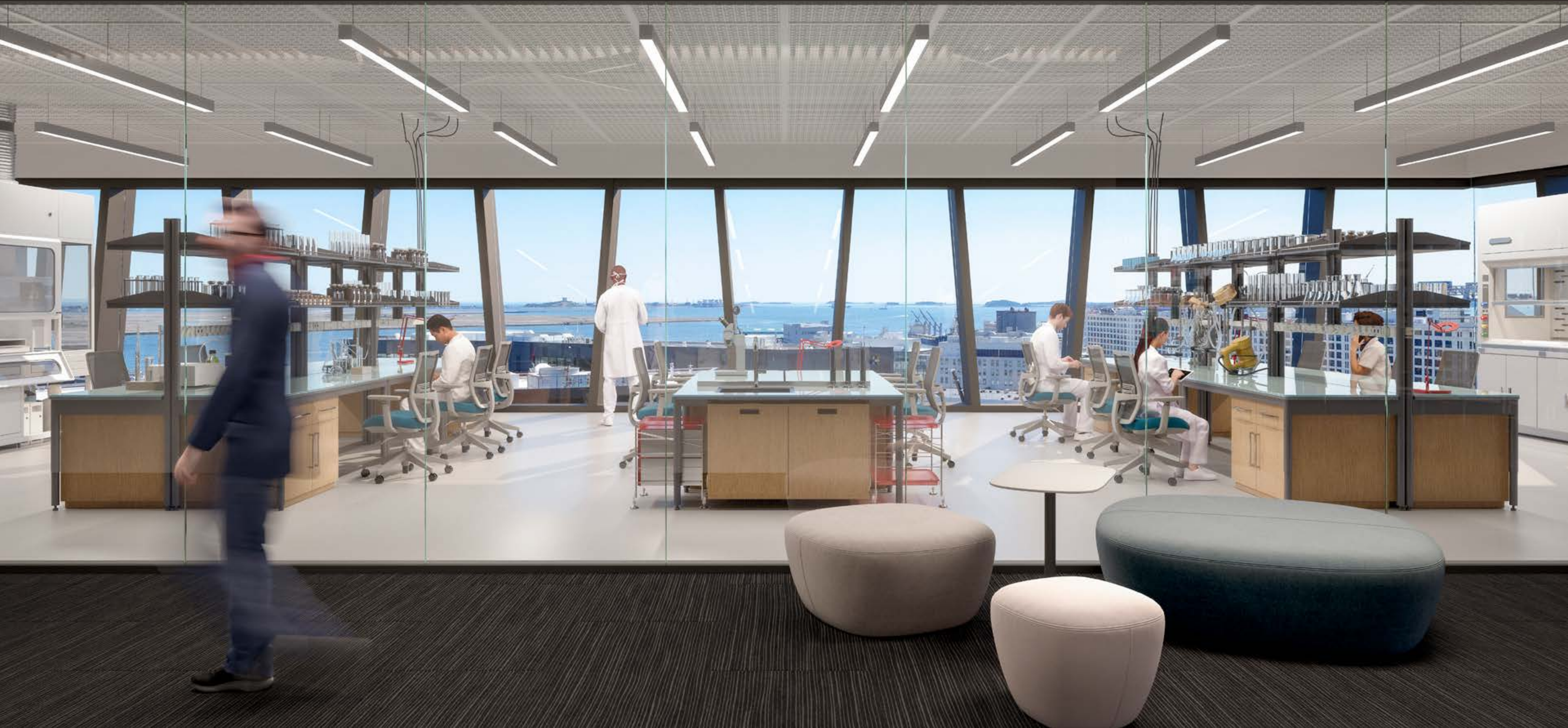
15W

Per SF in Lab Spaces

8W

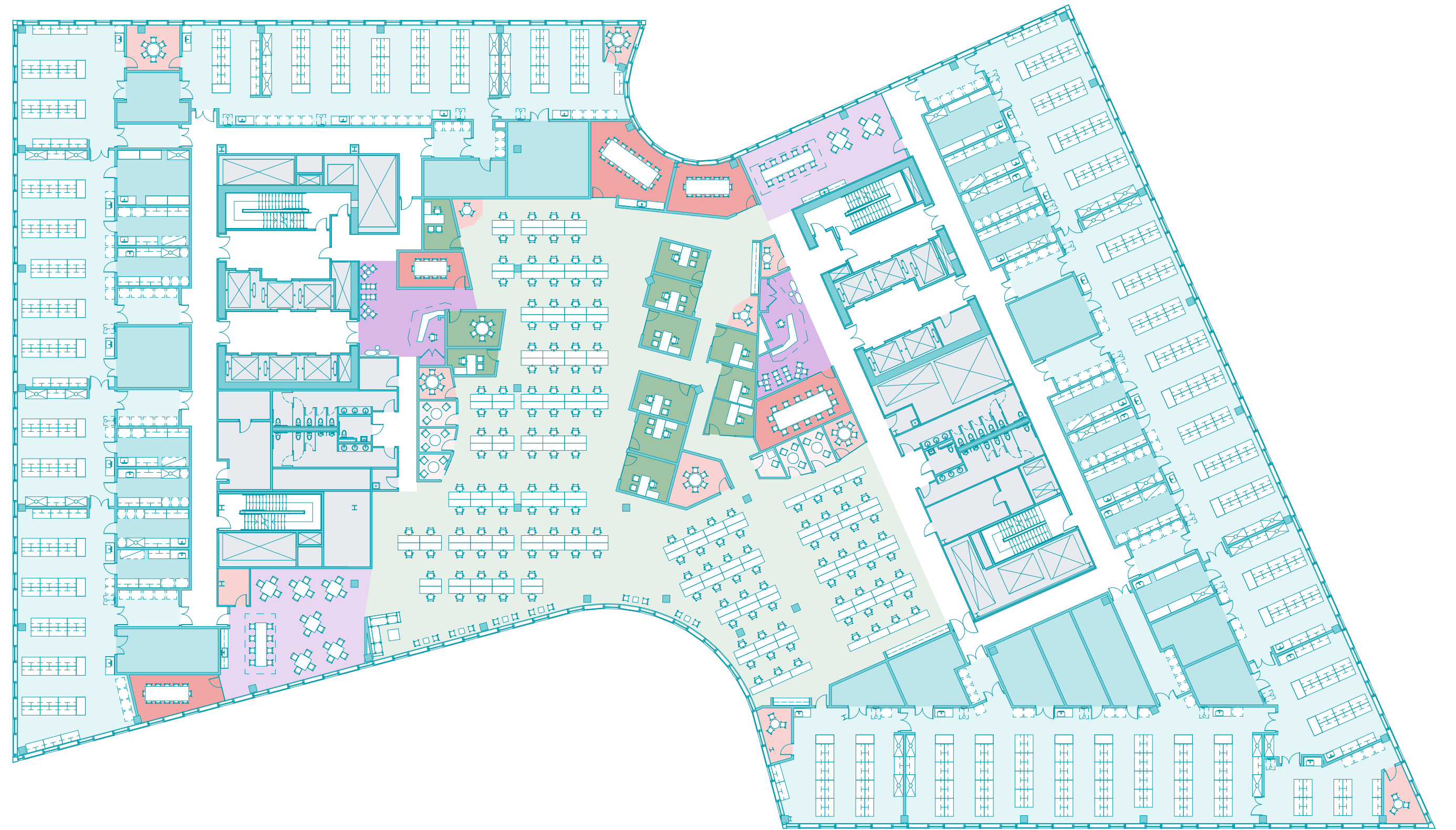
Per SF in Office Spaces





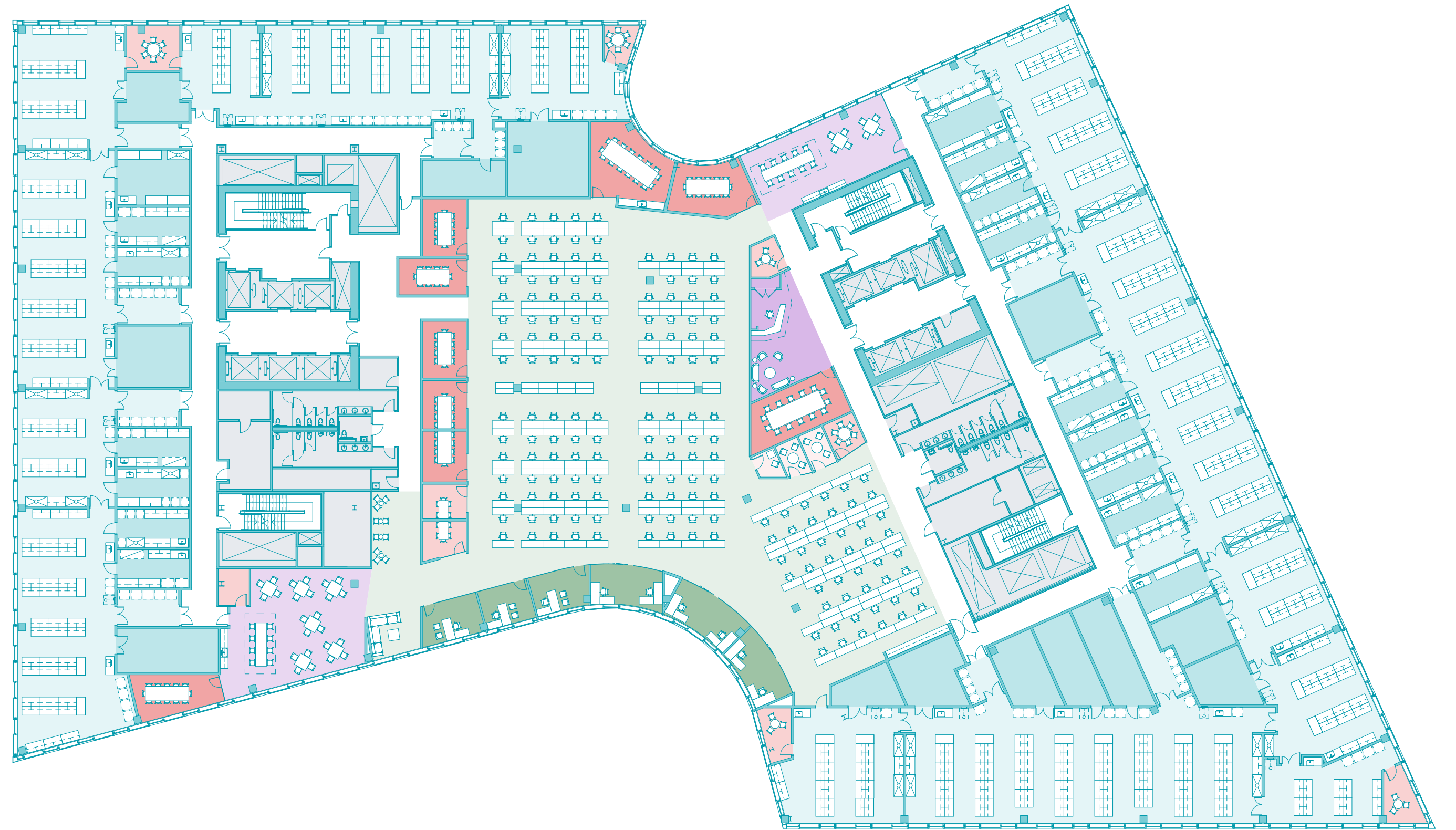
Lab / Office Typical Test Fit

- | | |
|---------------|---------------|
| ● Lab | ● Huddle |
| ● Lab Support | ● Conference |
| ● Open Office | ● Kitchenette |
| ● Office | ● Reception |
| ● Phone | ● Core |



