



74 Middlesex Avenue, Somerville, MA



Welcome to a new era  
in life science, where  
our focus isn't simply on  
scientific advancements,  
but also on the scientists  
who discover them.

That's why we incorporate cutting-edge design, services and amenities that revitalize bodies and refresh minds — a true breakthrough in life science development.

Located in the vibrant Somerville cluster, 74M is the next life science development centered in this emerging innovation community. Adjacent to the MBTA Orange Line and I-93, 74M offers easy accessibility and unparalleled visibility. The development creates connectivity between the highly amenitized Assembly Square and the authentic cafés and restaurants of East Somerville. 74M's proximity to highly educated labor and unique talent, along with its walkability and bicycle access, provide an ideal destination for today's innovators.





# Highlights

## 465,000 SQUARE FEET

15-story, purpose-built lab  
office building

## SUMMER 2024 OCCUPANCY

Three spec suites  
10K-35K SF

## UNENCUMBERED VIEWS

Across Boston and Cambridge  
skylines and Mystic River

## TRANSIT CENTRIC

Direct access to I-93,  
MBTA Orange Line and  
dedicated bike routes

## HEALTH & WELL-BEING FOCUS

Lifestyle amenities  
and services to support  
tenants and employees

## NEIGHBORHOOD AMENITIES

35+ restaurants & cafés,  
50+ retailers & entertainment  
options, plus FitRow and The  
Row Hotel

## CUTTING-EDGE DESIGN

LEED Platinum,  
WiredScore Platinum,  
WELL Platinum

## ASSEMBLY LIFE SCIENCE HUB

The next center of innovation  
in direct proximity to Kendall  
Square

## ACCESS TO SOMERVILLE COMMUNITY TALENT

43,000 science/tech workers  
36% millennial residents  
43% with graduate degrees or PhDs



# 74M

## Project Summary

465,000 SF

Total Building Size

15

Tenant Floors

35,000 SF

Floorplates

15'

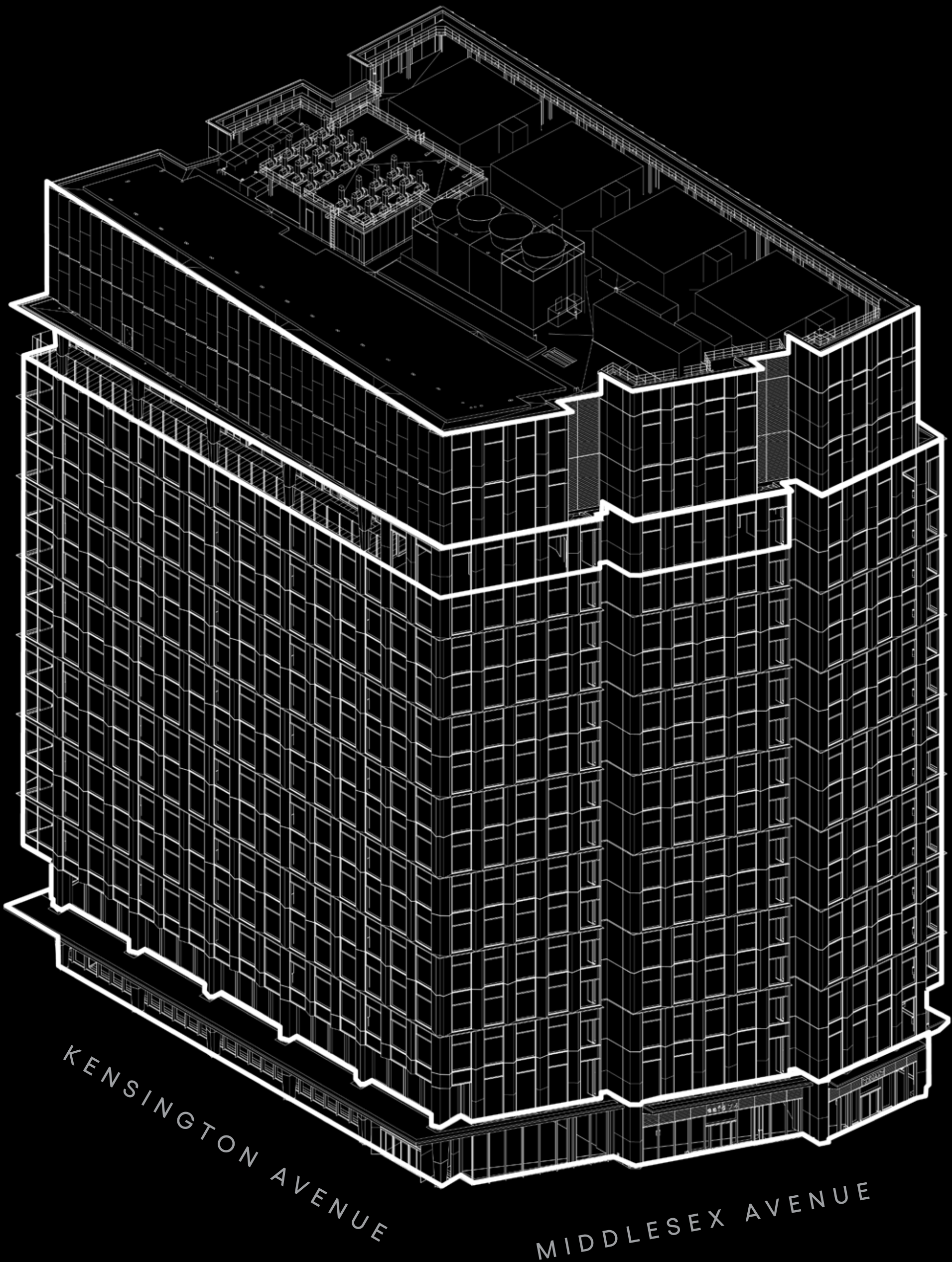
Floor-to-Floor Height (Typical)

20'

Floor-to-Floor Height (Level 2 and Level 16)

350

Below-Ground Parking Spaces



MECHANICAL PENTHOUSE

FLOOR 16 — AMENITIES

16,000 RSF - Ceiling Height 20'

FLOORS 3 - 15

30,000 RSF - Ceiling Height 15'

FLOOR 2

30,000 RSF - Ceiling Height 20'

GROUND FLOOR

4,500 Retail SF - Ceiling Height 24'





# Commuting Made Easy

## TRANSPORTATION

- 4-minute walk to MBTA Orange Line's Assembly stop
- 2-minute walk to MBTA bus route
- Direct connection to I-93
- 10-minute drive to Massachusetts Turnpike
- 10-minute drive to Logan International Airport

## NEIGHBORHOODS

- 5-minute drive or 15-minute bike ride to East Cambridge
- 15-minute drive to Winchester
- 20-minute drive to Lexington



## Assembly Row

# Discover a community bustling with life.



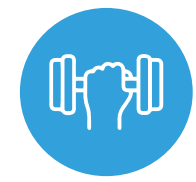
### Dining

35+ local restaurants within 0.5 miles.



