

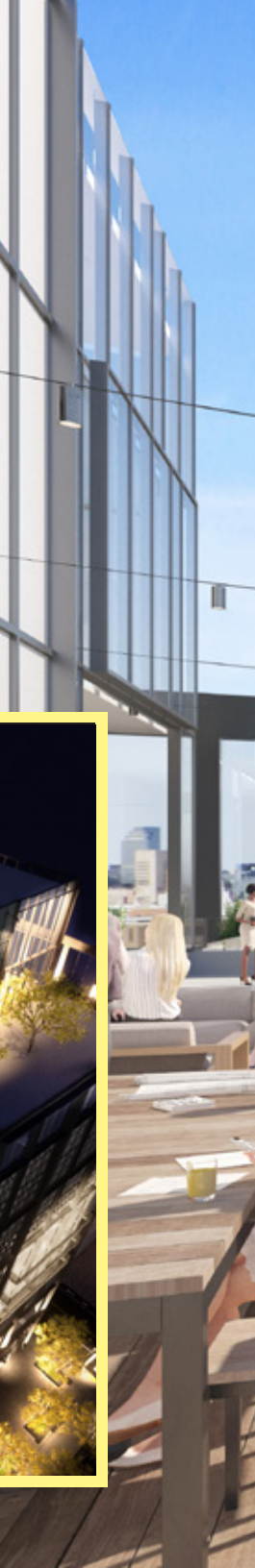


201 BROOKLINE
BOSTON

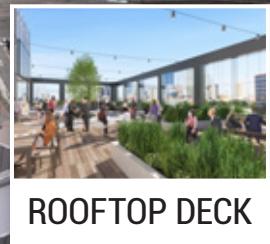
DELIVERING Q1 2022



250K SF LAB & 250K SF OFFICE



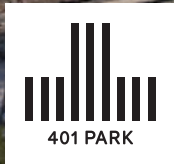




ROOFTOP DECK

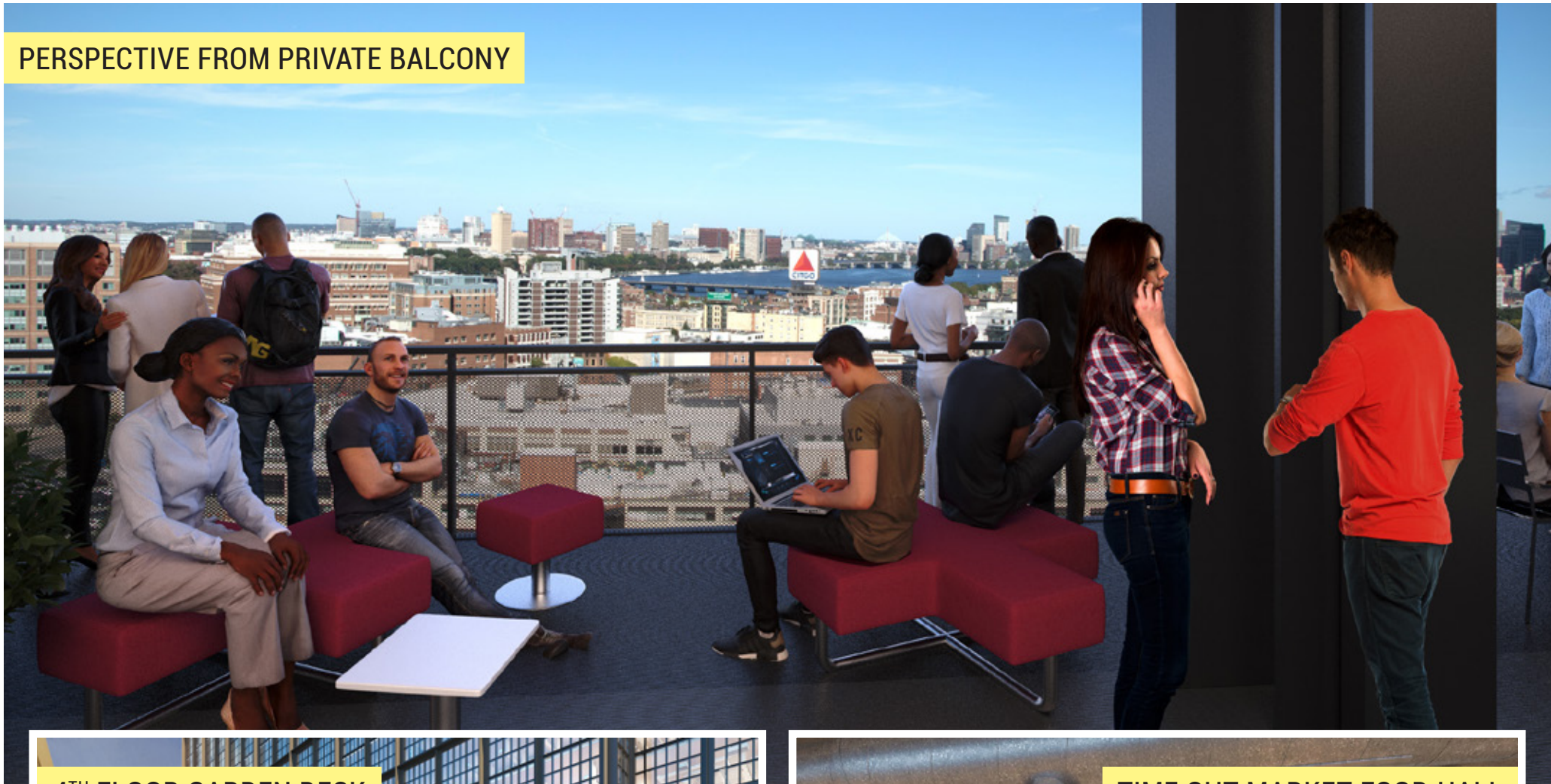
PRIVATE BALCONIES

4TH FLOOR GARDEN



1.1 ACRE PARK

PERSPECTIVE FROM PRIVATE BALCONY



4TH FLOOR GARDEN DECK



TIME OUT MARKET FOOD HALL



LAB TEST FIT



- Non-Potable Cold Water
- Tempered Water
- PH Neutralization Room/Lab Waste Stack
- Compressed Air & Vacuum Units
- Floor Plates Approximately 40,000 SF
- Reverse Osmosis Units
- 12 w/USF Normal Power in Lab Areas
- 2.0 CFM/USF Exhaust in Lab Areas
- 100 PSF Floor Load