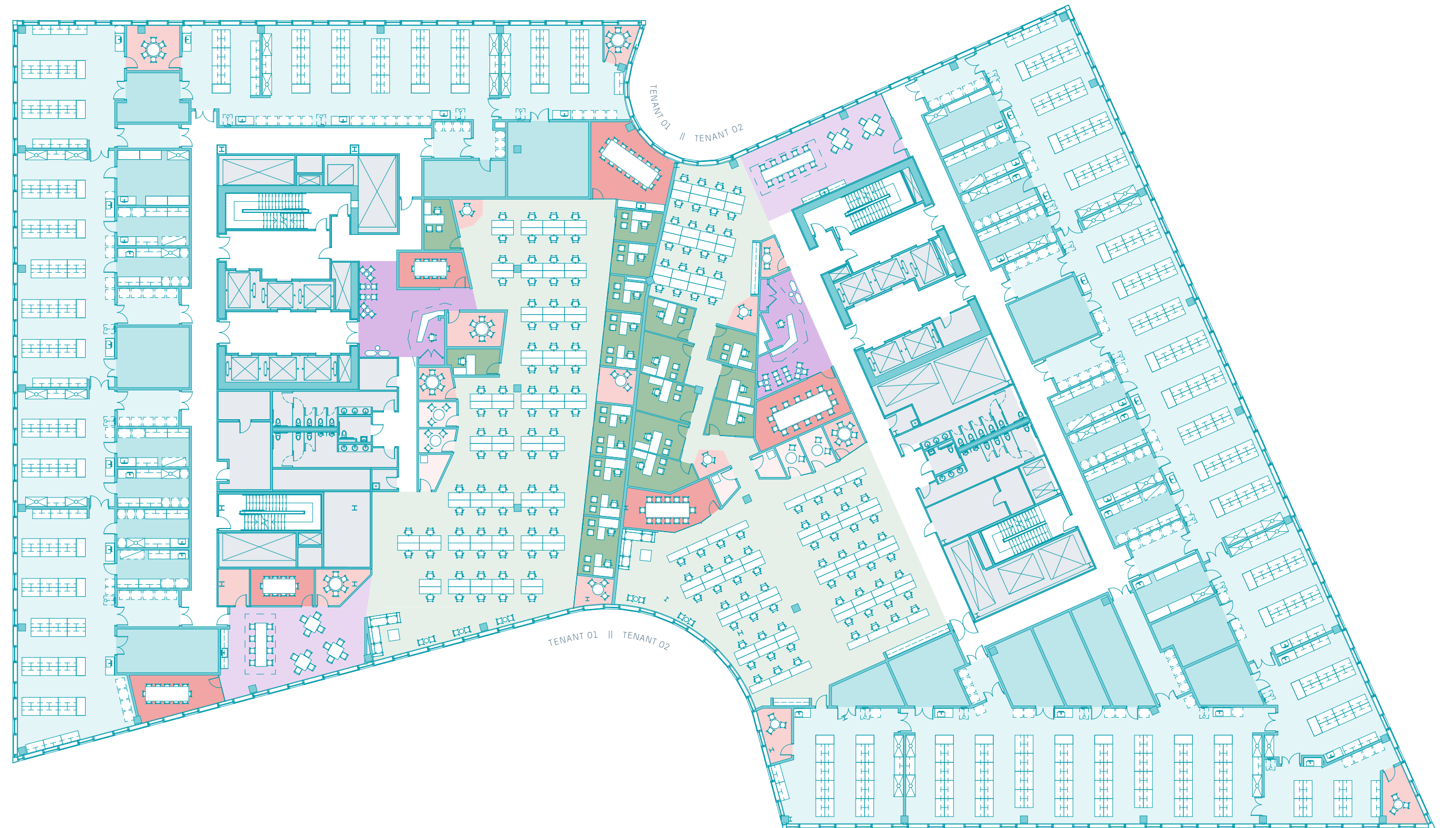
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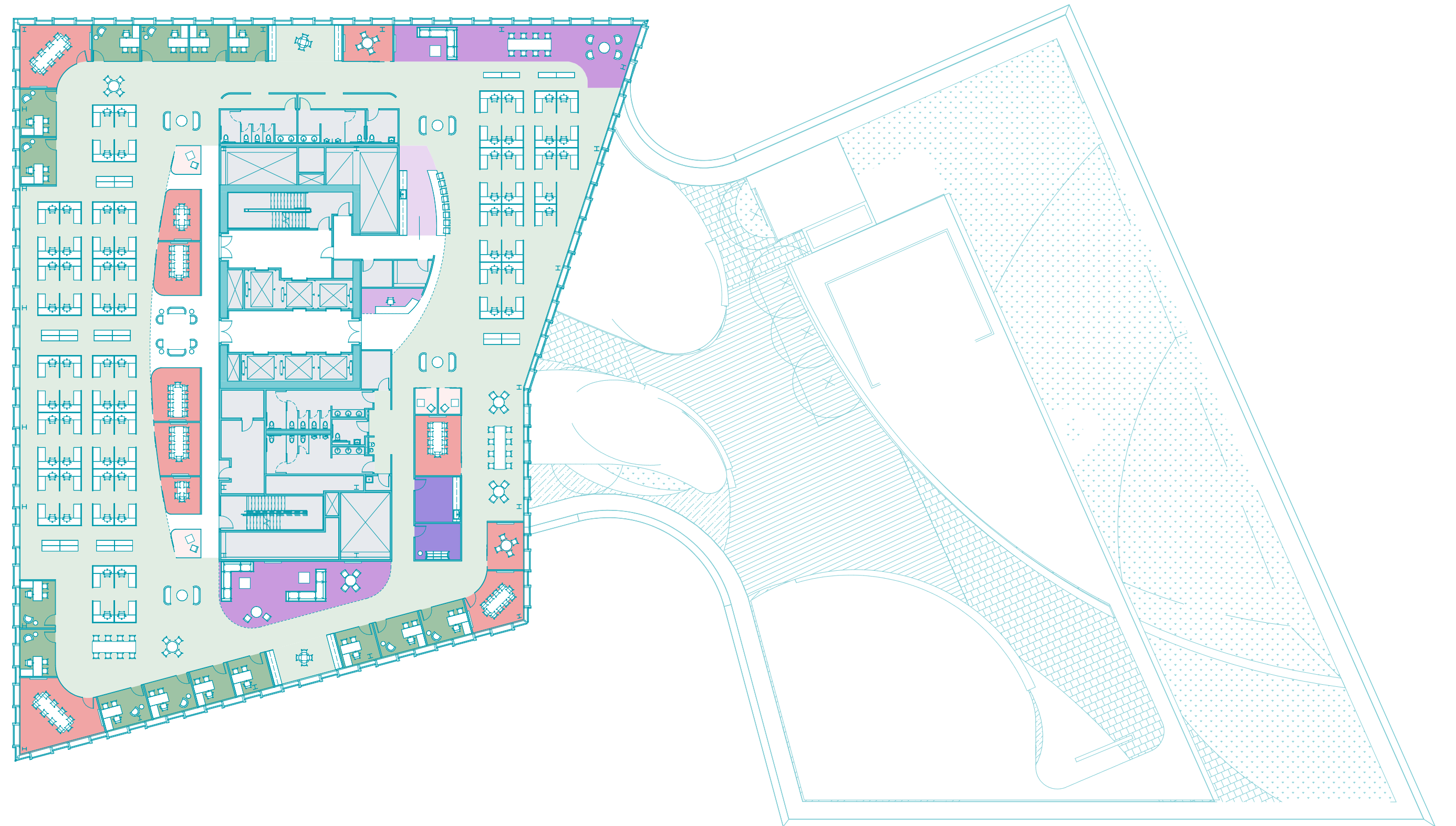
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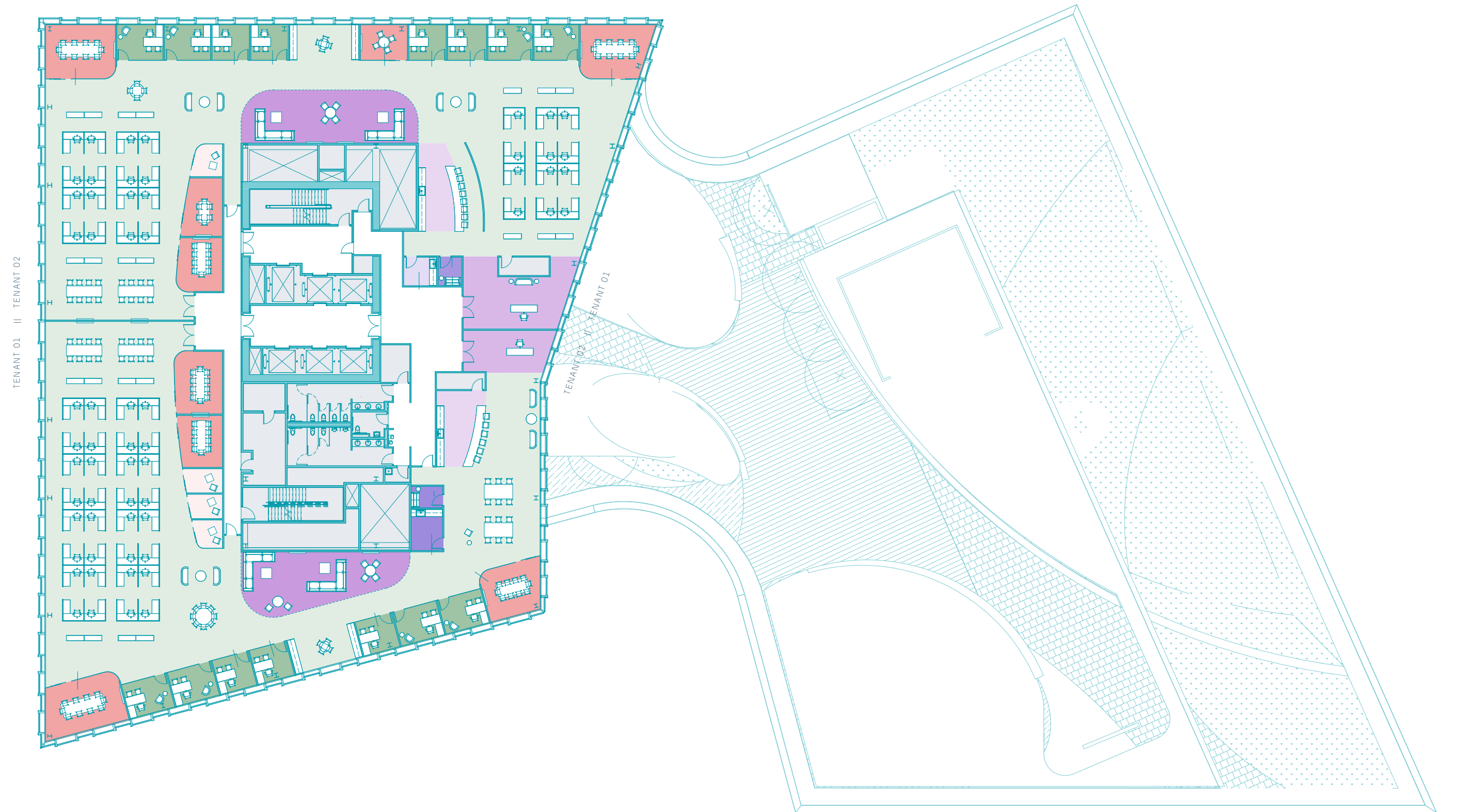
Office Typical Test Fit

- Open Office
- Office
- Phone
- Conference
- Breakout Space
- Wellness/Mothers'
- Kitchenette
- Reception
- Core



Office Typical Test Fit

- Open Office
- Office
- Phone
- Conference
- Breakout Space
- Wellness/Mothers'
- Kitchenette
- Reception
- Core



☰ R&D LAB / OFFICE

Penthouse	N/A	Mech.
Level 12	30,756 RSF	Office
Level 11	30,760 RSF	Office
Level 10	13,184 RSF	Lab/Office
Level 9	56,713 RSF	Lab/Office
Level 8	72,726 RSF	Lab/Office
Level 7	72,974 RSF	Lab/Office
Level 6	74,533 RSF	Lab/Office
Level 5	74,687 RSF	Lab/Office
Level 4	74,730 RSF	Lab/Office
Level 3	73,540 RSF	Lab/Office
Level 2	29,984 RSF	Lab/Office
Level 1	N/A	Lobby
Level P1	N/A	Parking