### Amenities & Entertainment

Near shops, banks, salons, social venues and more.



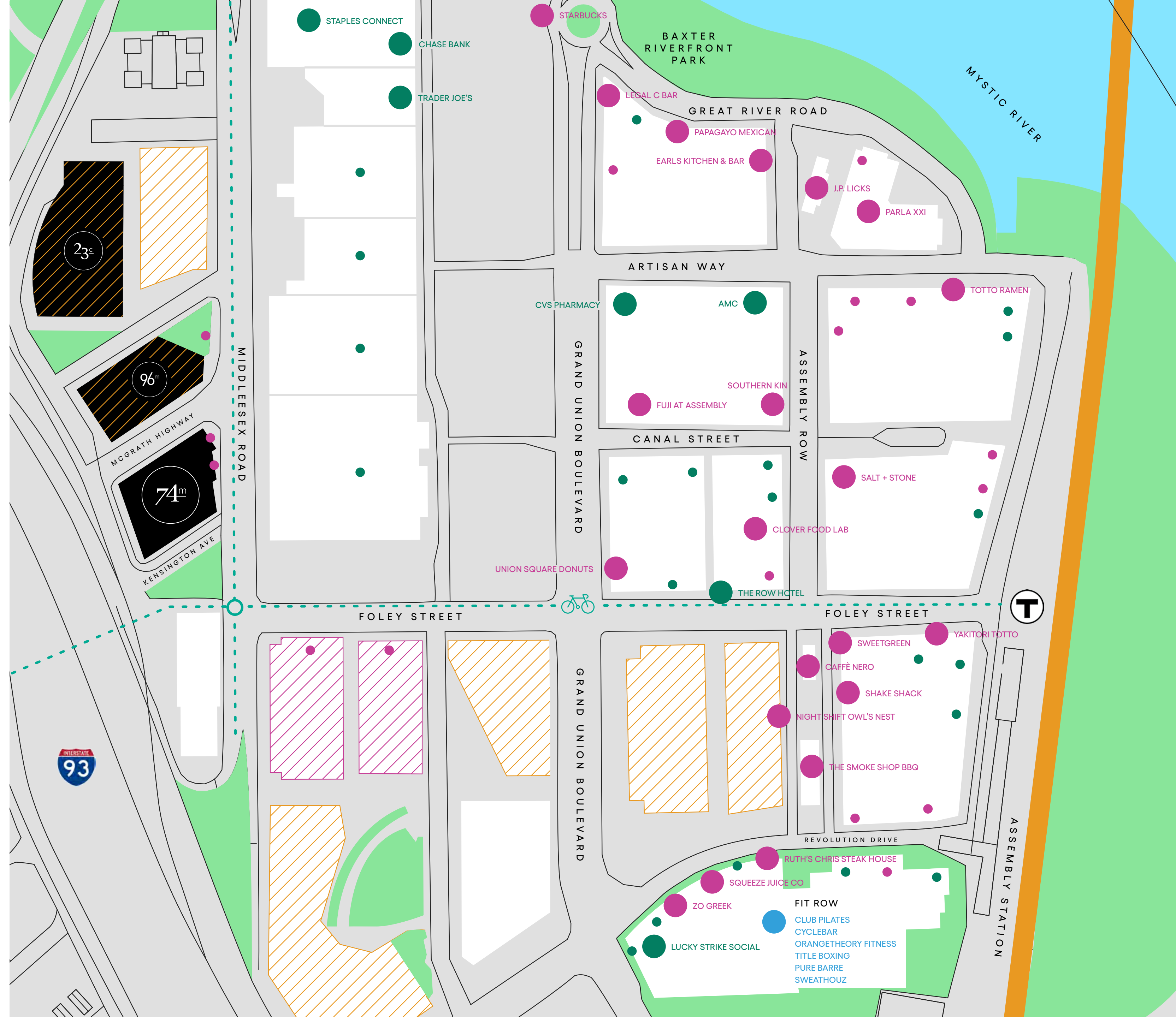
### Fitness

Access to 6 unique gyms and health clubs.



### Development Pipeline

- Planned 74M Campus
- ▨ Planned Developments
- ▨▨▨ Under Construction





Kensington Park

# Bridging two neighborhoods.



Kensington Park connects Assembly Row to the East Somerville neighborhood, and to those who call this place home.

Featuring lush greenery, a central plaza and a signature water fountain, the park serves as a flexible space for generations of Somerville residents and workers. A new community hub for gatherings, farmer's markets and special events, it gives employees the opportunity to engage with this dynamic community and each other.



Branding Opportunity

Optimal exposure  
for anchor tenants  
with over 200,000  
impressions daily.





Ground Floor Experience

A welcoming entryway  
filled with amenities.



Ground Floor Experience

Filled with inspiring  
work from renowned  
American artists.

**CHARLES GAINES - *FACES  
1: IDENTITY POLITICS, #4,  
W.E.B. DU BOIS***

B. 1944, CHARLESTON, SOUTH CAROLINA

A pivotal figure in the field of Conceptual Art, the concept of identity politics has played a central role within Gaines' oeuvre, and the radical approach he employs addresses issues of race in ways that transcend the limits of representation.

**TARA DONOVAN -  
*SLINKY***

B. 1969, FLUSHING, NEW YORK

Donovan's work uses repetition and spatial relationships to transcend everyday objects into extraordinary sculptures. A critical aspect of her collective work is observing the change in perception that occurs when a single element transforms into a larger object through accumulation.

**TIMOTHY CURTIS -  
*CONSTELLATIONS***

B. 1982, PHILADELPHIA, PENNSYLVANIA

Curtis is a self-taught artist from Philadelphia who lives and works in New York City. His work has been featured both in the U.S. and internationally with his first public debut at the Brooklyn Museum in 2015 and his first solo exhibition at Kaikai Kiki's Hidari Zingaro gallery in Tokyo in 2017.



Amenities

# Research. Relax. Recharge. Repeat.

Fully-amenitized for an enjoyable and productive work experience.

