

DELIVERING SUMMER 2024



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

30,000 SF

Floorplates

15'

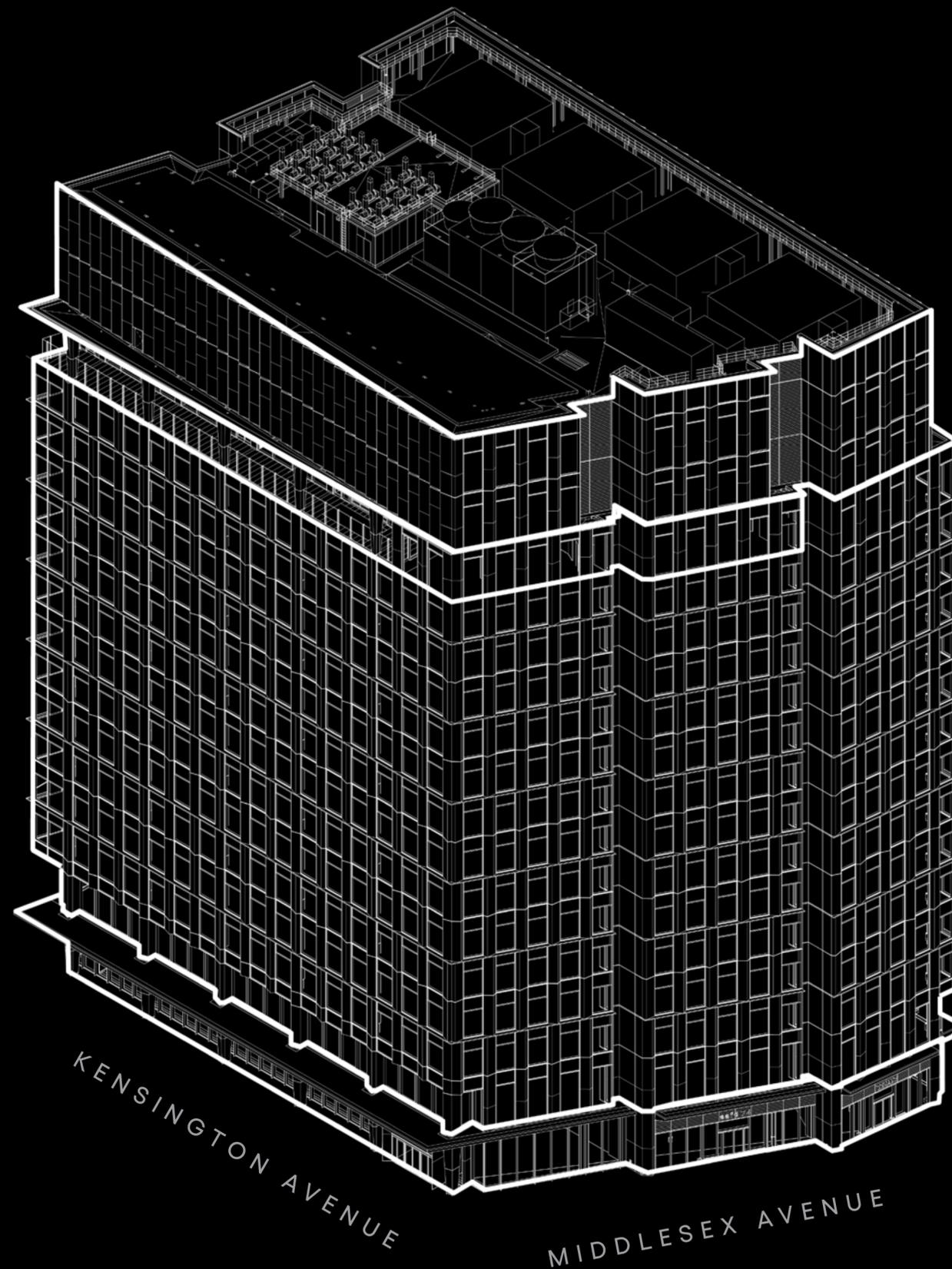
Floor-to-Floor Height (Typical)