» LAB SERVICES

CENTRAL TWO-STAGE ACTIVE
pH NEUTRALIZATION SYSTEM

DEDICATED CHEMICAL
STORAGE ROOMS

LAB WASTE AND VENT RISERS;
COMPRESSED AIR PIPE RISERS;
VACUUM PIPE RISERS

AVAILABLE PENTHOUSE SPACE
FOR LAB SUPPORT EQUIPMENT

60 LAB / 40 OFFICE RATIO
ON LEVELS 3-10

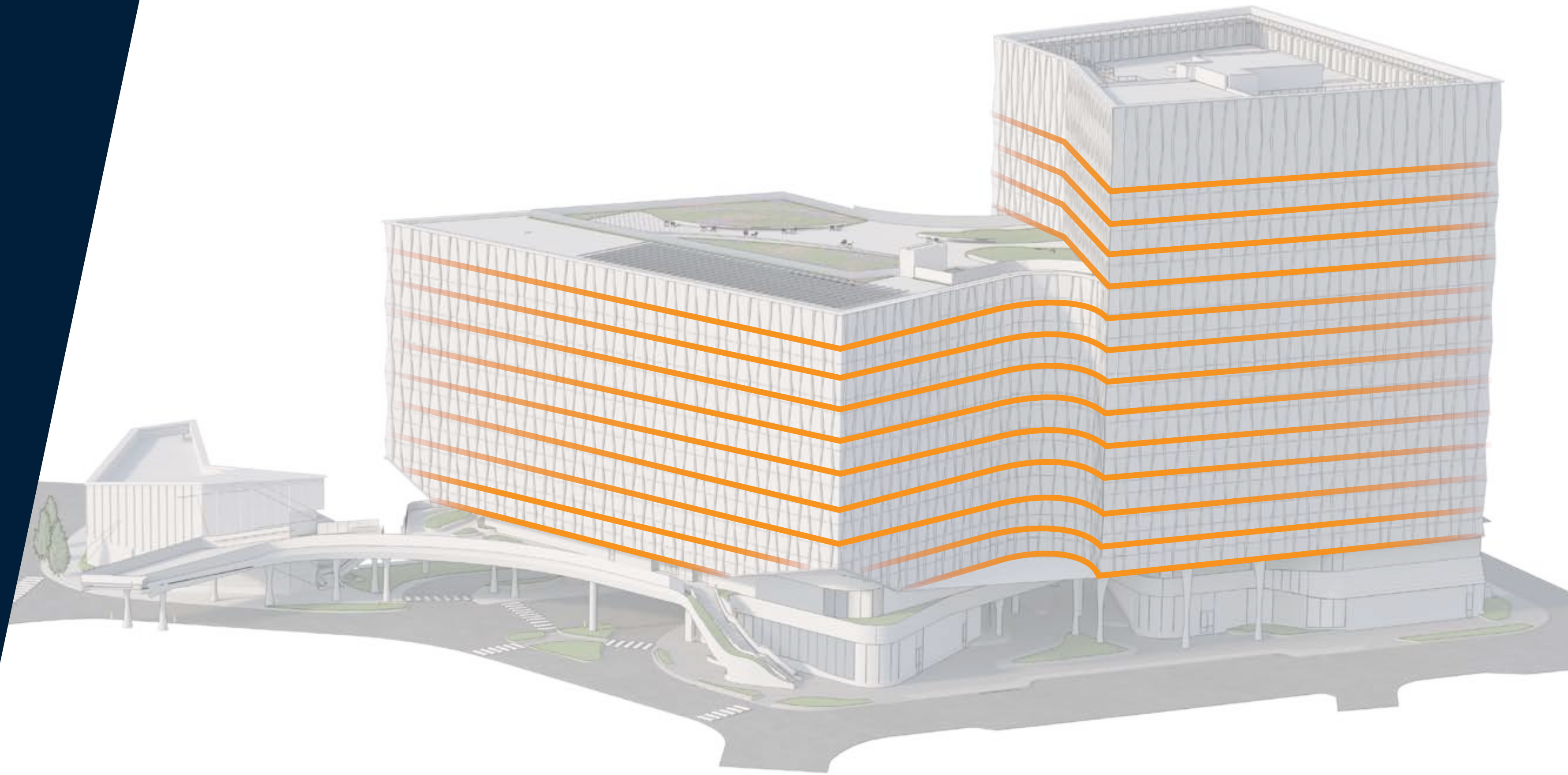
FAÇADE

STRUCTURE

ELEVATORS

HVAC

ELECTRICAL



LAB SERVICES

» **FAÇADE**

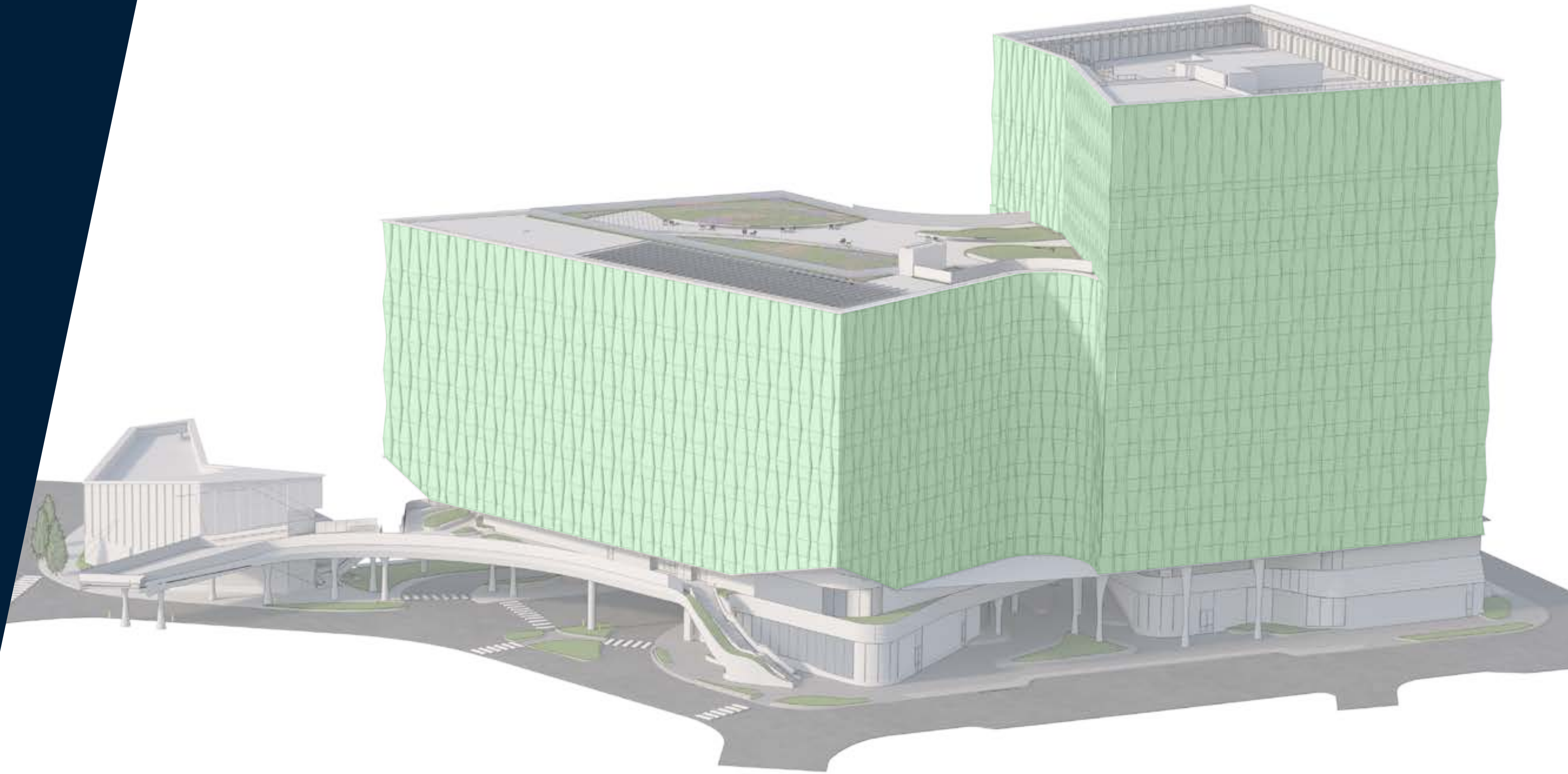
TRIPLE GLAZED GLASS
CURTAINWALL SYSTEM

STRUCTURE

ELEVATORS

HVAC

ELECTRICAL



LAB SERVICES

FAÇADE

» **STRUCTURE**