## LOUNGE AND EVENT SPACE

Complete with a signature art mural, skee-ball, and a coffee and beer bar.

## CONFERENCE SPACE

Flexible to accommodate events of 100+ people.

## DEDICATED BOARDROOM

Equipped with integrated technology.

## OUTDOOR TERRACE

Spanning 2,000 square feet with uninterrupted views of the skyline, lounge space and a fire pit.





Amenities

Views that fuel  
creativity and  
innovation.



## Health & Wellness

# Experience wellness that goes above and beyond.

State-of-the-art amenities and services:

### FITNESS

Fitness room with indoor yoga, meditation and instructor-led classes.

### SHOWERS

Individual spa-style shower pods with changerooms.

### RETREAT

West-facing relaxation space with lounge.

WELL Platinum Certification and additional benefits:

### LIGHTING

Circadian lighting throughout the building for improved long-term health.

### HEALTHY MATERIALS

Furnishings that respect the environment.

### GREEN CLEANING

Standards and policies that reinforce environmental best practices.





# Sustainability Overview

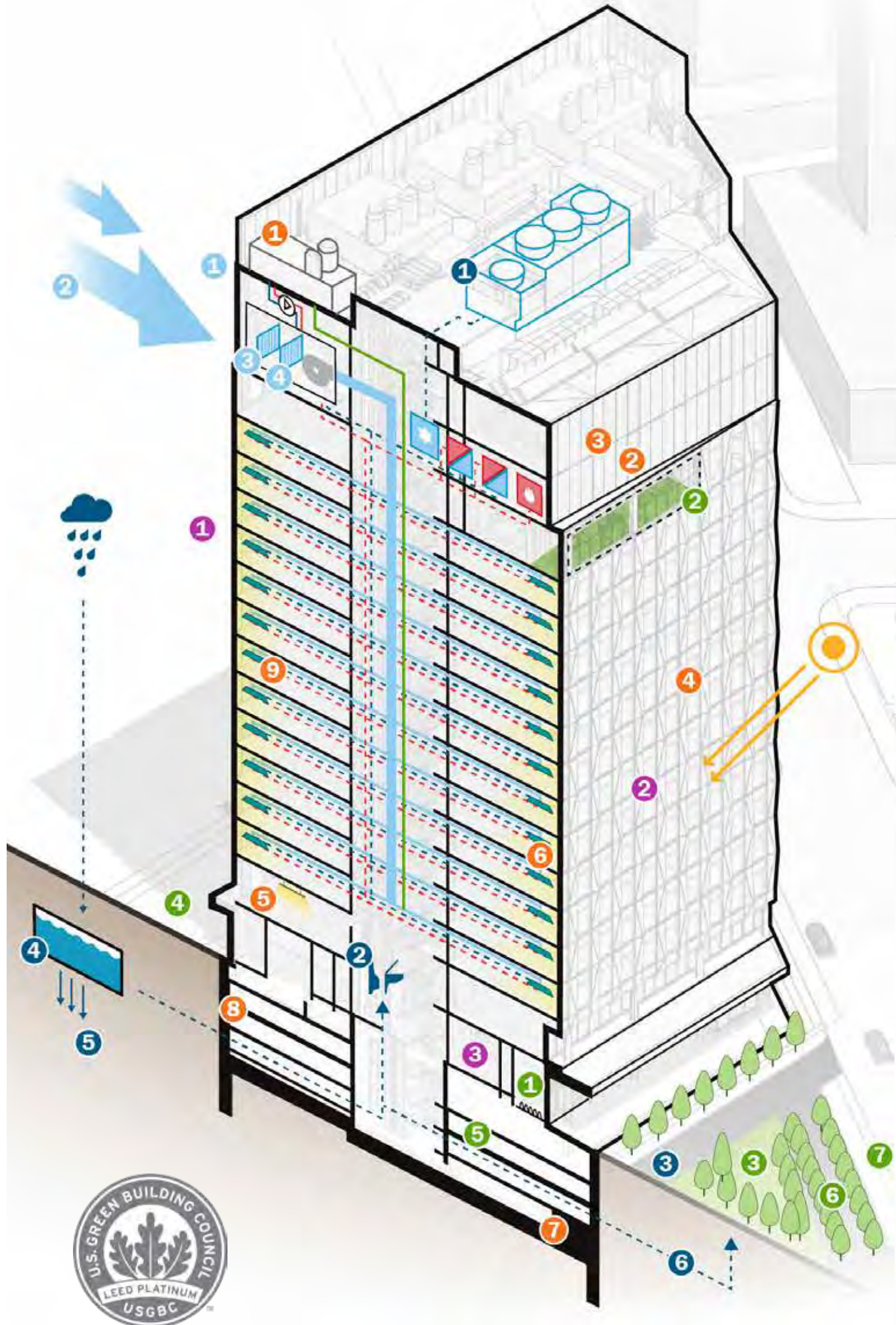
## A healthy approach to building design.

### OCCUPANT WELLNESS

- 1 Quality Views
- 2 Daylight Availability
- 3 Healthy Materials

### ENHANCED SITE & LANDSCAPE

- 1 Bicycle Storage and Showers
- 2 Amenity Terrace with Landscaping and Access to Outdoor Space
- 3 Native Vegetation with Efficient Drip Irrigation
- 4 Loading Dock with Service Access to Collect Recyclables
- 5 Below-Grade Parking with Reduced Parking Capacity
- 6 Vegetated Buffers for Improved Outdoor Air Quality
- 7 Walkability & Proximity to Public Transport



### WATER MANAGEMENT

- 1 Minimized Potable Water for Cooling Towers
- 2 Low-Flow Plumbing Fixtures with Water Reuse for Flushing
- 3 Permeable Paving
- 4 Stormwater and Condensate Collection
- 5 Stormwater Infiltration
- 6 Water Reuse for Irrigation

### AIR QUALITY

- 1 Air Intake at Top of Building
- 2 100% Outside Air
- 3 MERV 8 Pre-Filters
- 4 MERV 16 Filters

### ENERGY & GHG EMISSIONS

- 1 High Performance Energy Recovery with Wraparound Reheat Coil
- 2 Heat Recovery Chillers
- 3 Air Source Heat Pumps Supplemented by Condensing Boilers and Centrifugal Chillers
- 4 High Performance, Low-E, Argon-Filled Triple Pane Glazing
- 5 High Efficiency LED Lighting
- 6 Daylight Dimming in Perimeter Spaces
- 7 Potential for Low Carbon Concrete for Reduced Embodied Carbon
- 8 EV Charging Stations
- 9 Decoupled Radiant System



