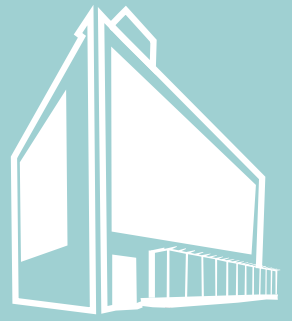


# PREMIER LIFE SCIENCE BUILDING



GENESIS

[ The root of innovation ]



# LAB SPECS

- **Floors 2-6 ( $\pm 14,000$  SF each)**
- **Floor Load:** 100 PSF
- **Electrical**
  - **Lab Overall:** 25 W/USF
    - Lab HVAC: 13 W/USF
    - Lab Lights & Power: 12 W/USF
  - **Office Overall:** 12 W/USF
    - Office HVAC: 4 W/USF
    - Office Lights & Power: 8 W/USF
- **Emergency Generator:** 500kW generator
  - 5 W/USF for Lab Premises
- **HVAC:**
  - 1.5 CFM/USF of Lab
  - 0.3 CFM/USF of Office
- **Plumbing:** Shared pH Neutralization System
- **House Vacuum and Compressed Air**
- **Tenant Chemical Storage:** Adjacent to loading dock
- **Brand New Service Elevator**



**GENESIS 12 Farnsworth Street** is a brick & beam life science conversion project located in Boston's dynamic Seaport District. The property is undergoing a full conversion from office to life science use which includes main mechanical, engineering and plumbing upgrades. Single floor suites are  $\pm 14,000$  RSF and there is a combined  $\pm 73,000$  RSF of availability. The GENESIS spec program will be implemented at the project which caters to tenant's speed to market approach.

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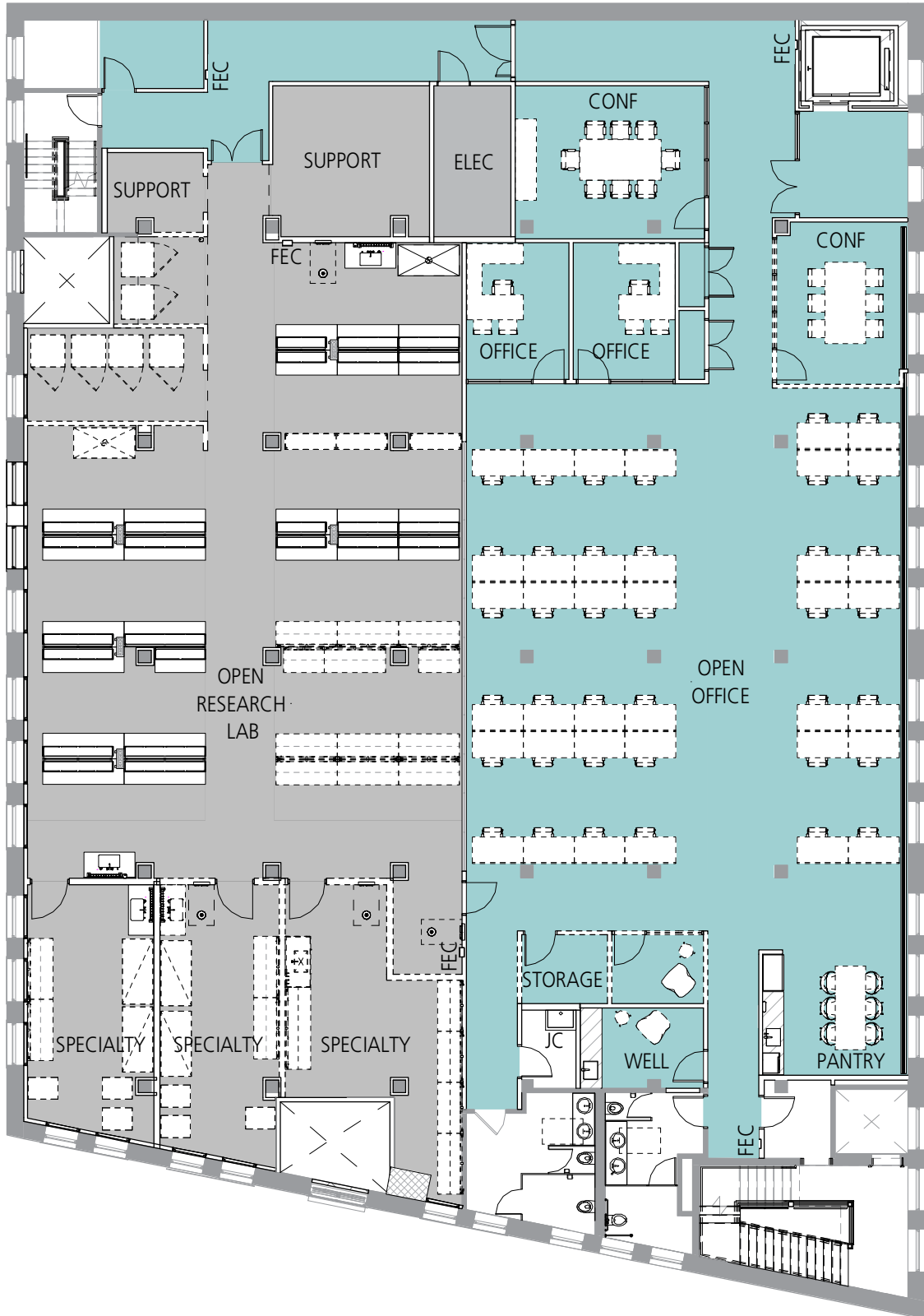
## DELIVERING DECEMBER 2023

- $\pm 73,000$  SF of premier lab & office space delivering December 2023
- Mechanical, electrical, and plumbing infrastructure systems to meet laboratory standards
- Located less than 0.4 miles South Station with access to the MBTA Red Line, Silver Line and Commuter Rail
- Immediate access to Downtown Boston and Kendall Square via the MBTA Red Line
- Flour Bakery and shower on site as well as short walk to numerous lifestyle and retail amenities
- Zoning: Research & Development/Office

# TYPICAL FLOOR PLAN

AVAILABLE DECEMBER 2023 | ±14,000 RSF

■ Lab    ■ Office    - - - Future    — Existing





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