33' OC COLUMN SPACING

CONCRETE SLABS ON METAL DECK
WITH FLOOR CAPACITY OF 100 LB/SF

LEVELS 2-3 HAVE 16'0"
FLOOR-TO-FLOOR HEIGHT

LEVELS 4-8, & 10 HAVE 14'6"
FLOOR-TO-FLOOR HEIGHT

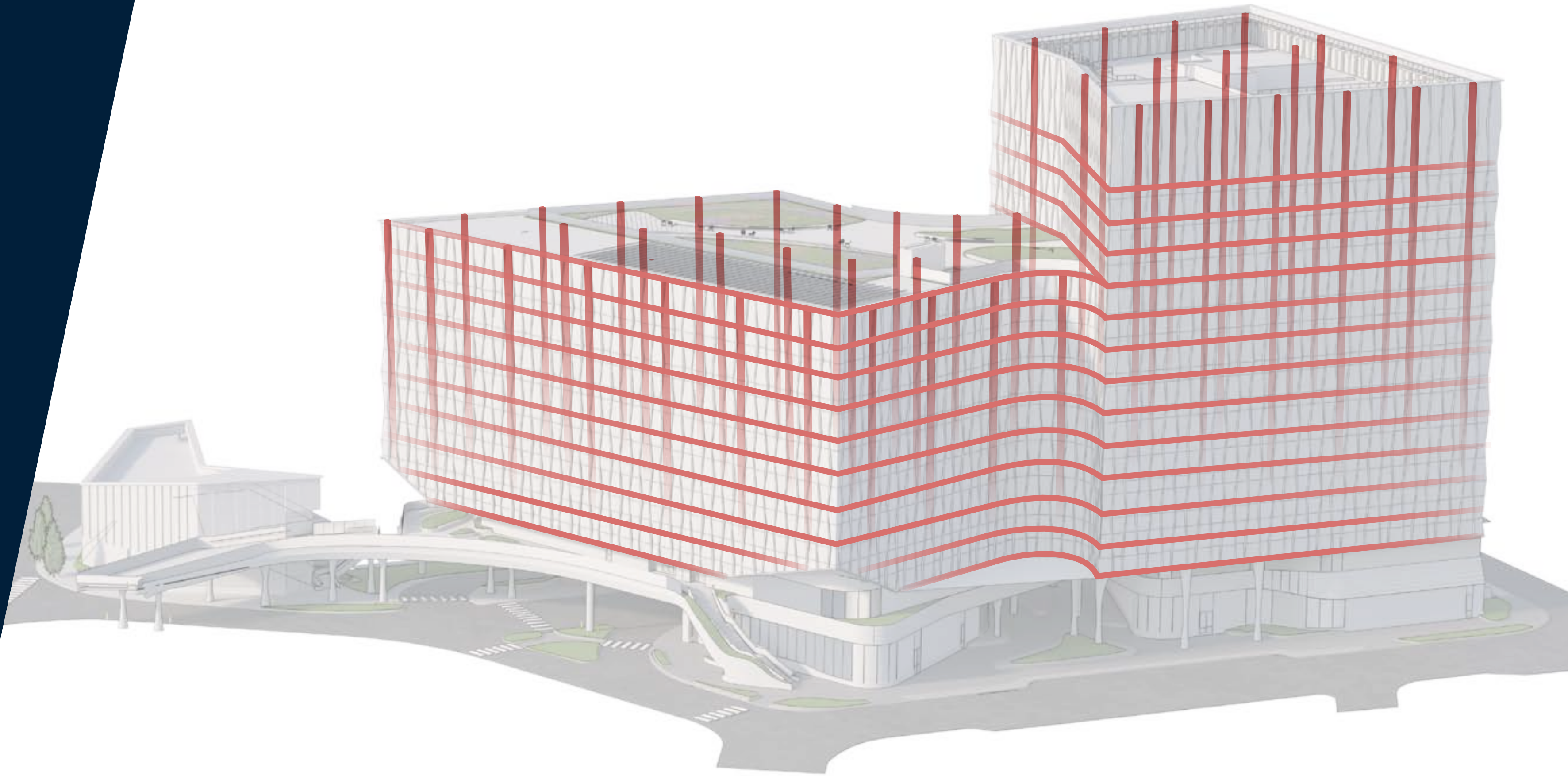
LEVEL 9 HAS 18'6"
FLOOR-TO-FLOOR HEIGHT

LEVELS 11-12 HAVE 12'6"
FLOOR-TO-FLOOR HEIGHT

ELEVATORS

HVAC

ELECTRICAL



LAB SERVICES

FAÇADE

STRUCTURE

» **ELEVATORS**

EAST CORE:

FOUR (4) PASSENGER 500 FPM,
3,500 LB CAPACITY ELEVATORS.
ONE (1) FREIGHT 350 FPM,
5,000 LB CAPACITY ELEVATOR

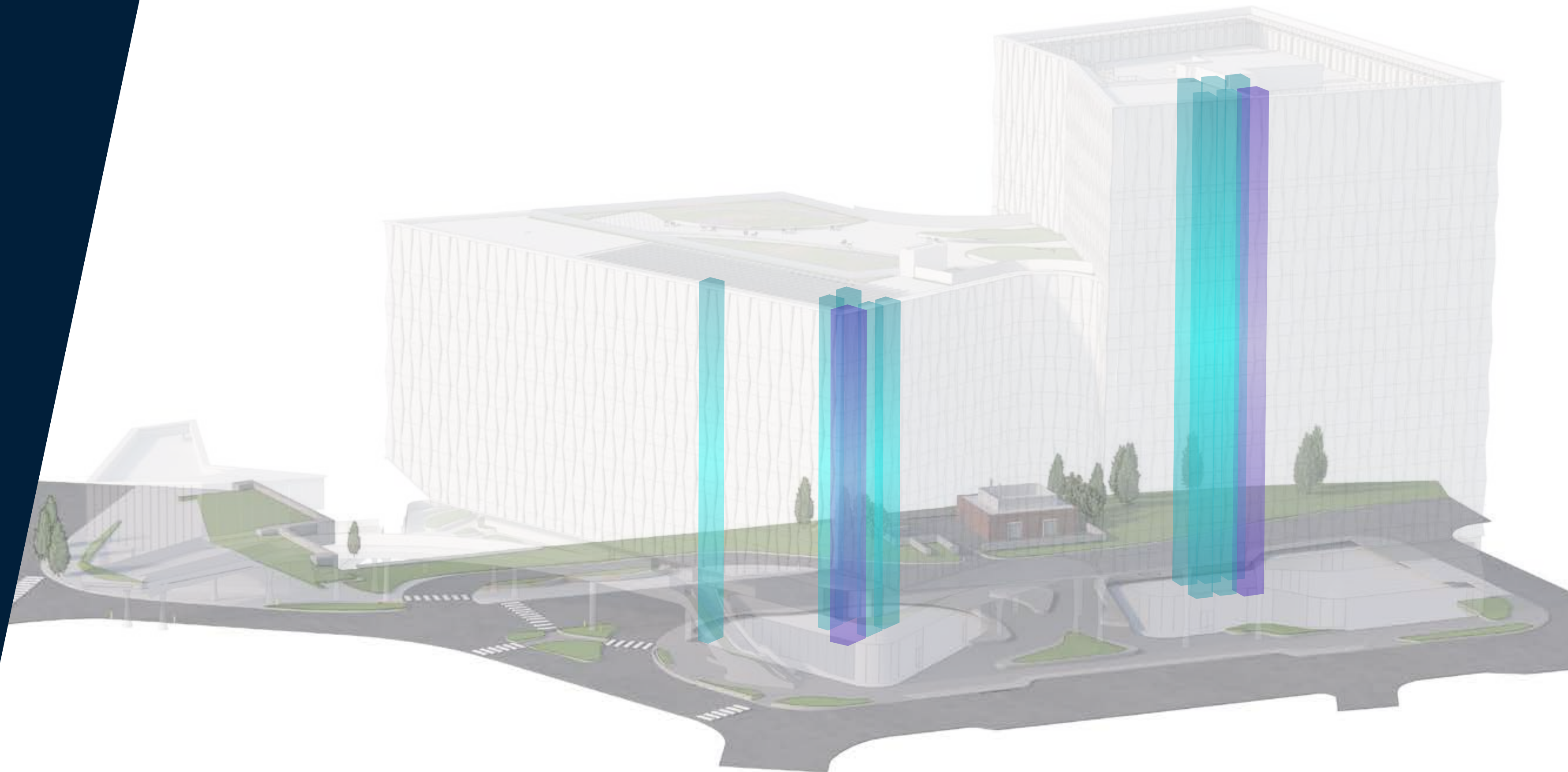
WEST CORE:

FIVE (5) PASSENGER 500 FPM,
3,500 LB CAPACITY ELEVATORS.
ONE (1) FREIGHT 350 FPM,
5,000 LB CAPACITY ELEVATOR

DESTINATION DISPATCH

HVAC

ELECTRICAL



■ PASSENGER
■ FREIGHT

LAB SERVICES

FAÇADE

STRUCTURE

ELEVATORS

» **HVAC**

LAB:
2 CFM/SF

OFFICE:
0.3 CFM/SF

ELECTRICAL



LAB SERVICES

FAÇADE

STRUCTURE

ELEVATORS

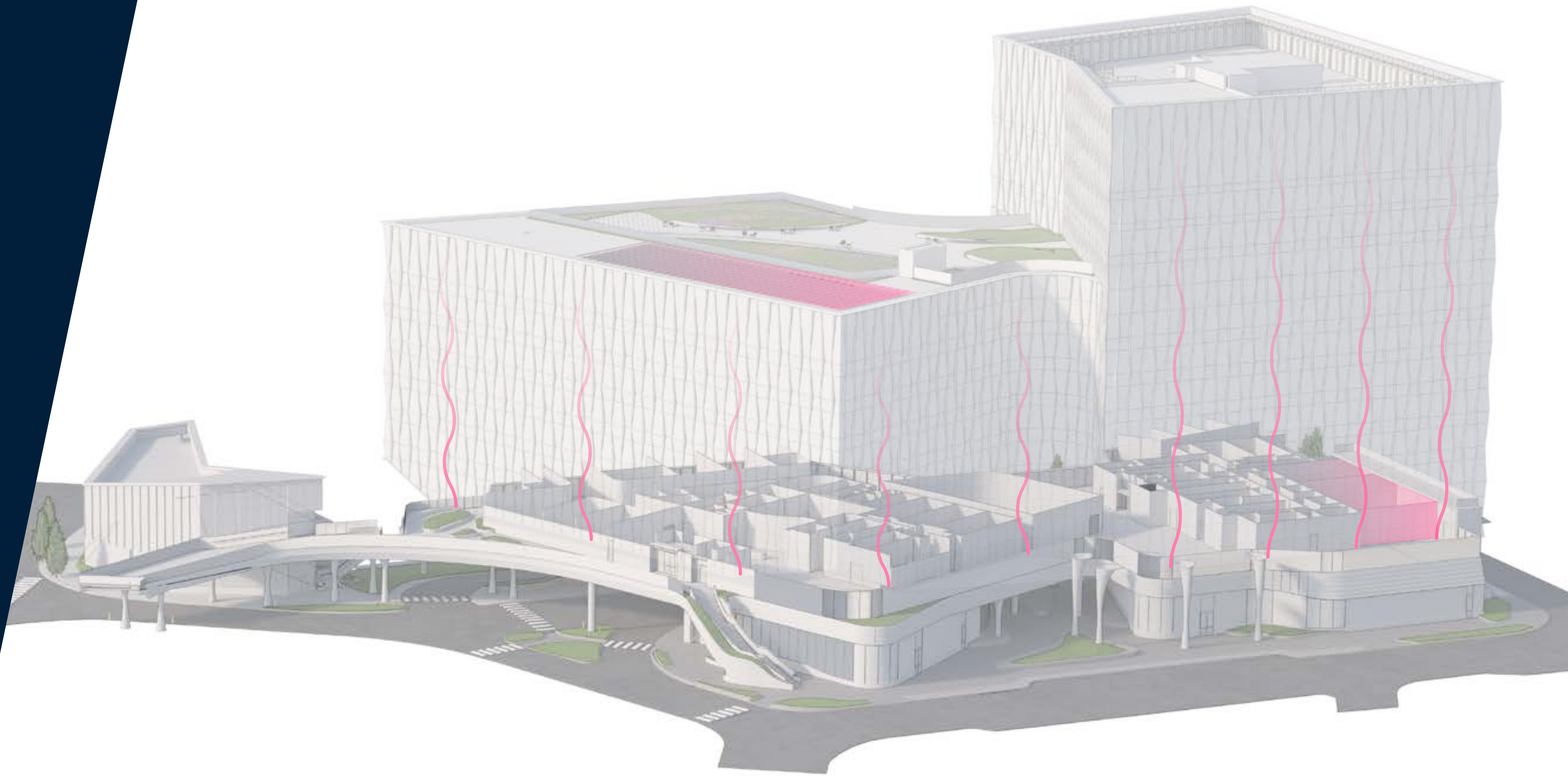
HVAC

» **ELECTRICAL**

15 w/SF IN LAB AND 10 w/SF
IN OFFICE

ONE (1) 1,250kW EMERGENCY
DIESEL GENERATOR BUILDING
STANDBY POWER

ONE (1) 1,500kW DIESEL OPTIONAL
STANDBY GENERATOR FOR TENANT
USE (4 w/SF STANDBY CAPACITY)



Total Rentable Area	650,000 SF
Number of Floors	One level of below grade parking; Twelve levels of lab, office, retail, and amenity; Two level mechanical penthouse
Lab-Office Ratio	60/40 on Levels 3-10
Parking Spaces	0.5/1000*
Typical Floor Plate	75,000 RSF (Levels 3-8)
Floor-to-Floor Height	Levels 2-3: 16'0" Levels 4-8: 14'6" Level 9: 18'6" (Transfer Floor) Level 10: 14'6" Levels 11-12: 12'6"
Column Spacing	33' OC
Structure	Steel frame, concrete slab on metal deck
Structural Floors	Concrete slabs on metal deck with floor capacity of 100 lb/SF
Façade	Triple glazed glass curtainwall system
Lobbies	Two ground floor lobbies

*73 spaces on-site with additional parking available at Massport's Seaport Parking Garage and Ora Seaport

HVAC Systems	Lab: 2 cfm/SF; Office: 0.3 cfm/SF
Electrical Systems	Lab: 15 w/SF; Office: 10w/SF; Optional Standby Power: 4w/SF
Generators	(1) 1250kW emergency diesel generator building standby power; (1) 1500kW diesel optional standby generator for tenant use; and space for (1) additional 750kW natural gas generator
Lab Services	Central two stage active pH Neutralization System; Chemical Storage Rooms; Lab Waste and Vent Risers; Compressed air pipe risers; Vacuum pipe risers; Available penthouse space for lab support equipment
Security	CCTV; Access Control & Alarm Monitoring
Elevators	East Core: Four (4) 500 fpm, 3,500 lb capacity passenger elevators, One (1) 350 fpm, 5,000 lb capacity freight elevator; West Core: Five (5) 500 fpm, 3,500 lb capacity passenger elevators, One (1) 350 fpm, 5,000 lb capacity freight elevator; Destination Dispatch
Loading Dock	(2) loading bays and (1) trash bay, accessed from Port Lane

Amenities	Level 10 & 11 amenity space, including fitness center and locker rooms, lounge areas, co-working and conference space; Level 10 outdoor roof deck; Tenant decks on Levels 6 & 9; Car charging stations; Bike storage with showers; PV array on Level 10 roof providing power for base building uses
Utilities	Electricity: Eversource; Gas: National Grid
Public Transportation	MBTA Silver Line Station on ground floor
Certifications	Designed to LEED Platinum Wired Score Gold 2 Star Fitwel certification
Other	<ol style="list-style-type: none"> 1. Pedestrian link connecting to neighborhood at large with landscaped walkway and waterfront view—excellent for programmed activities. 2. Urban terrace: A gathering space for tenants and visitors with opportunities for programmed activities. 3. Biophilic design at the lobbies blurring the line between inside and outside.