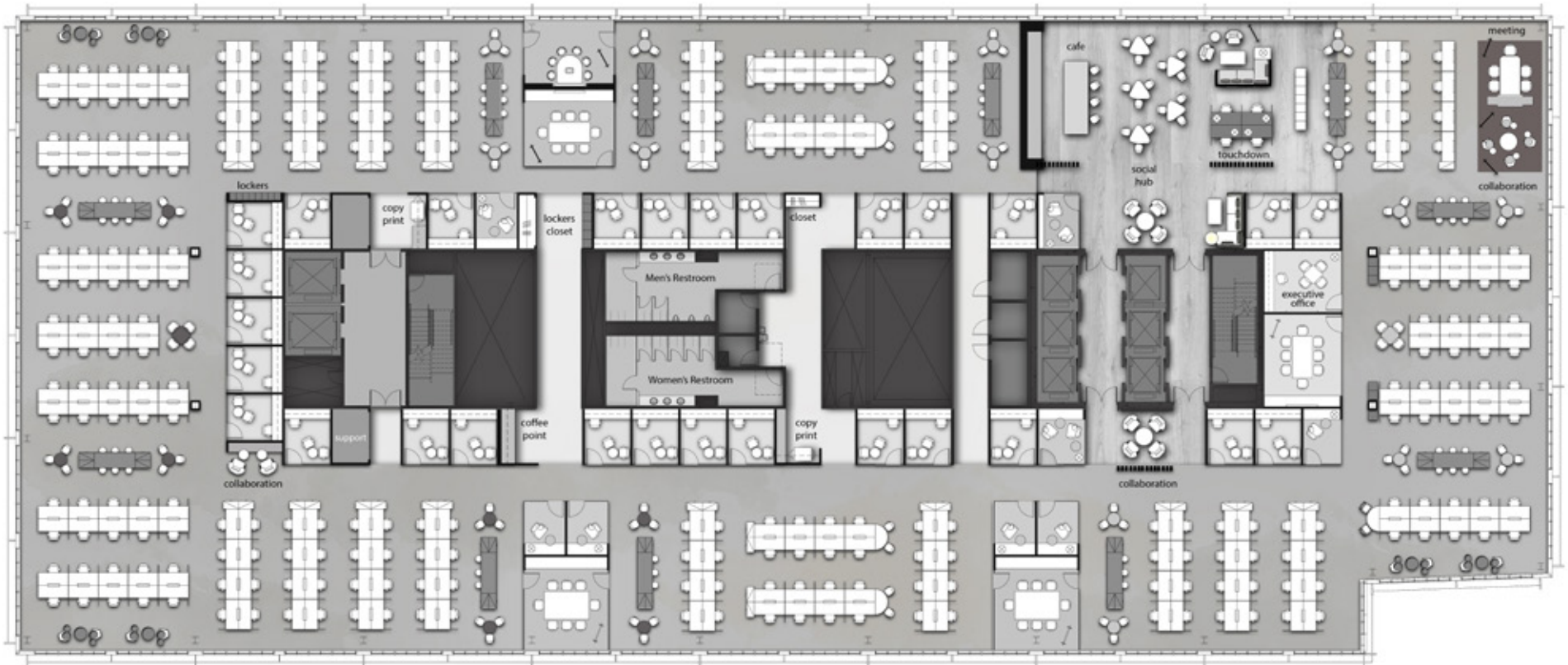
YOUR PERSPECTIVE

14 ft.- 6 in.
Floor to Floor

13 ft.
Glass Windows



OFFICE TEST FIT



125 RSF
PER PERSON