Lab Workspace

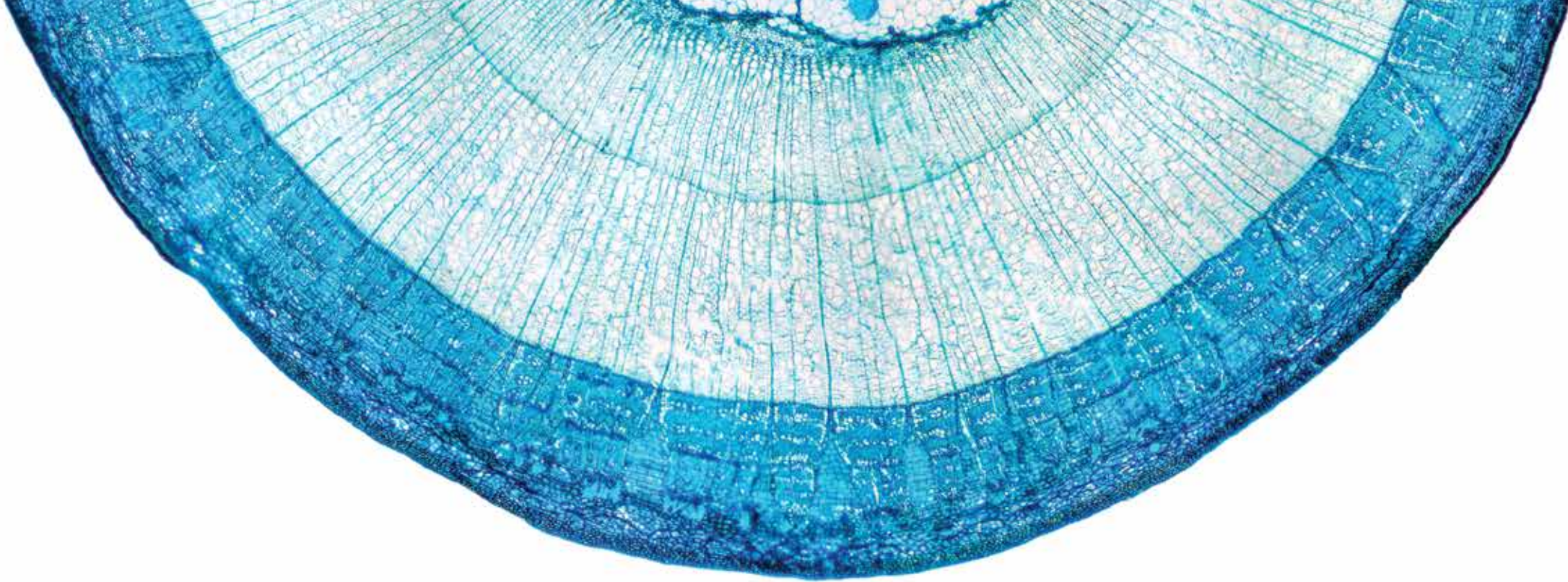
State-of-the-art  
labs supporting  
pioneering research  
and development.





Lab Workspace

# Building Specifications



## Building Overview

Rentable Square Feet	465,000 SF
Stories	15
Typical Floorplate	30,000 SF
Floor-to-Floor Height	Typical floors: 15'   Levels 2 & 16: 20'
Parking Spaces   Ratio	350 spaces   0.7 spaces / 1,000 SF

## Shared Bldg. Services

Chemical Storage	Shared ground floor storage with tenant allocations
pH Neutralization	Shared pH neutralization system
Loading Dock	Five (5) truck / compactor bays with dock levelers
Elevators	Seven (7) passenger elevators   Two (2) freight elevators

## Structural

Typical Structural Bay	33' x 50'
Floor Loading Capacity	Typical Floors: 100 PSF   Mechanical PH Floors: 150 PSF
Floor Vibration Criteria	4,000 mips

## Sustainability

Certifications	LEED Platinum and WELL Platinum
Alternative Transportation	112 bicycle spaces with spa-quality shower facilities
EV Charging	12.5% Level 3 EV chargers w/ 37.5% EV capacity

## Electrical & Mechanical

Supply Air	100% outside air supply units with MERV 16 filters Lab: 1.5 CFM per SF   Office: 0.5 CFM per SF
Base Building Power	Lab: 15 Watts per SF   Office: 8 Watts per SF
Standby Tenant Generator	(2) Cummins   Model C600 N6   Natural Gas Generator   600kW   Phase- 3 Phase   Volts- 277/48
Standby Base Building Generator	(1) Caterpillar   Model 3512C   Diesel Generator   Rated 1,500 kW   Phase: 3 Phase   Volts: 277/480

## Technology

Certifications	WiredScore Platinum and SmartScore Certified
Network	Redundant fiber service from multiple providers
BMS	Converged building network
Tenant Engagement	Building app centralizing access control, security and programming



Lab Workspace

Best-in-class design  
that promotes  
collaboration.





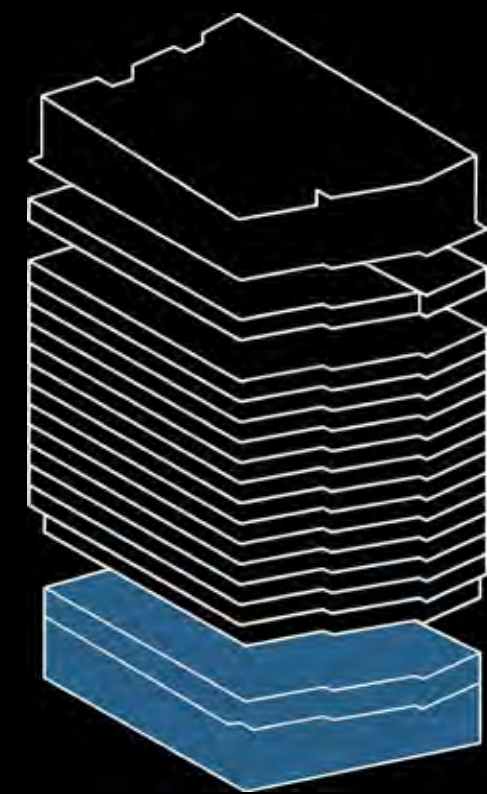
# Ground Floor Plan

## Lobby:

- Coffee & full service restaurant retailers
- Digital display signage opportunity
- Bicycle storage with separate entrance