Introduction

R&D Lab / Office

Amenities

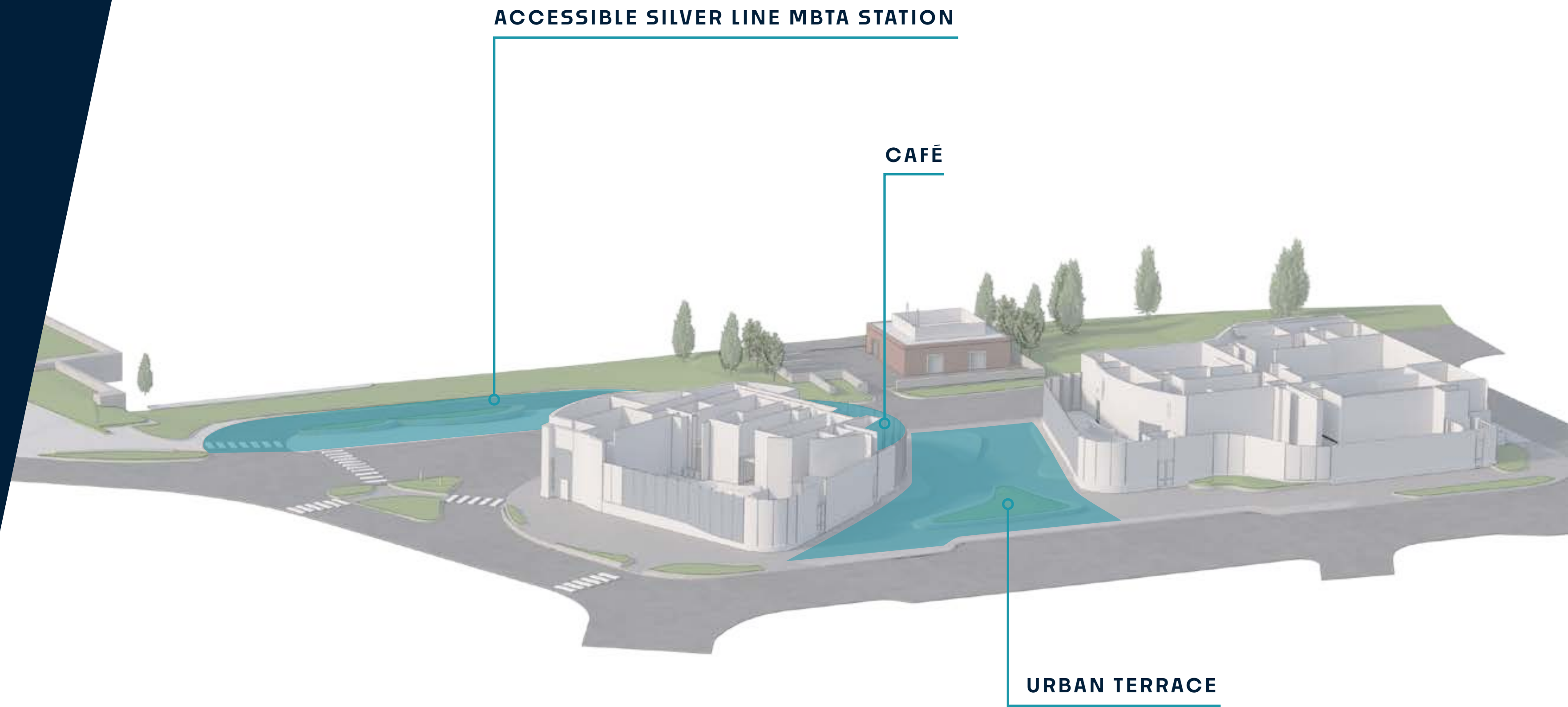
Pavilion

Neighborhood

Team

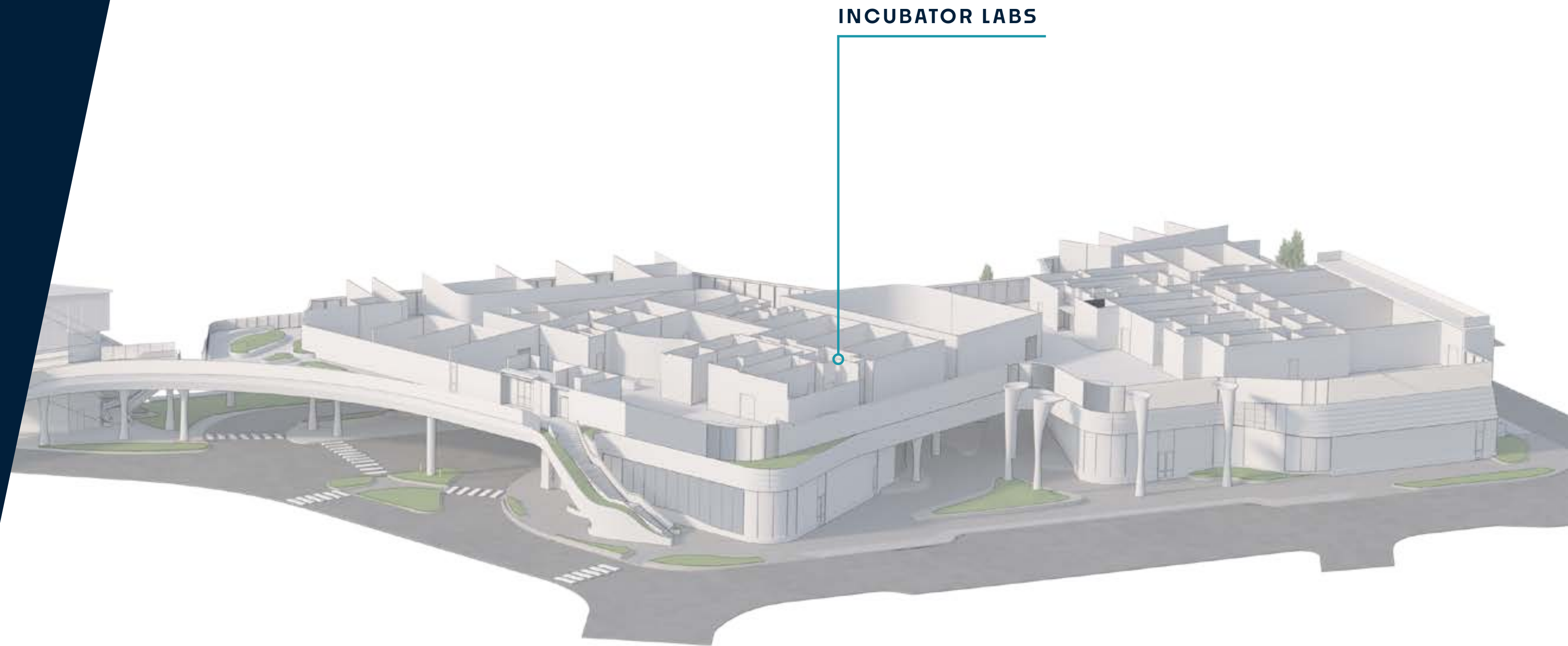
☰ ROBUST AMENITY PROGRAM

Penthouse	N/A	Mech.
Level 12	30,756 RSF	Office
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Level 10	13,184 RSF	Lab/Office
Level 9	56,713 RSF	Lab/Office
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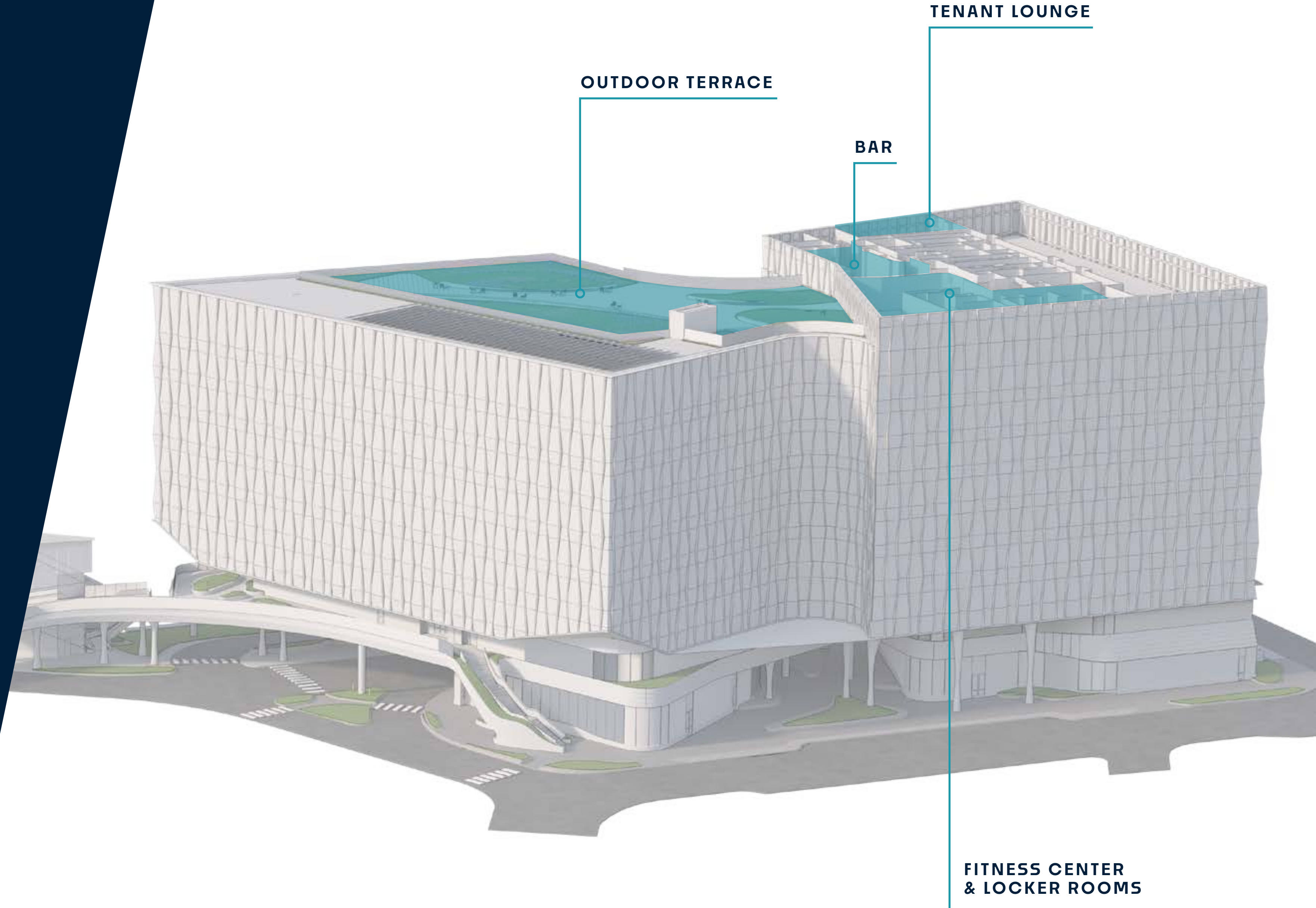
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AMENITIES: TENANT LOUNGE



☰ AMENITIES: OUTDOOR TERRACE



☰ AMENITIES: OUTDOOR TERRACE





From Seaport Circle to Anywhere

30 SEC

from Lobby to Silver Line Platform

7 MIN

from Logan Airport

10 MIN

from South Station

14 MIN

from Downtown Boston









Introduction
R&D Lab / Office
Amenities
Pavilion
Neighborhood
Team

South Boston Waterfront Job Training Pavilion

16K SF

Pavilion

COMMUNITY
TRAINING

Labs

STEM

Training & Career Center

















GMGI

Addresses the critical challenges facing our oceans, human health, and the environment through innovative scientific research and education.