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

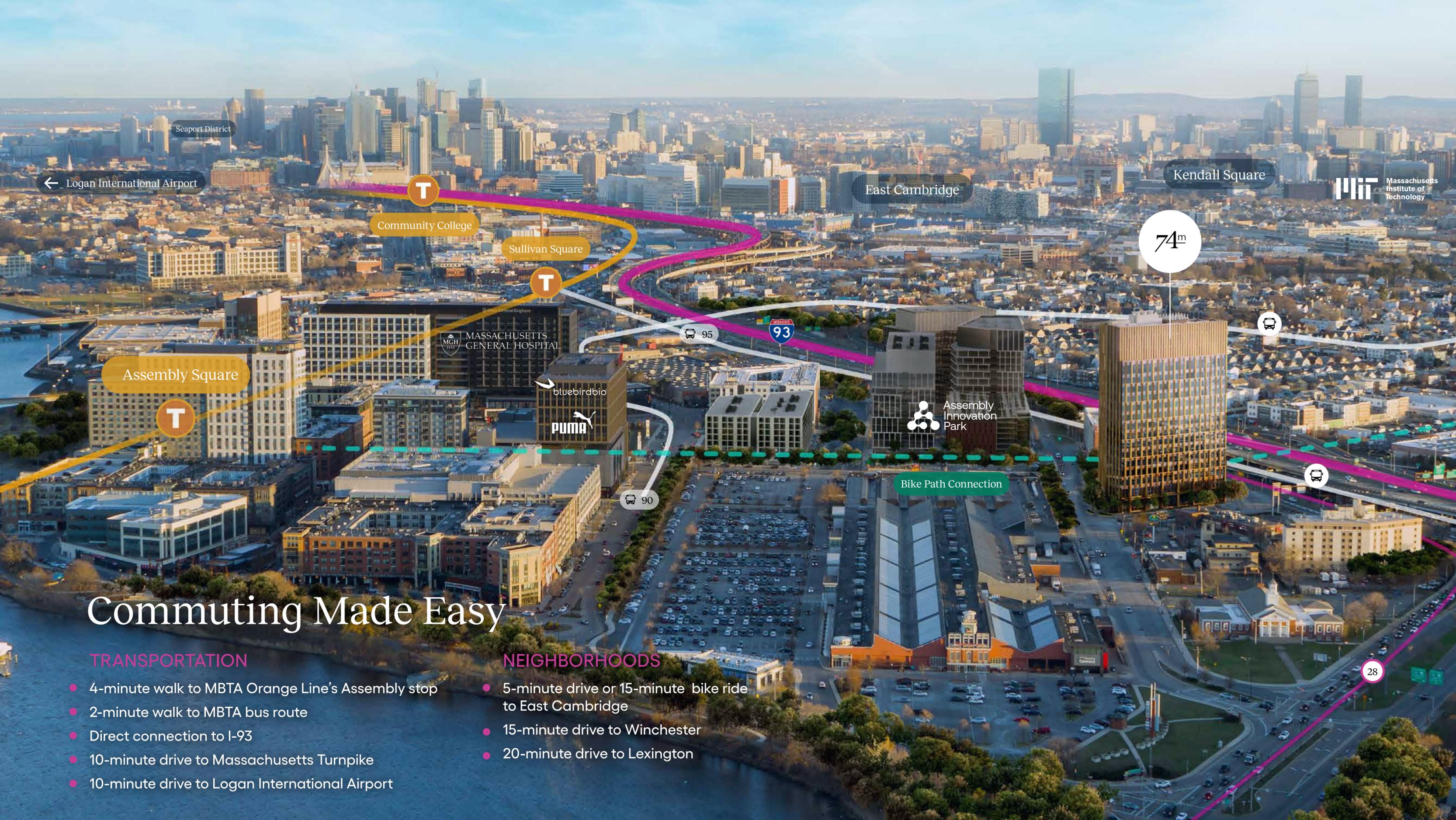
30,000 RSF - Ceiling Height 15'

FLOOR 2

30,000 RSF - Ceiling Height 20'

GROUND FLOOR

4,500 Retail SF - Ceiling Height 24'



Seaport District

← Logan International Airport



Community College

Sullivan Square



Assembly Square



MASSACHUSETTS GENERAL HOSPITAL

bluebirdbio

PUMA

Assembly Innovation Park

Kendall Square



74m

95

93

90

Bike Path Connection

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.

