



±35,665 SF
AVAILABLE FOR SUBLLEASE

101 BOYNTON YARDS
SOMERVILLE, MA
101 SOUTH STREET

NEWMARK



101 SOUTH STREET is a high-efficiency state-of-the-art R&D, purpose-built, lab/office building in Somerville. The nine-story building features column-free floor plates, brewery, fitness center, locker rooms, bike storage, and parking for 250+ cars.



ACTIVATED BOYNTON YARDS BLOCK AREA

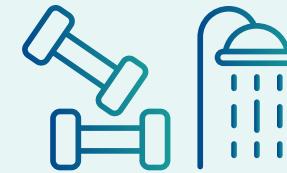
- Hosting fitness classes, concerts, movie nights, tenant events, etc.
- 3 pickleball courts
- Basketball court
- Turf area
- Picnic tables



GROUND FLOOR
CONFERENCE SPACE WITH
250 PERSON CAPACITY



ON-SITE 3,500 SF PORTICO
BREWERY AND TAP ROOM
ON GROUND FLOOR



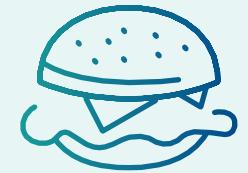
ON-SITE FITNESS CENTER IN
LOWER LEVEL WITH LOCKER
ROOMS / SHOWERS



BIKE ROOM WITH 117
BIKE SPACES, FIX-IT AND
WASHING STATION



FOODA DIGITAL
FOOD HALL AND POPUP
RESTAURANTS DAILY



ON-SITE MAMALEH'S
DELICATESSEN ON
GROUND FLOOR



0.9 PARKING SPACES
PER 1,000 SF IN
BELOW-GRADE GARAGE



1-ACRE OF CENTRAL
GREEN SPACE BETWEEN
BUILDINGS 1 & 2



BUILDING SPECS

Floor to floor height: 14'6"

Minimized windowsill for 10' of vision glass at façade

Column-free Tenant space (44' typical)

Tenant Floor Loading: 100 PSF

Penthouse Loading: 150 PSF

Four (4) Passenger Destination Elevators serving Tenant Floors (3,500 lb. capacity, 500 FPM)

One (1) Service Elevator serving all floors (5,000 lb. capacity, 350 FPM)

Two-bay Loading Dock

Reserved roof space and natural gas service for Tenant generator(s)

High performance energy recovery HVAC system (Konvekta)

Ventilation

- Lab: 1.75 CFM/SF
- Office: 0.2 CFM/SF

Power Allocation

- Lab: 12 W/SF
- Office: 6 W/SF

Future Control Areas (H3 Rooms) on Tenant Floors with space reserved for dedicated exhaust shaft(s)

Chemical Storage Room on Ground Floor (H2 Room possible with upgrades)