LARGE, EFFICIENT FLOOR PLATES: **±40,000 SF**

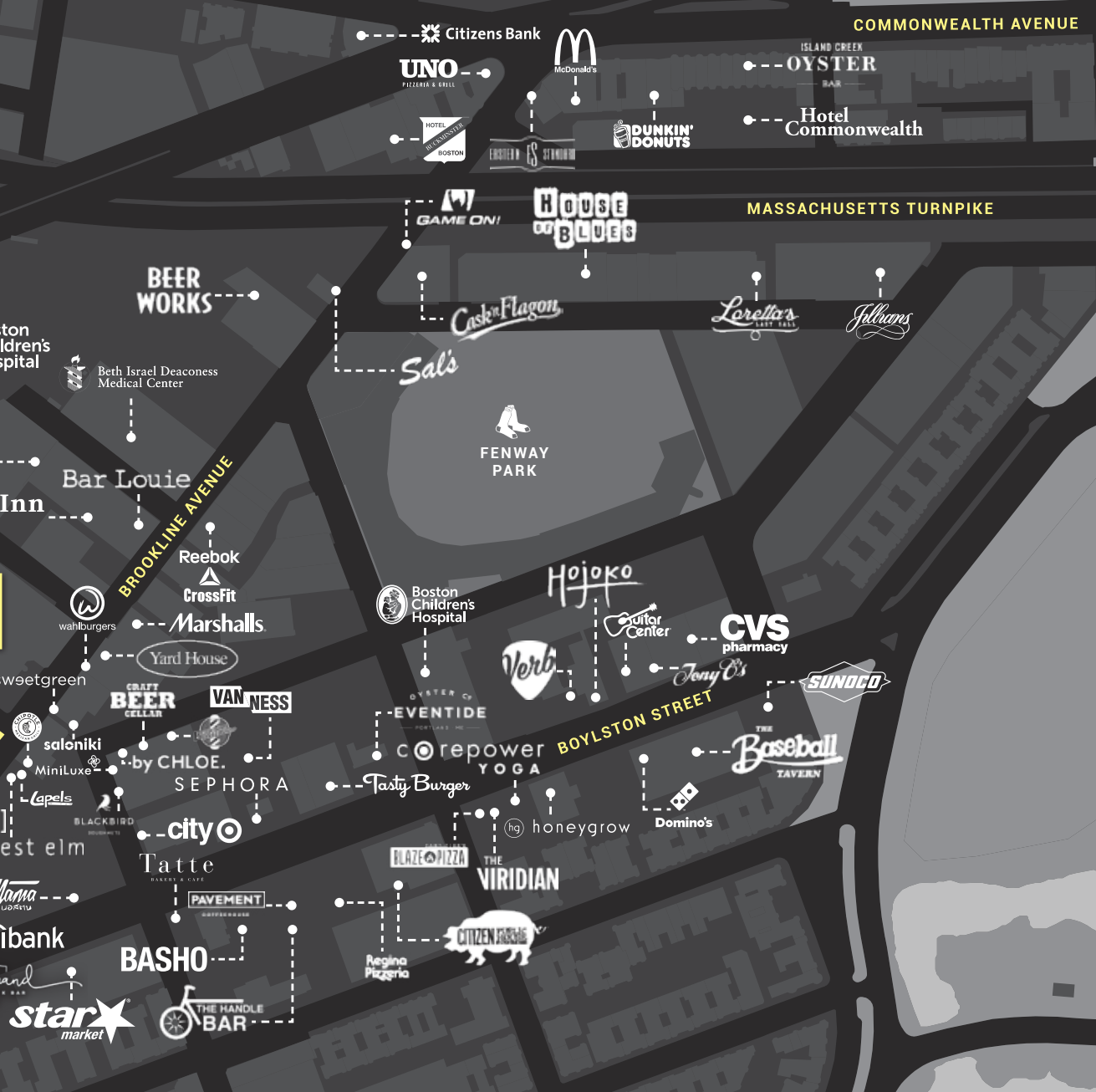
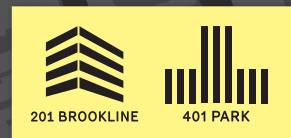
YOUR PERSPECTIVE