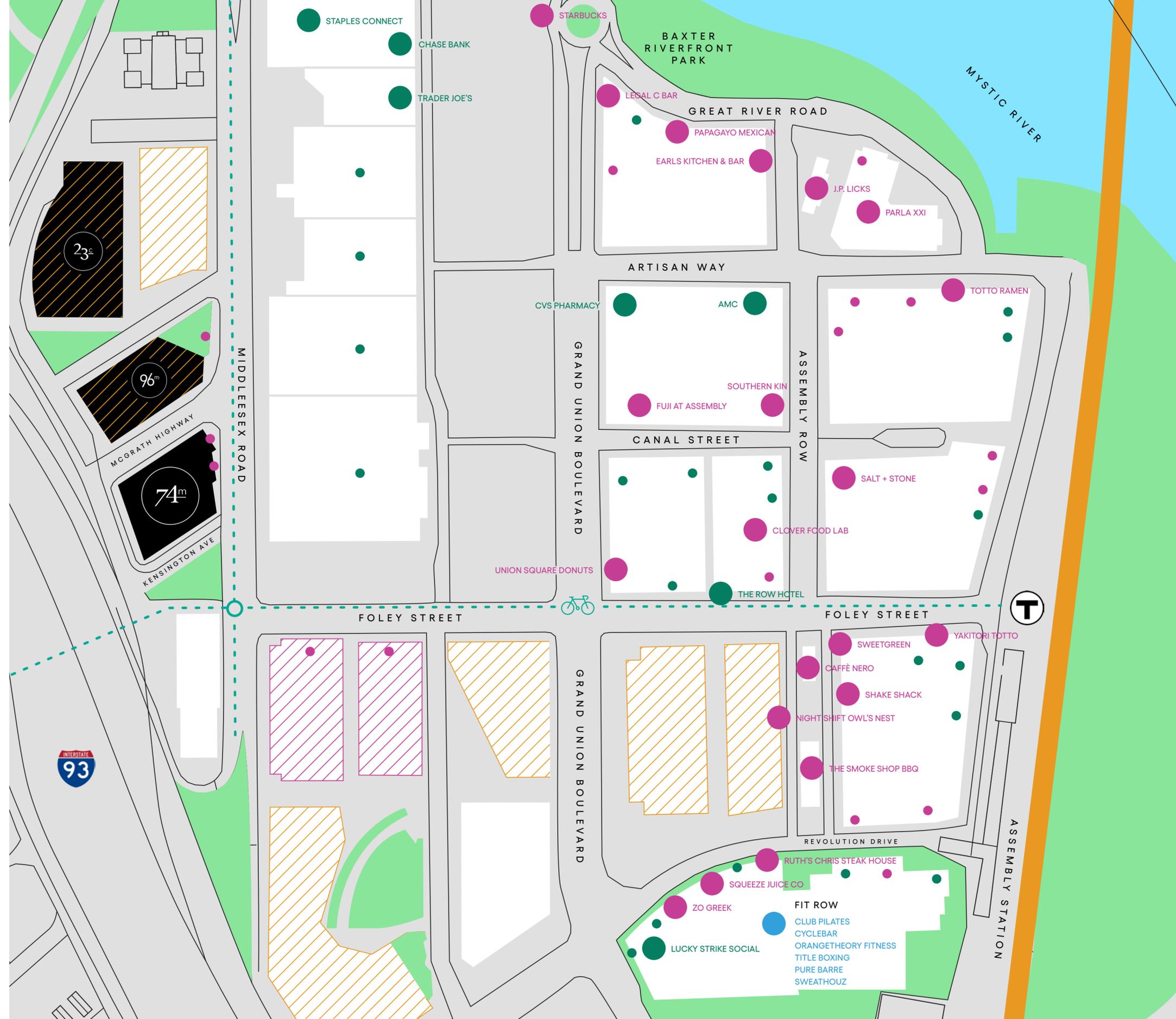


Development Pipeline

● 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.

DEDICATED BOARDROOM

Equipped with integrated technology.

CONFERENCE SPACE

Flexible to accommodate events of 100+ people.

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

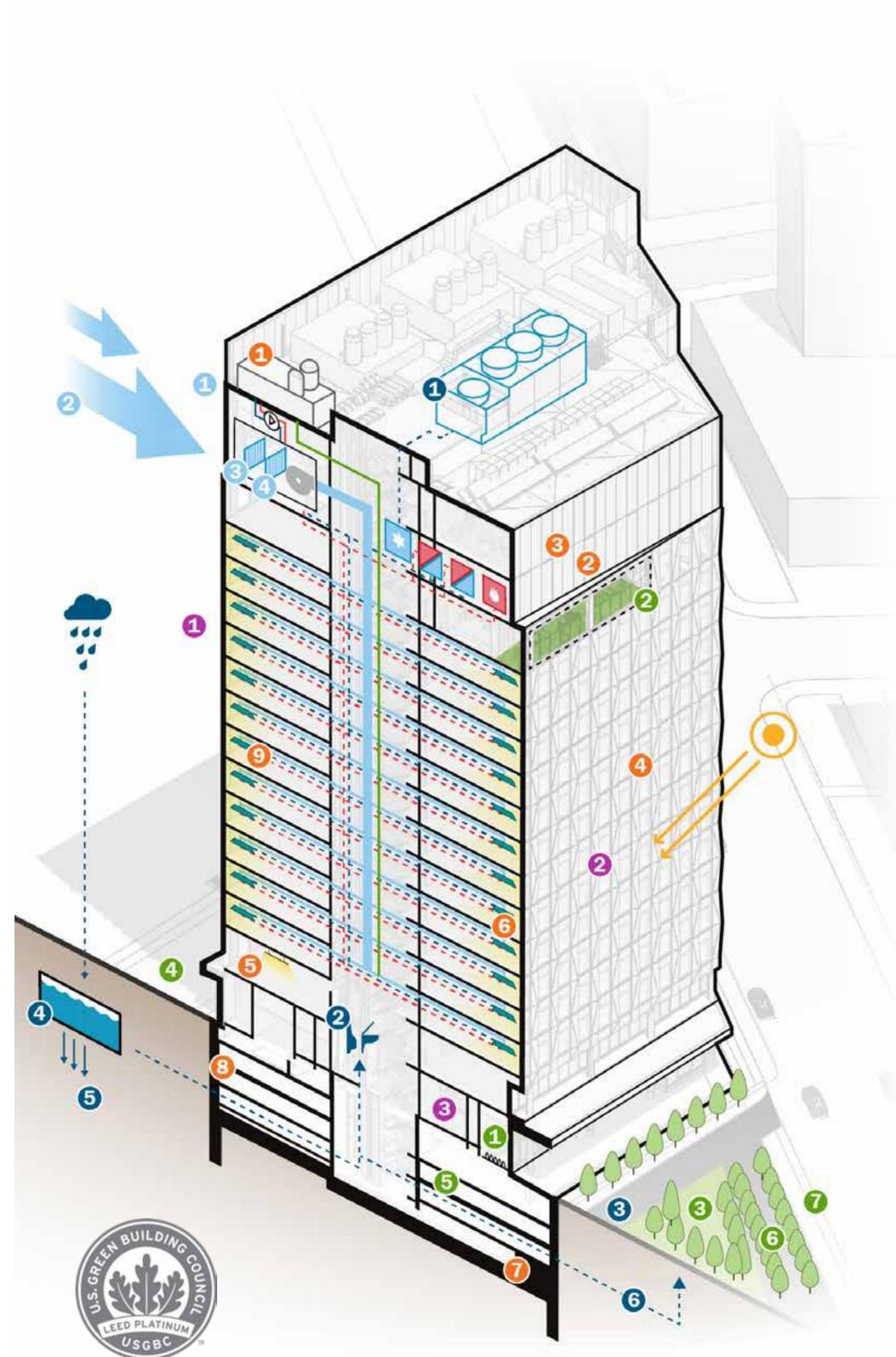
A healthy approach to building design.