## Underground Parking:

- 4 levels
- 350 parking spaces
- 45 EV Level 3 chargers



MECHANICAL  
AMENITY / LAB / OFFICE  
LAB / OFFICE  
GROUND FLOOR  
PARKING





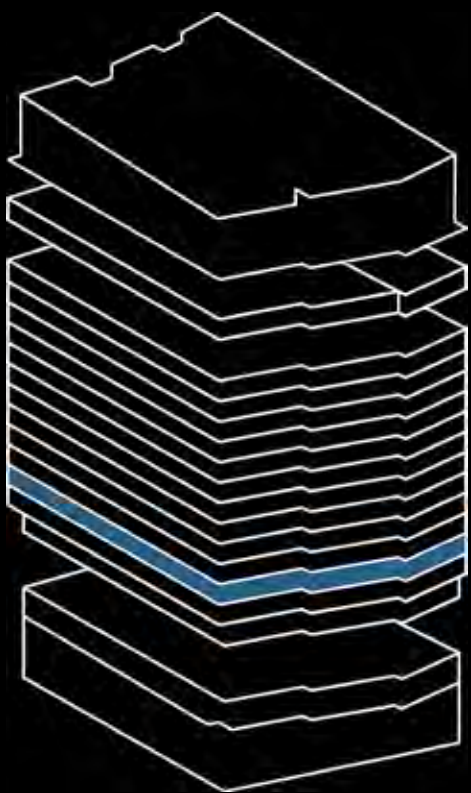
# Fourth Floor Plan

## Tenant A - 25,000 RSF:

- 40 workstations
- 12 flex work area seats
- 1 phone room
- 6 offices
- 8 conf/huddle rooms (includes 1 boardroom)
- 1 wellness room
- 117 lab benches
- 2 fume hoods
- 2 tissue culture rooms
- 2 specialty labs

## Tenant B - 10,000 RSF:

- 28 workstations
- 2 offices
- 2 conf/huddle rooms
- 1 wellness room
- 42 lab benches
- 1 fume hoods
- 1 tissue culture room
- 1 specialty lab



MECHANICAL  
AMENITY / LAB / OFFICE  
LAB / OFFICE  
GROUND FLOOR  
PARKING



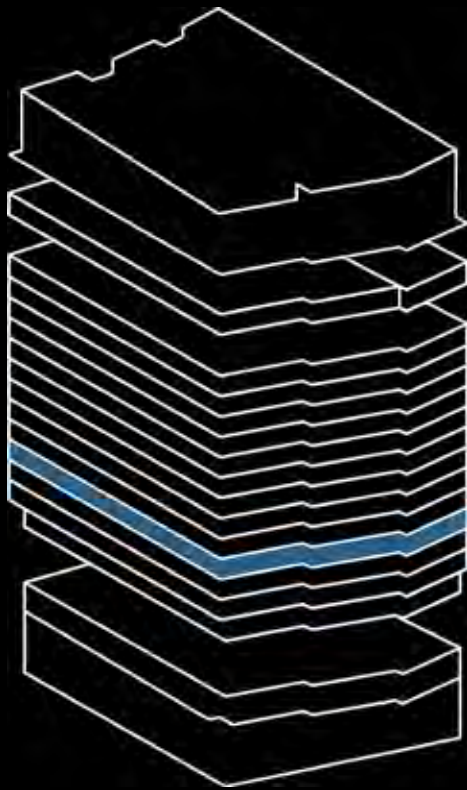


# Open Lab Plan

The TC Labs, infrastructure has been programed to accommodate incubators and biological safety cabinets throughout the space along with the methodology of providing max flexibility at all lab bench locations for equipment. All overhead service panels will receive optional standby power, Vacuum, and Compressed Air to allow for maximum flexibility.

**5th Floor:**

- 78 workstations
- 5 offices
- 7 conf/huddle rooms (includes 1 boardroom/large conference)
- 1 wellness room
- 1 mothers room
- 3 phone rooms
- 2 tissue culture rooms
- 2 specialty labs
- 3 flex labs
- 1 freezer room
- 2 fume hoods
- 193 lab benches