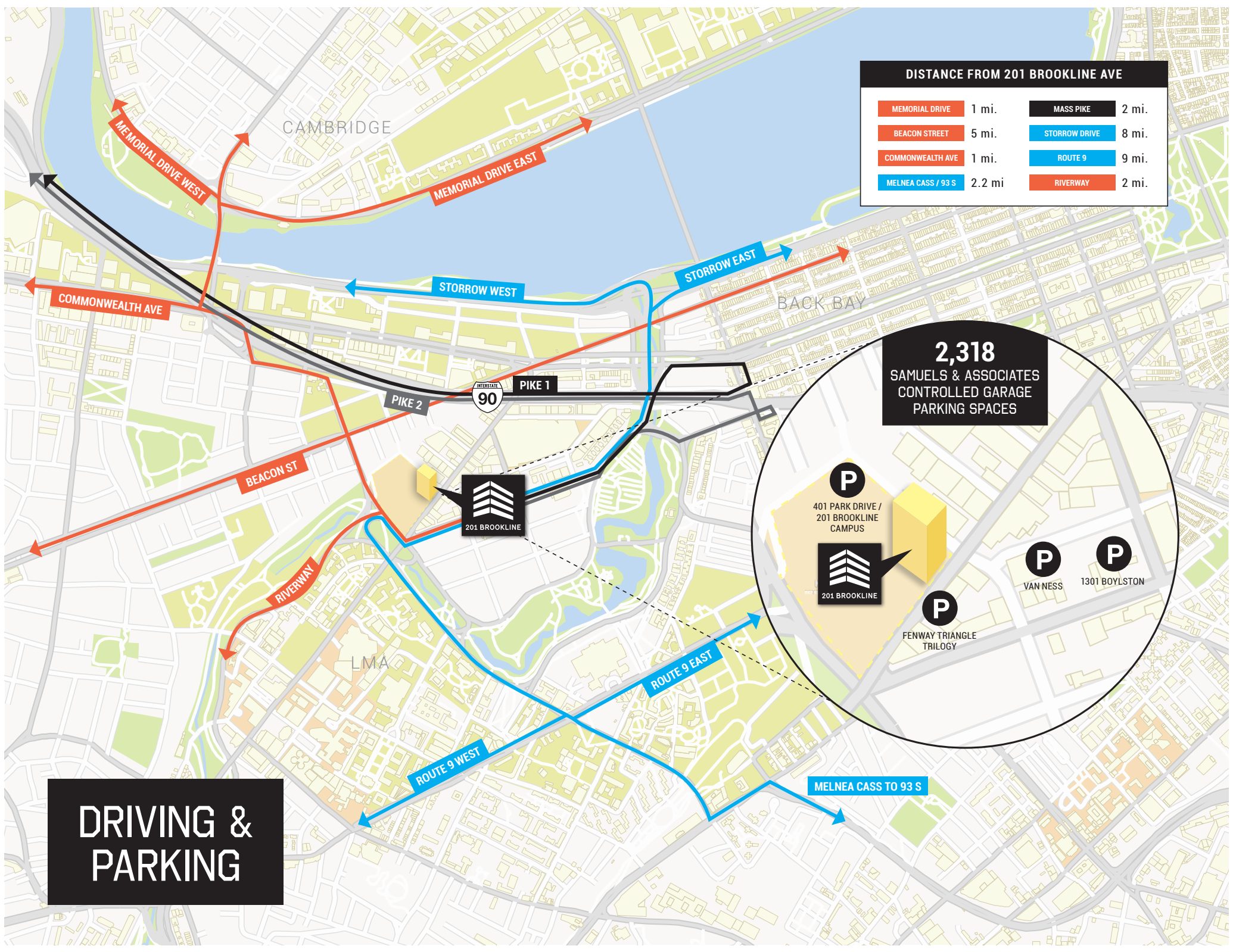
14 ft. - 6 in.
Floor to Floor

13 ft.
Glass Windows



CAMPUS AMENITIES





DISTANCE FROM 201 BROOKLINE AVE

MEMORIAL DRIVE	1 mi.	MASS PIKE	2 mi.
BEACON STREET	5 mi.	STORROW DRIVE	8 mi.
COMMONWEALTH AVE	1 mi.	ROUTE 9	9 mi.
MELNEA CASS / 93 S	2.2 mi	RIVERWAY	2 mi.

2,318
SAMUELS & ASSOCIATES
CONTROLLED GARAGE
PARKING SPACES

P

401 PARK DRIVE /
201 BROOKLINE
CAMPUS

201 BROOKLINE

P

FENWAY TRIANGLE
TRILOGY

P

VAN NESS

P

1301 BOYLSTON

DRIVING &
PARKING



GETTING AROUND HAS
NEVER BEEN EASIER

TRANSIT SCORE

96

PARKING SPACES

1K

WALK SCORE

93

BIKE SCORE

91

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Owned by institutional investors advised by:
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Asset Management