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

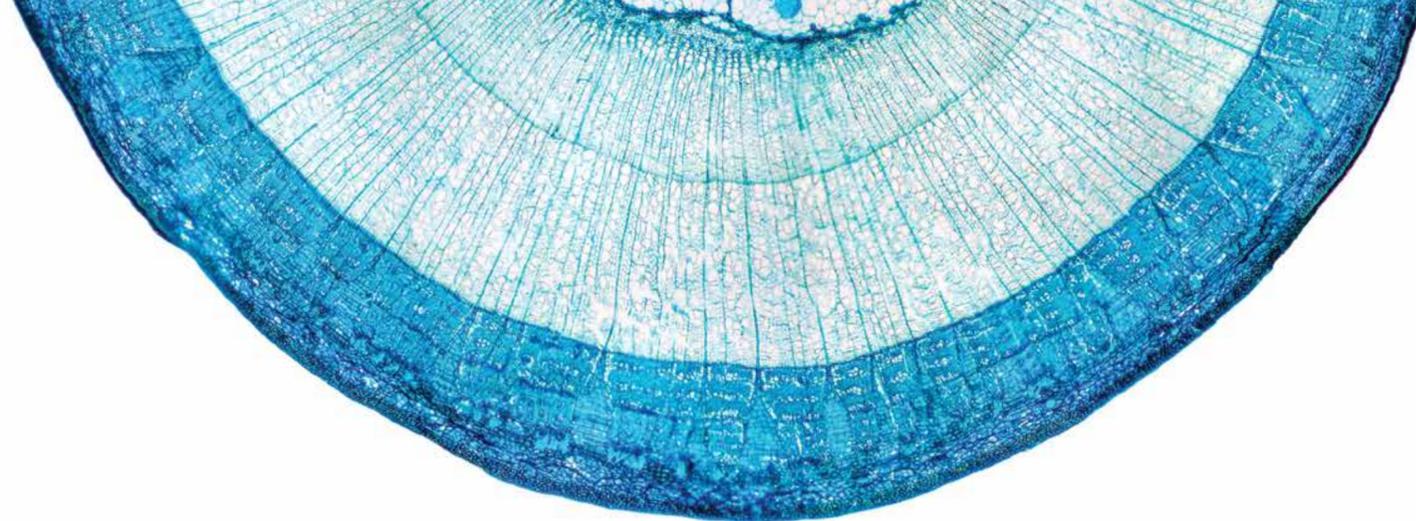
Lab Workspace

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.