MECHANICAL

AMENITY / LAB / OFFICE

LAB / OFFICE

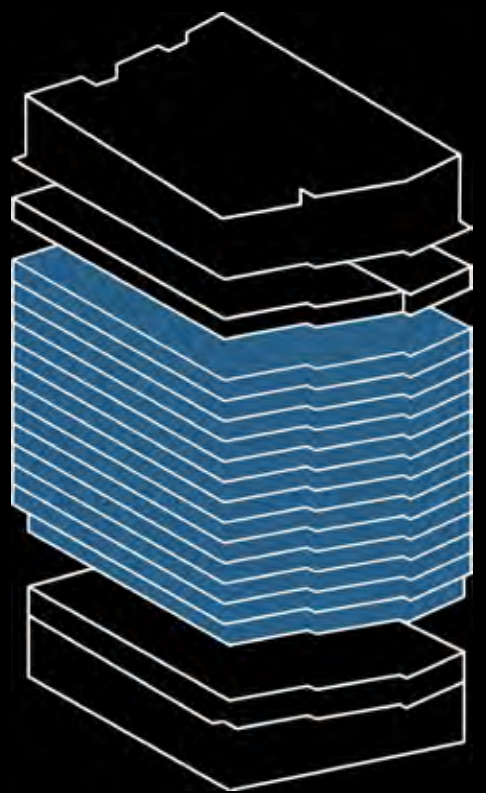
GROUND FLOOR  
PARKING



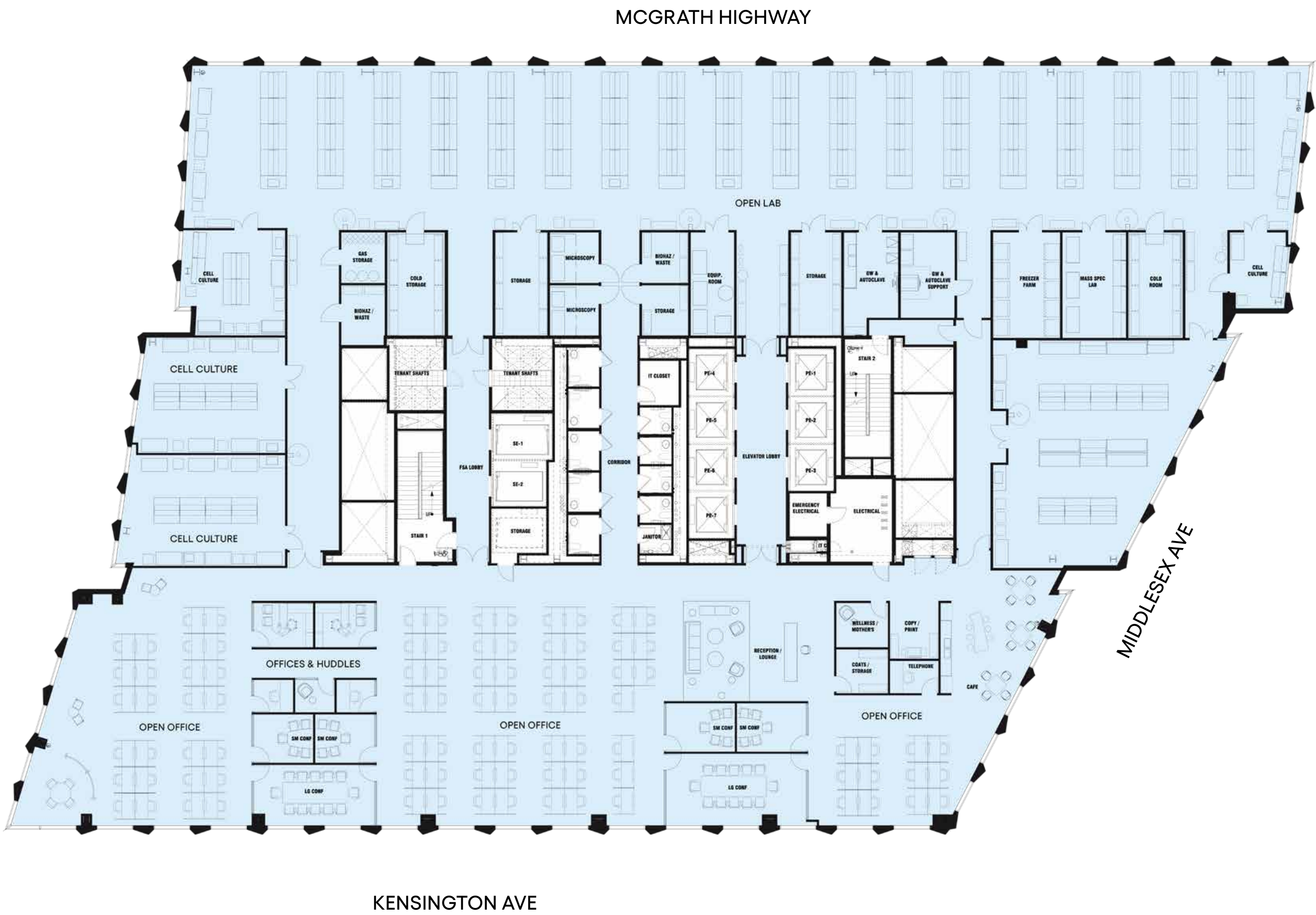


# Sample Test Fit

- 144 open lab benches
- 90 open seating locations
- 2 offices
- 9 conference rooms



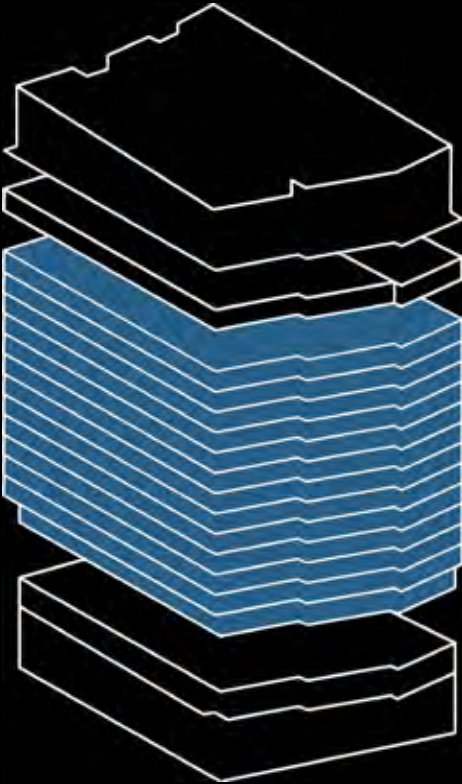
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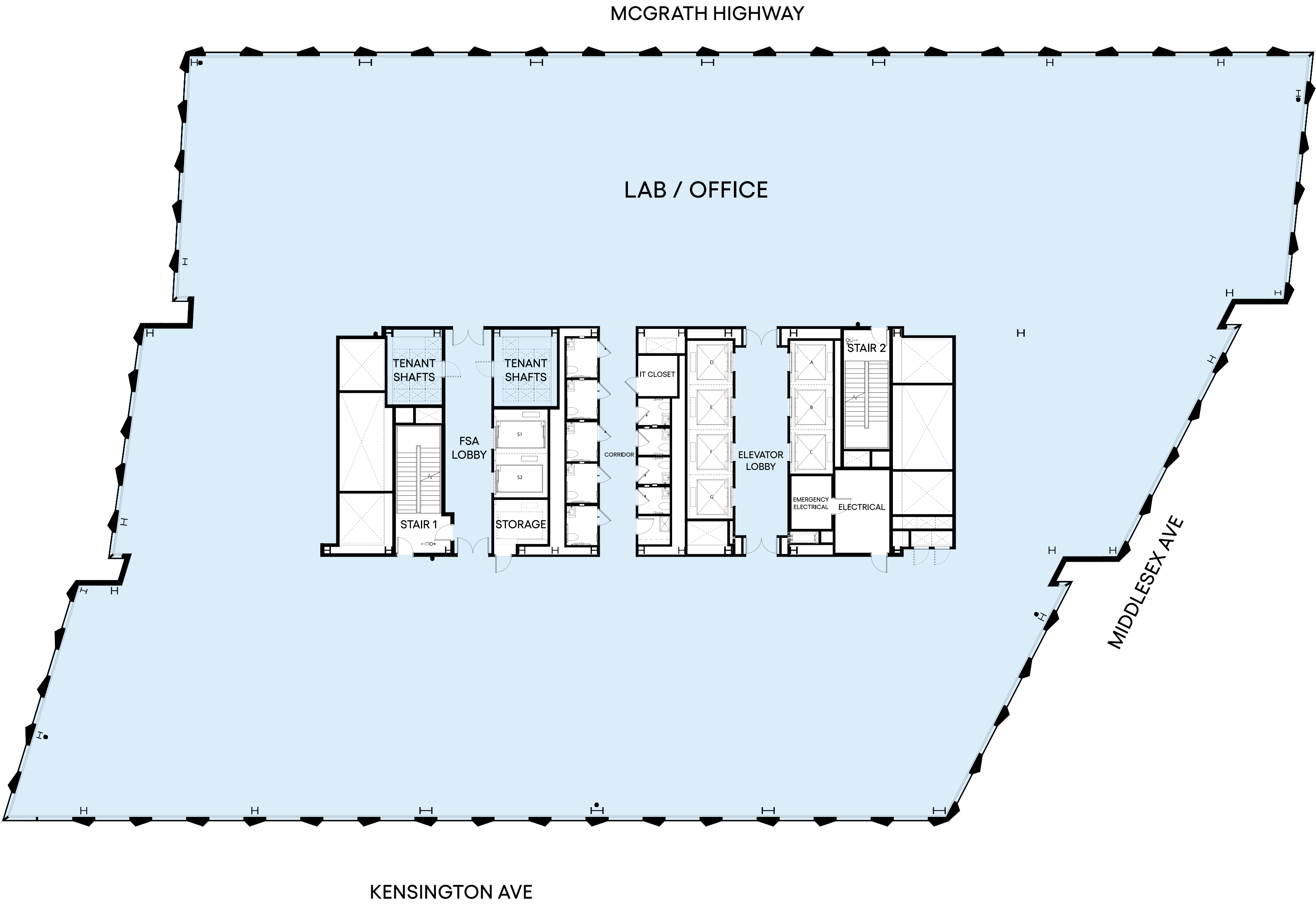


