



# 20 SEYON

WATERTOWN, MA

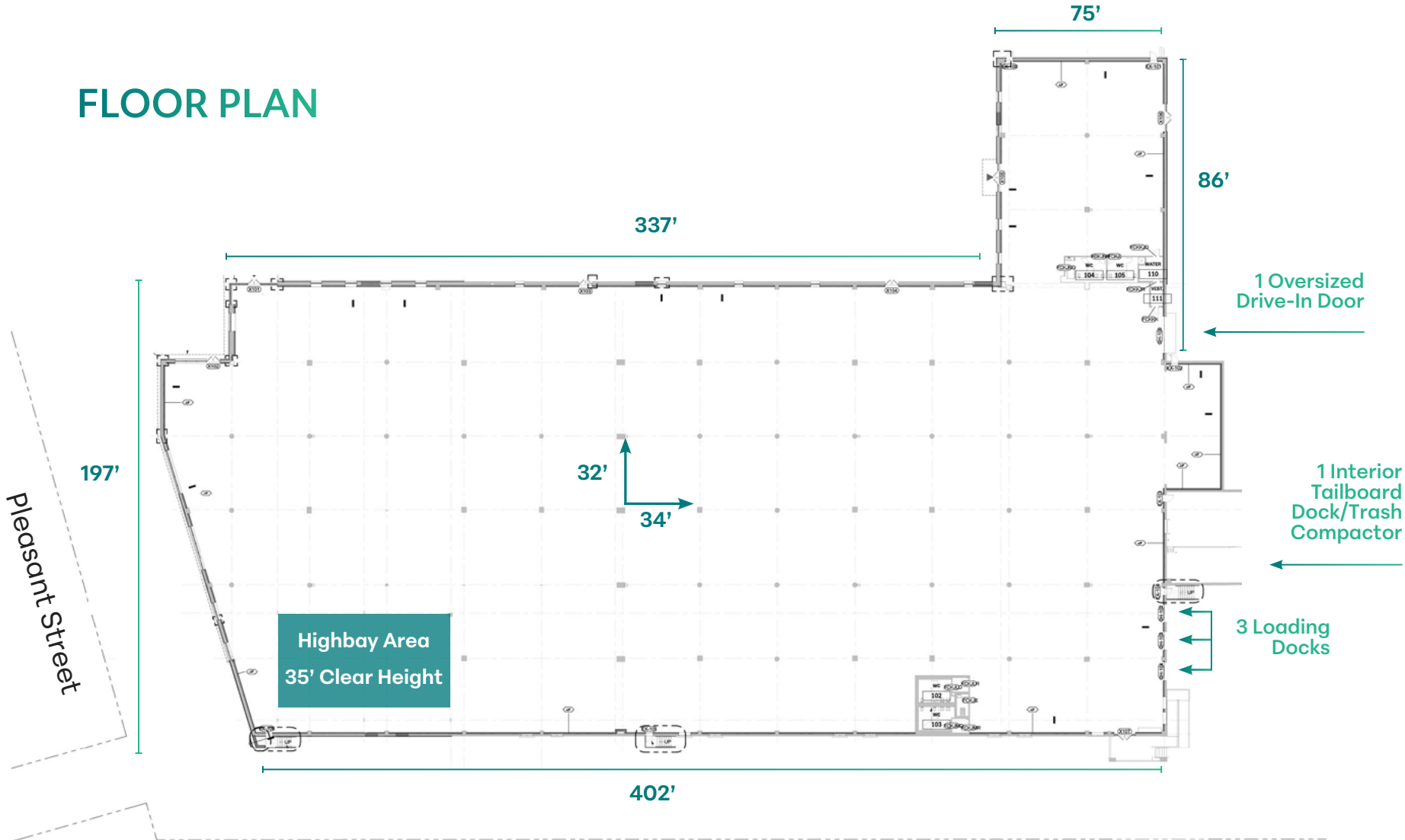
±40,000 - 95,362 SF FOR LEASE | ADVANCED MANUFACTURING OPPORTUNITY



**7K AMPS OF POWER & CAPITAL IMPROVEMENTS UNDERWAY**



# FLOOR PLAN



# BUILDING SPECIFICATIONS

<b>Building Size:</b>	95,362 SF
<b>Availability:</b>	±40,000 - 95,362 SF
<b>Site Area:</b>	5.26 acres
<b>Clear Height:</b>	22' throughout with a 35' 3,200 SF high-bay section
<b>Loading Docks:</b>	3 tailboard-height docks 1 recessed interior flatbed loading door with crane 1 oversized drive-in door with ability to expand
<b>Column Spacing:</b>	34' x 32' (typical)
<b>Parking:</b>	177 spaces (±1.90/1,000 SF)
<b>Exterior Construction:</b>	Block walls, steel frame
<b>Foundation:</b>	5.3" minimum slab on grade, with minimum 3,930 PSI (up to 4,180 PSI)
<b>Roof:</b>	Fully adhered EPDM Roof over the entire building installed in 2014
<b>Power:</b>	Upgrade in process for 7K amps
<b>Utilities:</b>	
<b>Water/Sewer:</b>	Town of Watertown
<b>Gas:</b>	National Grid
<b>Electricity:</b>	National Grid





## CAPITAL IMPROVEMENTS UNDERWAY

- Electrical upgrade to 7,000 amps
- Gas service upgrade
- New façade and building entryway
- New windows throughout
- New landscape buffers & islands inclusive of 50 trees and 1,000 new shrubs and perennials
- New storm water system
- Newly paved parking & roadways
- Four EV parking stalls
- 7 indoor and 12 outdoor bike parking spaces
- New outdoor amenity spaces

## PROJECT TEAM

Civil:



Architect:

**RODE**

Landscape Architect:

**MDLA**

Traffic Engineering:





65 Grove St  
LYNDRA THERAPEUTICS Cartesian entact bio CDS

CAMBRIDGE

BOSTON

SEAPORT

ARSENAL YARDS  
200 Arsenal Yards Blvd.,  
100 Forge, 500 Forge  
ORNA (vigil) NEURO  
KYMERA remix therapeutics  
affini VENCCELL  
abata mariana ONCOLOGY

Hyperion BIOSYSTEMS

The Linx  
490 Arsenal Street  
REDONA THERAPEUTICS CULTIVARIUM REIN Therapeutics  
C4 Therapeutics addgene INGENIA Therapeutics

biolabs

HARVARD UNIVERSITY

MIT Massachusetts Institute of Technology

The Arsenal on the Charles  
500 N. Beacon Street  
KYMERA  
LANDMARK BIO MANUFACTURING BREAKTHROUGHS  
novo nordisk

480 Arsenal St  
LYRA THERAPEUTICS ALS THERAPY DEVELOPMENT INSTITUTE Eloxx

spindrift AIRCUIITY

John Brewer's Tavern

20 SEYON

Riverworks Innovation  
488 Pleasant Street  
neri ERS  
Hyperice EYEPOINT  
Sabre GREENER U

abcam Panasonic Group

Micro Biometrix Laboratory

MOODY STREET

1.5 Miles from food, amenities & entertainment

Ford

BJ's

Stop & Shop

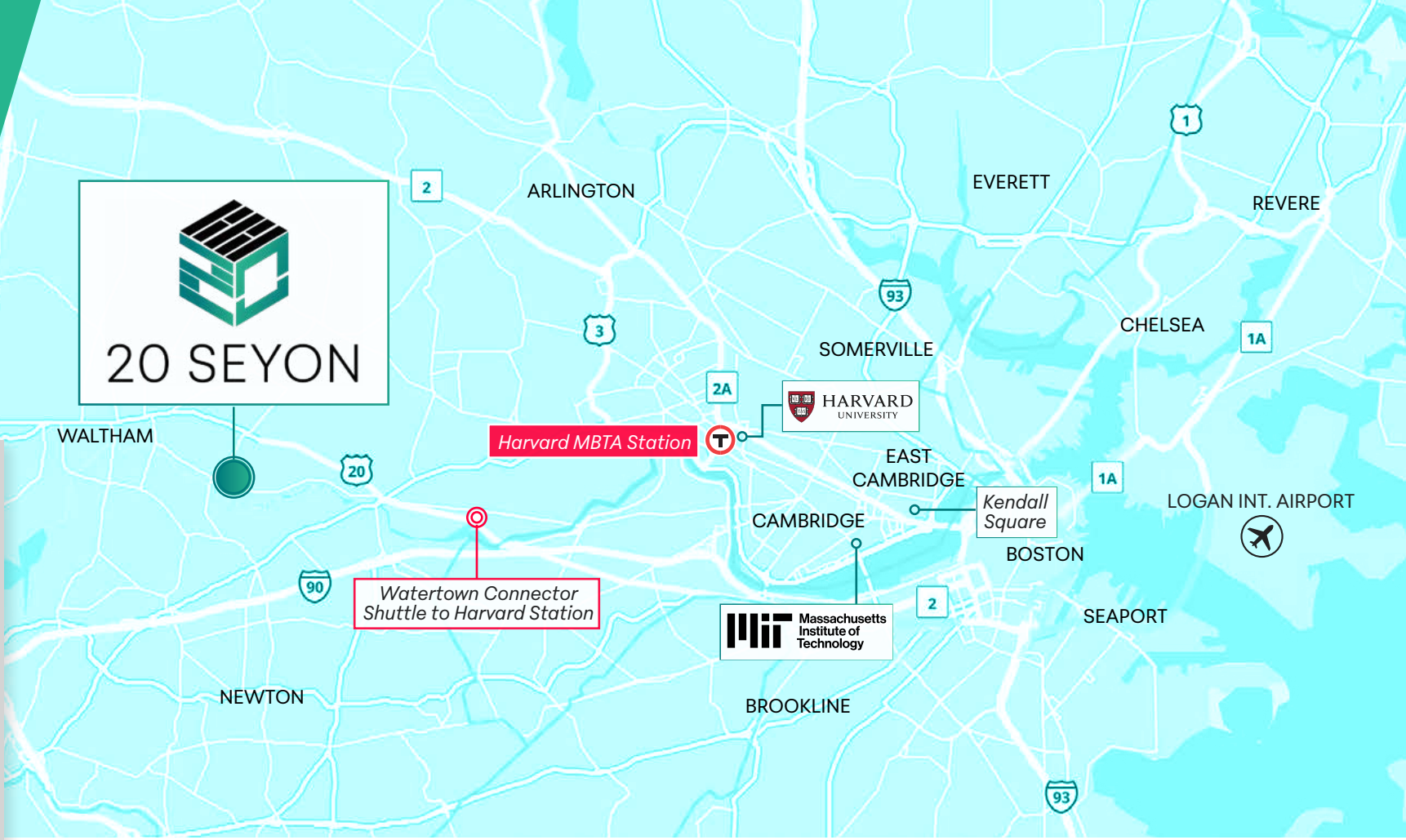
REPLIGEN

Extra Space Storage

Ocean State Job Lot

affini

Shaw's



- Interstate 95  
**3 MILES**
- Interstate 90  
**3 MILES**
- Cambridge  
**5 MILES**
- East Cambridge  
**9 MILES**
- Downtown  
**10 MILES**
- Seaport  
**10 MILES**





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