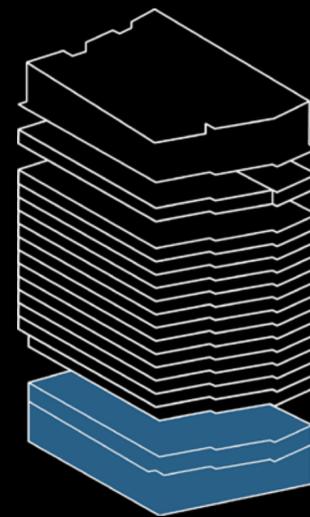
Ground Floor Plan

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

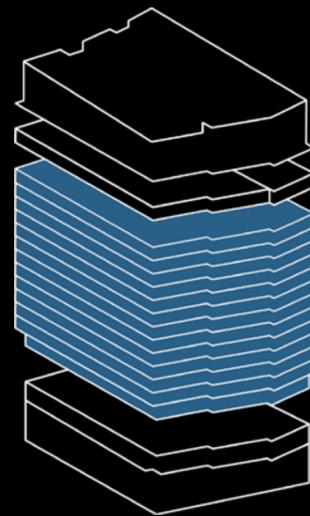


MECHANICAL
 AMENITY / LAB / OFFICE
 LAB / OFFICE
 GROUND FLOOR
 PARKING



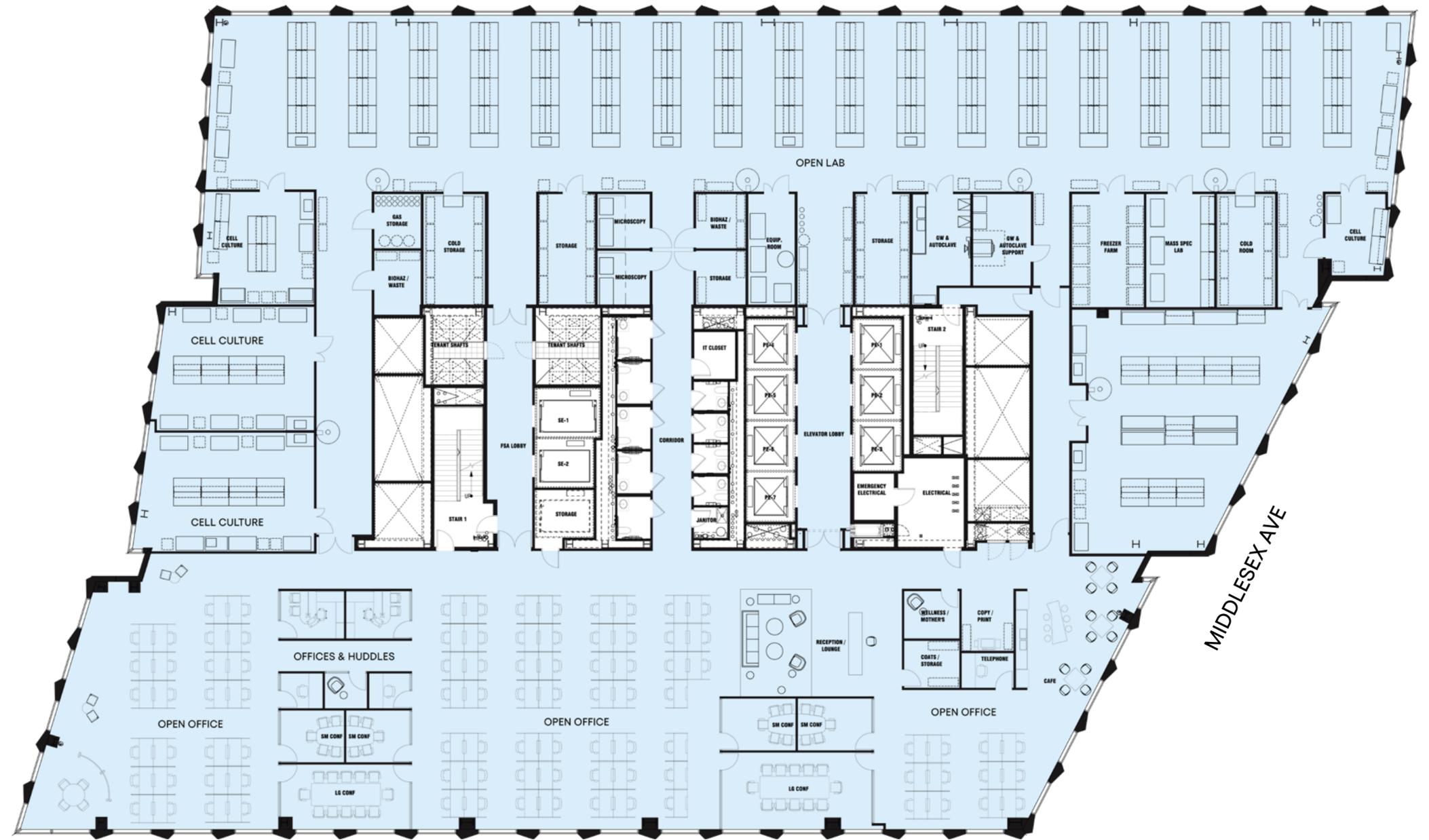
Sample Test Fit

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



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