# Shell Floor Plan

- 33' x 50' structural bays
- Flexible potential lab locations
- Dedicated tenant exhaust shafts
- Gender neutral bathroom suites



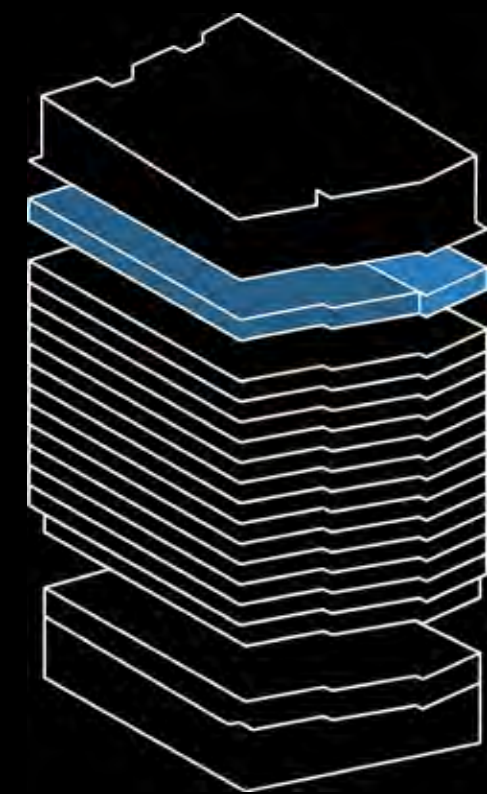
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LAB / OFFICE  
GROUND FLOOR  
PARKING





# 16<sup>th</sup> Floor Amenities Floor Plan

- Top-floor amenity lounge and café
- Expansive outdoor terrace with skyline views
- 125-seat conference facility and boardroom with integrated technology
- Health and wellness center