LEED Certified Gold

Wired Certified Platinum

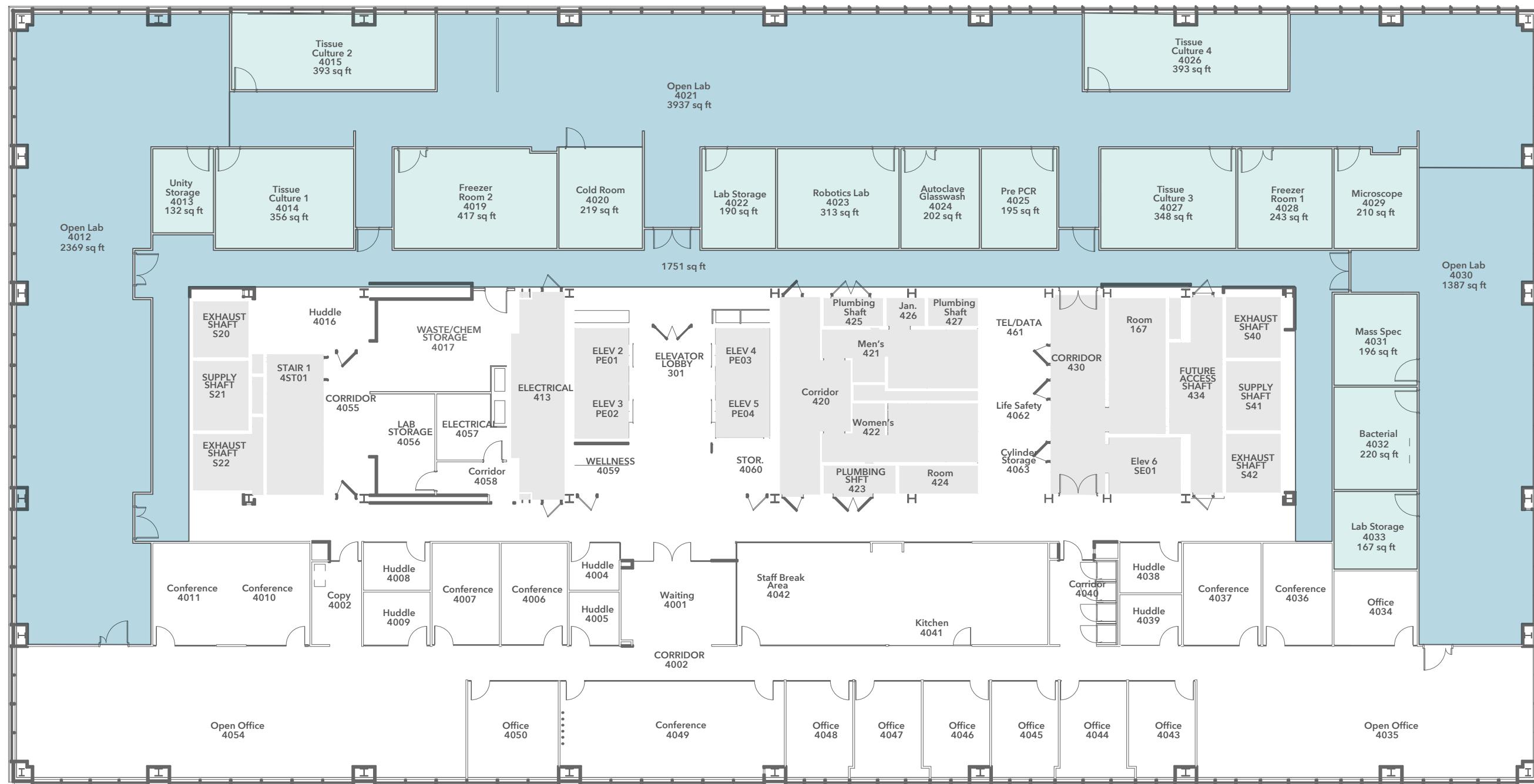


LAB SPACE



OFFICE SPACE







TRANSPORTATION ACCESS



SHUTTLE SERVICE
TO KENDALL
SQUARE STATION

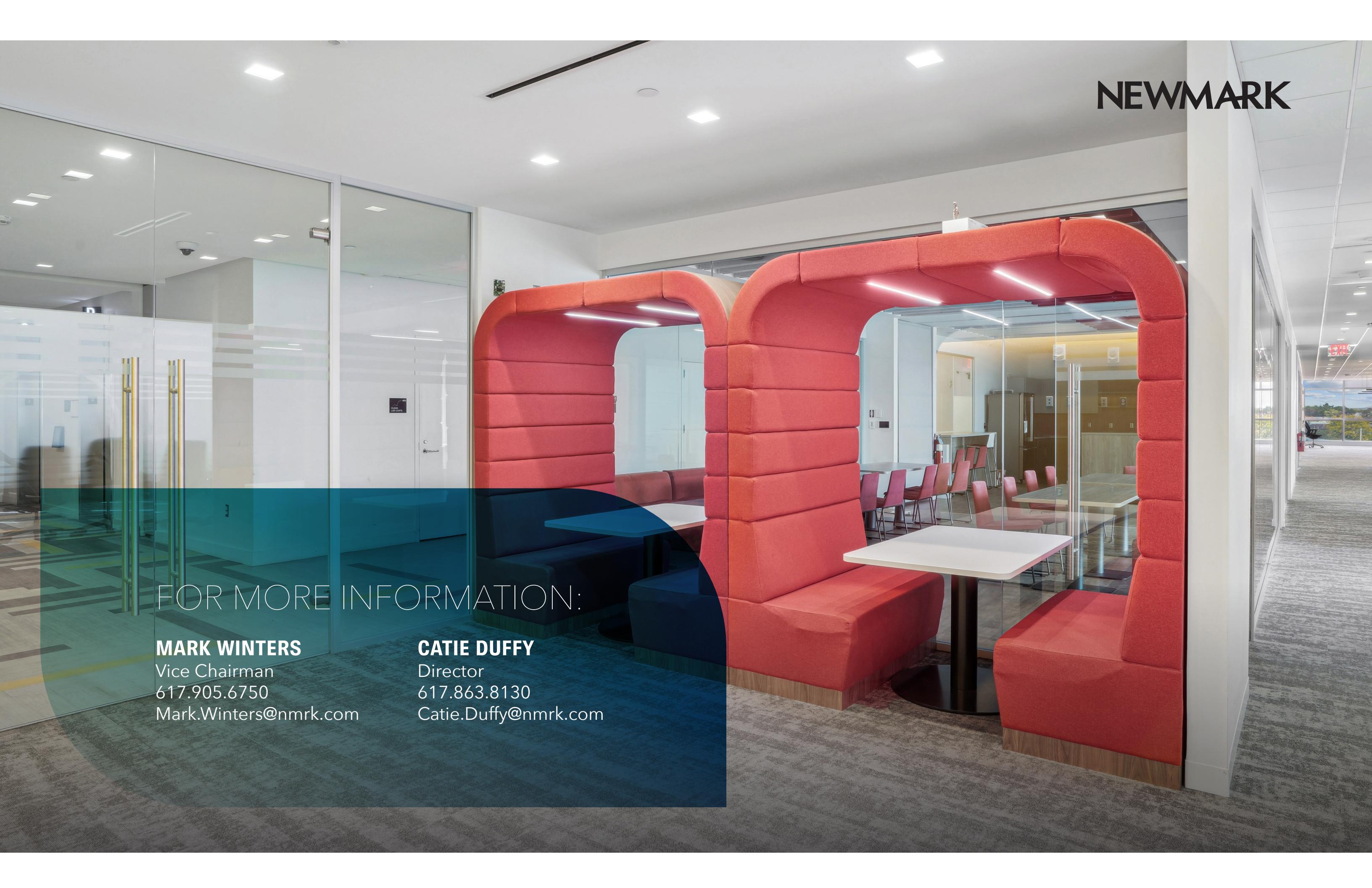


LYFT PROGRAM
FROM SULLIVAN
SQUARE STATION



5-MINUTE WALK
TO UNION SQUARE
GREEN LINE STATION

NEWMARK



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