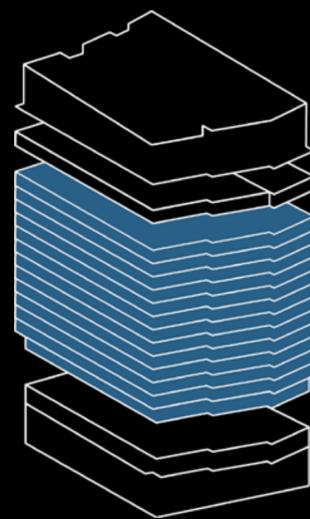
MCGRATH HIGHWAY



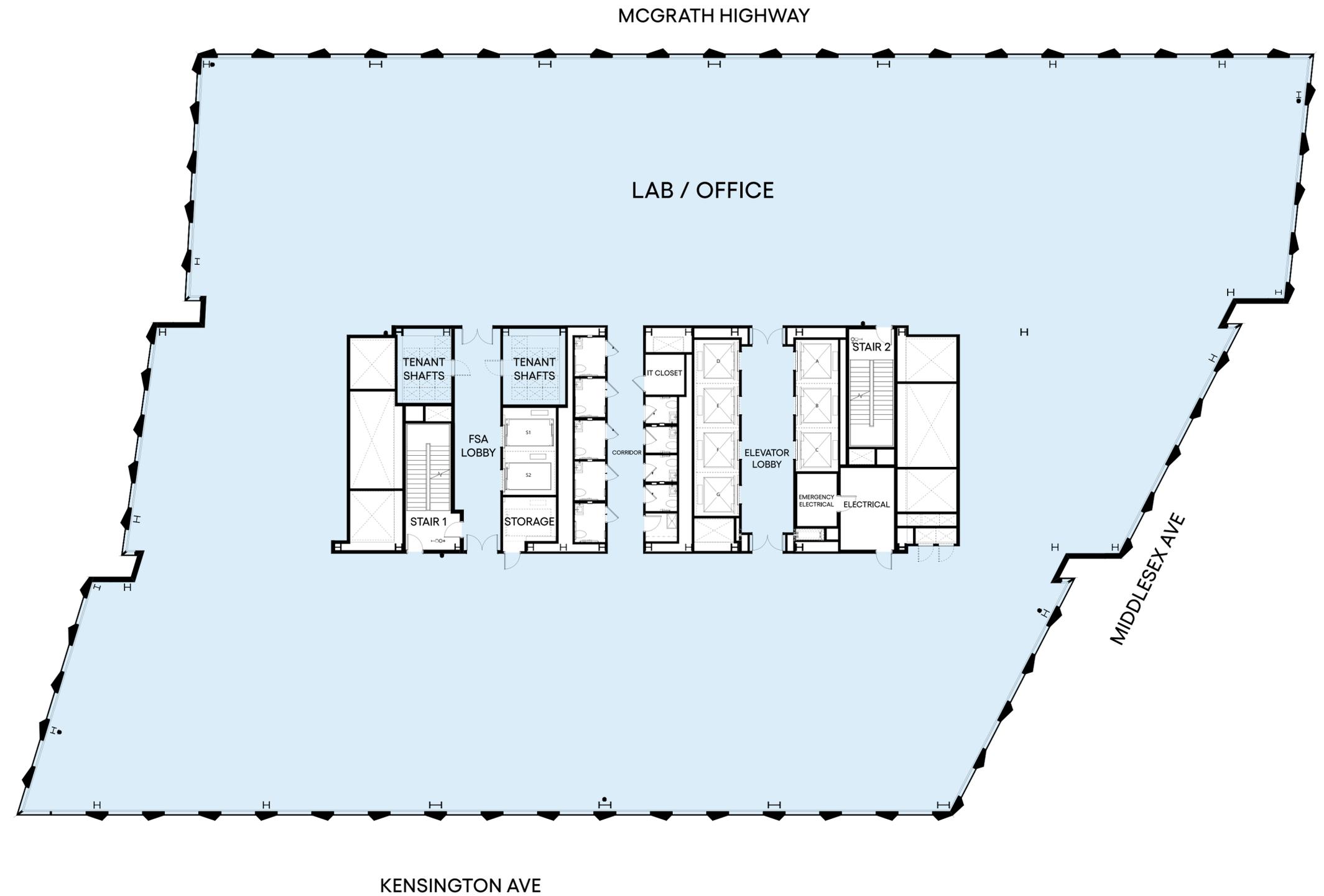
KENSINGTON AVE

Shell Floor Plan

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

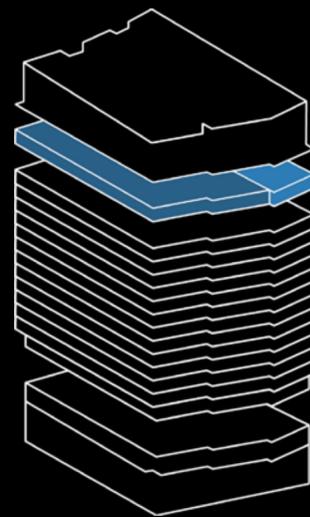


MECHANICAL
AMENITY / LAB / OFFICE
LAB / OFFICE
GROUND FLOOR
PARKING

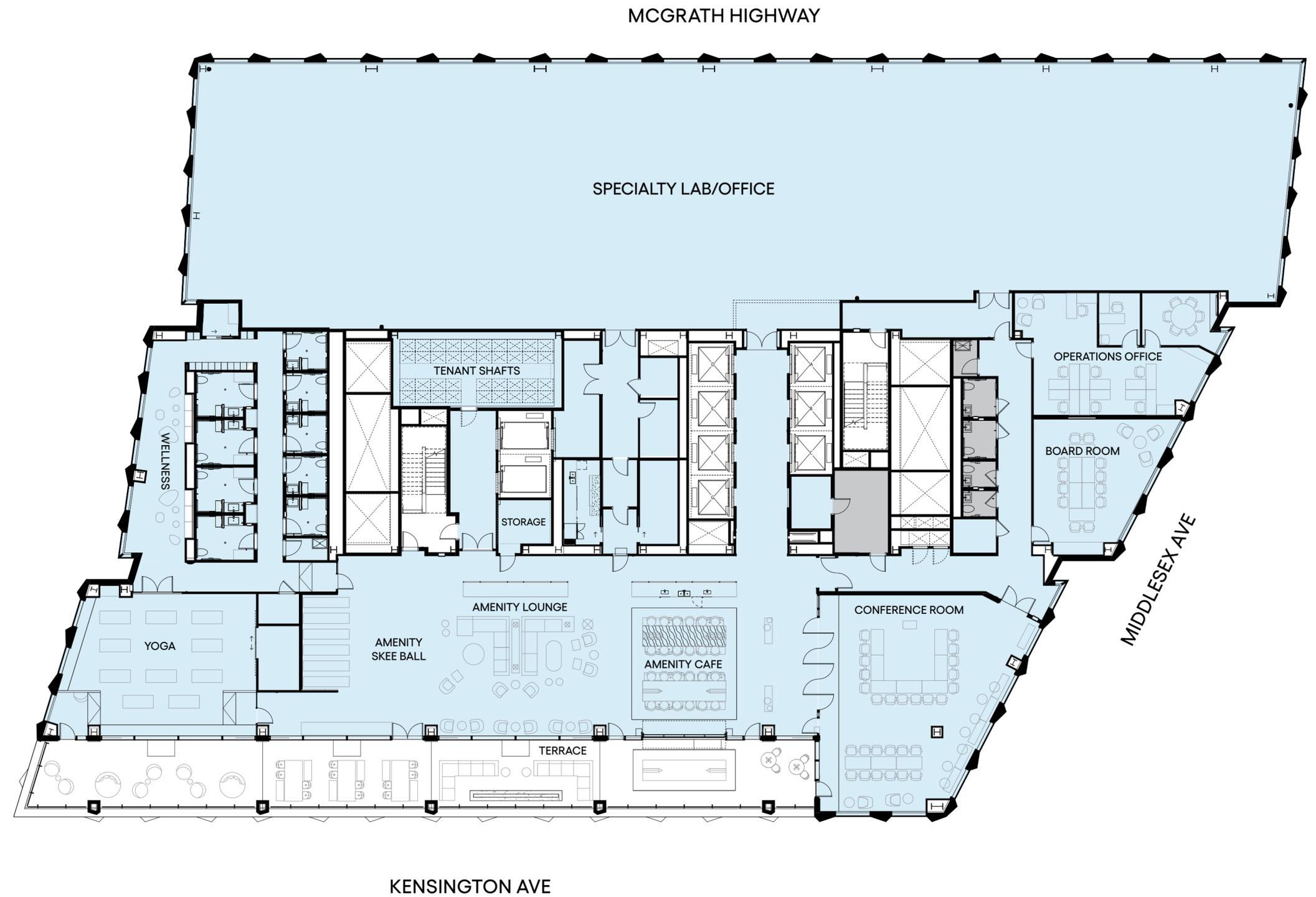


16th Floor Amenities Floor Plan

- 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