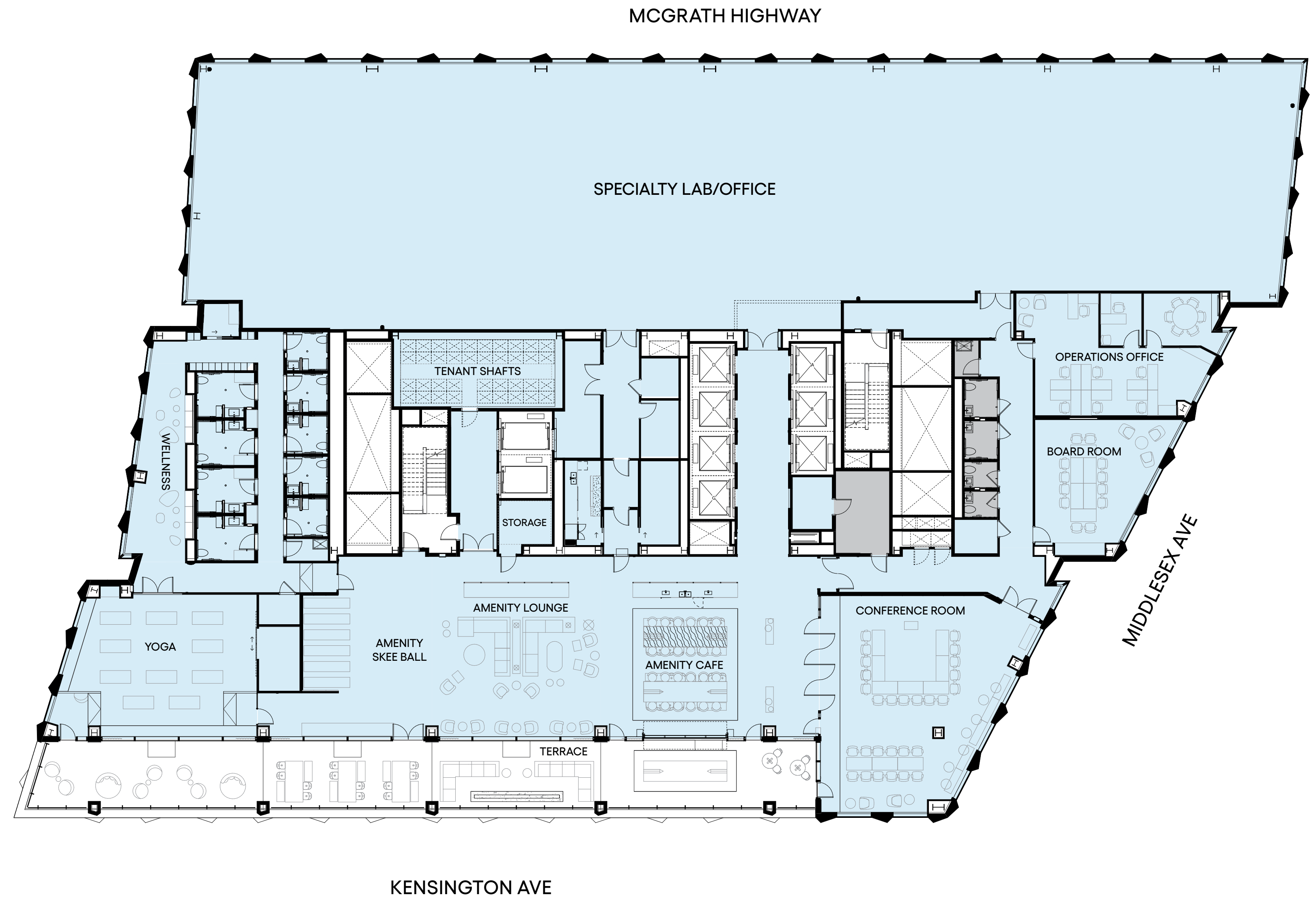


MECHANICAL

AMENITY / LAB / OFFICE

LAB / OFFICE

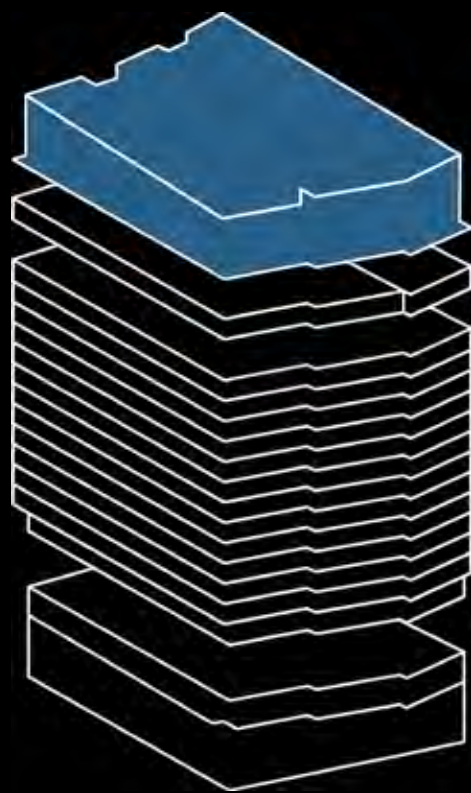
GROUND FLOOR  
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# Roof Plan

- Vegetated green roof area
- Tenant specialty exhaust roof space
- 1,500 kW base building generator with space for tenant standby generators

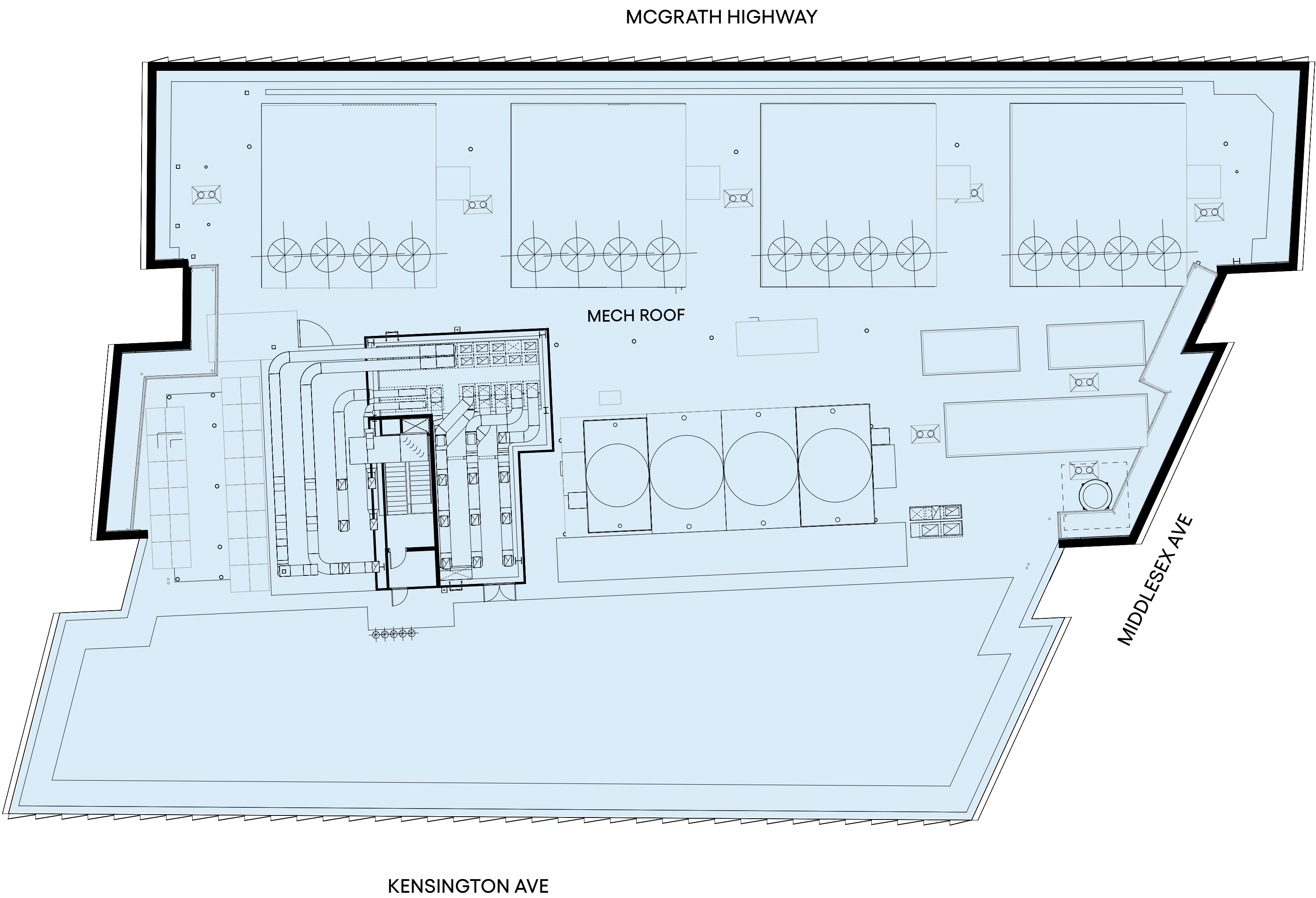


MECHANICAL

AMENITY / LAB / OFFICE

LAB / OFFICE

GROUND FLOOR  
PARKING





Meet the team  
bringing 74M to life.

OWNERSHIP

GREYSTAR™

LEASING



BASE BUILDING ARCHITECT

ELKUS | MANFREDI  
ARCHITECTS

GENERAL CONTRACTOR



CONSIGLI  
*Est. 1905*

STRUCTURAL CONTRACTOR



LANDSCAPE ARCHITECT

mikyoung kim design

MEP ENGINEER







# Advancing life science in a community of innovation.

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