STUDENTS

Recent high school graduates aged 18-28

PROGRAM DETAILS

10-month certificate program for careers as lab technicians.

SummerSTEM: Week-long programs for middle and high school students



Just-A-Start

Builds equitable and thriving communities by guiding individuals and families on their path to economic stability through affordable housing, career training, and comprehensive support services.

STUDENTS

Adult career training for anyone 18 and up

PROGRAM DETAILS

19-month Biomedical Careers Program & IT Careers Program



MassBioEd

Builds a sustainable life sciences workforce through educational programs that engage and excite teachers, inspire and propel students, and illuminate the path from class to career.

STUDENTS

Ages 19-20

PROGRAM DETAILS

17-month Apprenticeship program for BioManufacturing Technicians (BMTs) or Clinical Trial Associates (CTAs)



Introduction
R&D Lab / Office
Amenities
Pavilion
Neighborhood
Team

The Boston Seaport: Home to Everything

95+

Eateries

30+

Hotel & Transit Options

50+

Retail Stores

43-MILE

Waterfront Public Walkway







» AMENITIES

- FOOD & DRINK ●
- RECREATION / CULTURE ●
- HOTELS ●
- FITNESS / WELLNESS ●

CORPORATE NEIGHBORS
ACCESS

LEATHER DISTRICT

FORT POINT

SEAPORT

SEAPORT CIRCLE

Boston Convention and Exhibition Center

Laugh Boston

Lawn on D

Lord Hobo Seaport

Flour Bakery

Chickadee

The Barking Crab

Envoy

Equinox

Kings

YOTEL

Trillium

Trader Joe's

Bartaco

City Tap House

Lucky's

Row34

SoulCycle

Rosa Mexicana

World Trade Center Boston

Del Frisco's

Temazcal

Legal Seafood

Hyatt Place

Harpoon Brewery

Leader Bank Pavilion

Ocean Prime

Tatte

Empire

Gather

Cisco

Institute of Contemporary Art

Boston Harborwalk

World Trade Center Boston

Del Frisco's

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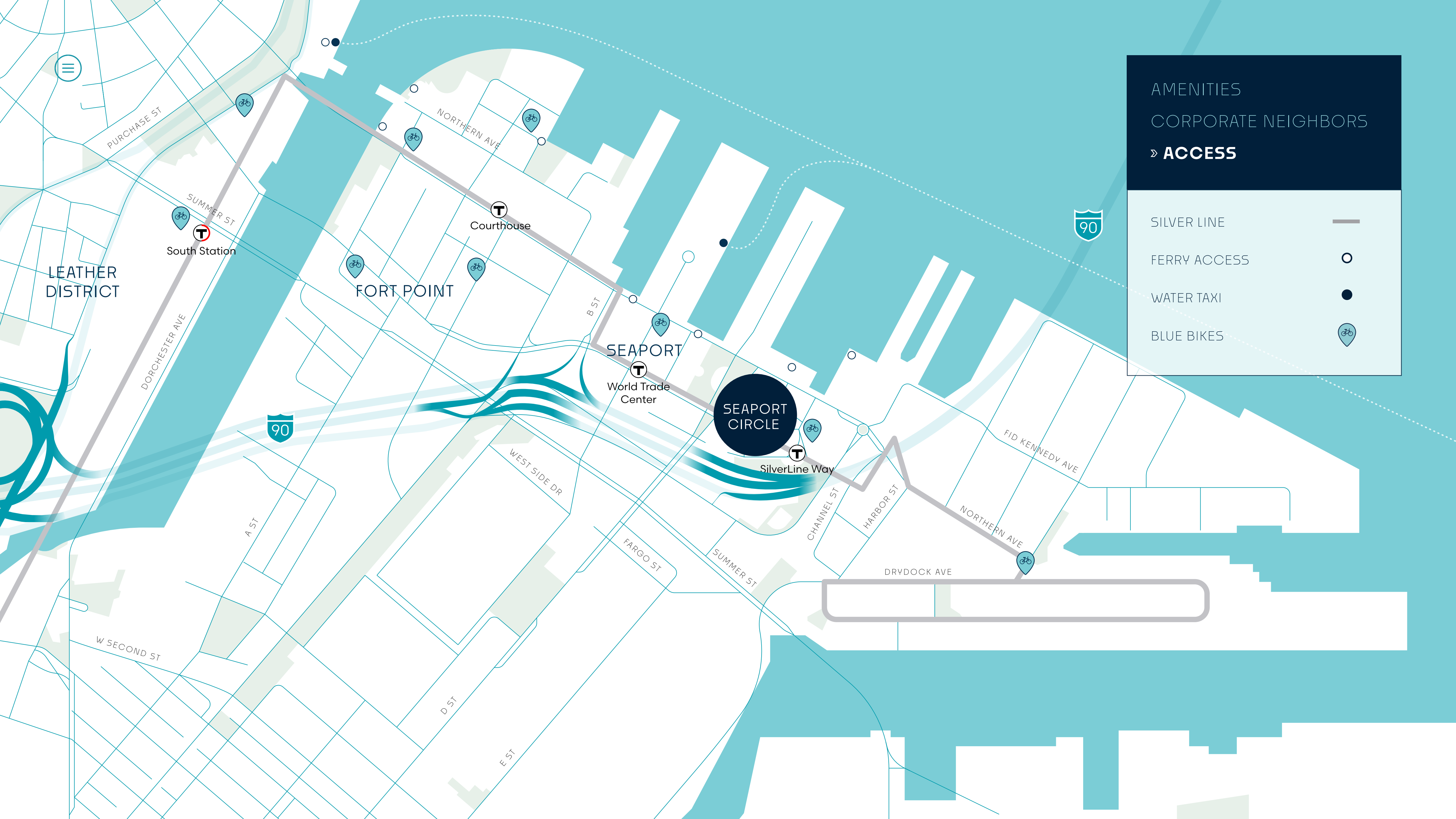
Gather

Cisco

Institute of Contemporary Art

AMENITIES
» **CORPORATE NEIGHBORS**
ACCESS





AMENITIES
CORPORATE NEIGHBORS
» ACCESS

SILVER LINE	—
FERRY ACCESS	○
WATER TAXI	●
BLUE BIKES	🚲

LEATHER DISTRICT

FORT POINT

SEAPORT

SEAPORT CIRCLE

South Station

Courthouse

World Trade Center

SilverLine Way



PURCHASE ST

SUMMER ST

NORTHERN AVE

DORCHESTER AVE

A ST

WEST SIDE DR

FARGO ST

SUMMER ST

CHANNEL ST

HARBOR ST

NORTHERN AVE

FID KENNEDY AVE

W SECOND ST

D ST

E ST

DRYDOCK AVE



Introduction
R&D Lab / Office
Amenities
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Neighborhood
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Lincoln

ARROWSTREET
ARCHITECTURE & DESIGN

 **MOODY•NOLAN**

STUDIO ENÉE

Our Promise:

At the Lincoln Property Company, we are committed to fostering strong partnerships and servicing the local community. Seaport Circle offers mentorship and education programs that help support Diversity, Equity, and Inclusion (DEI) across neighboring, underserved communities throughout the Greater Boston region.

CO-DEVELOPERS/LOCAL EQUITY

Lincoln Property Company
Phoenix Property Company
Boston Innovations Land (MBE)
Boston Collaborative Advisors (WBE)

EQUITY LP INVESTOR

Rockwood Capital
BASIS/BREIF (MBE)

ARCHITECTS

Arrowstreet
Moody Nolan (MBE)
STUDIO ENÉE (W/MBE)

LEGAL

Nutter McClennan & Fish

STRUCTURAL ENGINEER

McNamara Salvia
Biggs Engineering (WBE)

CIVIL ENGINEER

Nitsch Engineering (WBE)

TRAFFIC ENGINEER

Howard Stein Hudson

GEOTECH ENGINEER

Haley & Aldrich

MEP/FP/SUSTAINABILITY

Arup

CONTRACTORS

Suffolk Construction
General Air (MBE)
Elaine Construction (WBE)

PLACEMAKING

Davenport Advisors (MBE)

OPERATIONS

UHM Properties, LLC (MBE)

LANDSCAPE DESIGN

Klopfer Martin Design Group (WBE)

PERMITTING/TRANSPORTATION

VHB



SEAPORT CIRCLE

CHRIS SCOTT

Lincoln Property Company

617.951.4135

cscott@lpc.com

seaport-circle.com