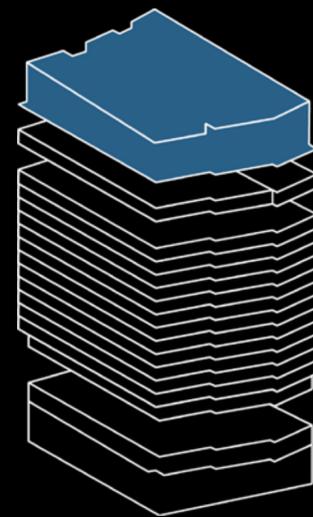


MECHANICAL
AMENITY / LAB / OFFICE
LAB / OFFICE
GROUND FLOOR
PARKING

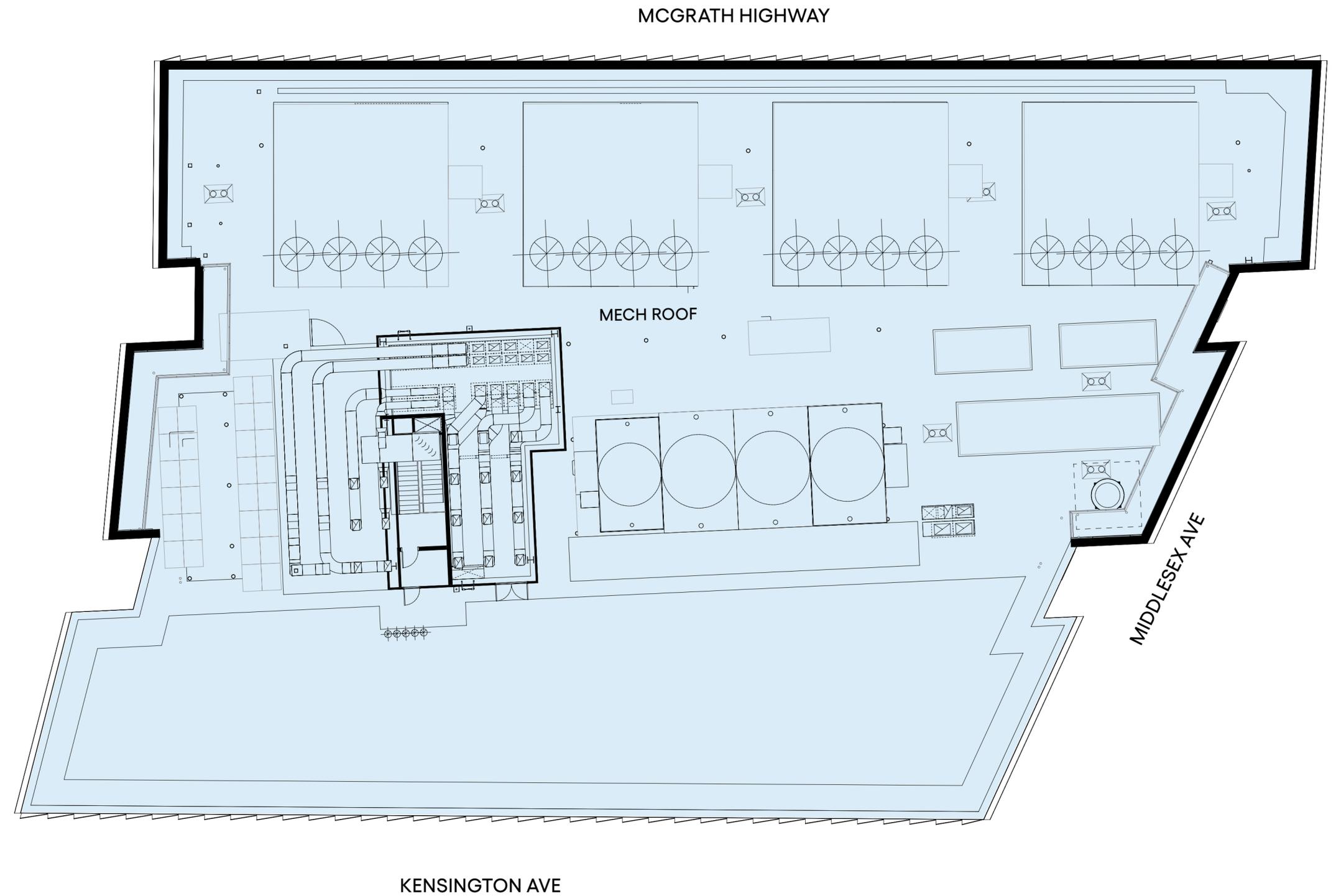


Roof Plan

- 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



STRUCTURAL CONTRACTOR



LANDSCAPE ARCHITECT

mikyoung kim design

MEP ENGINEER



74M Construction Timeline





Advancing life science in a community of innovation.

LEASING TEAM

Molly Heath

molly.heath@jll.com

617.316.6489

Peter Bekarian

peter.bekarian@jll.com

617.531.4195

Anslee Krouch

anslee.krouch@jll.com

617.316.6479

OWNERSHIP TEAM

Gary Kerr

gary.kerr@greystar.com

857.254.1328

Ryan Souls

ryan.souls@greystar.com

857.254.1329

Matt DeNoble

matthew.denoble@greystar.com

857.675.1522

Christie Audet

christina.audet@greystar.com

857.288.1849

GREYSTARTM



74MIDDLESEX.COM