



64 PLEASANT STREET
WATERTOWN, MA

105,359 SQ FT

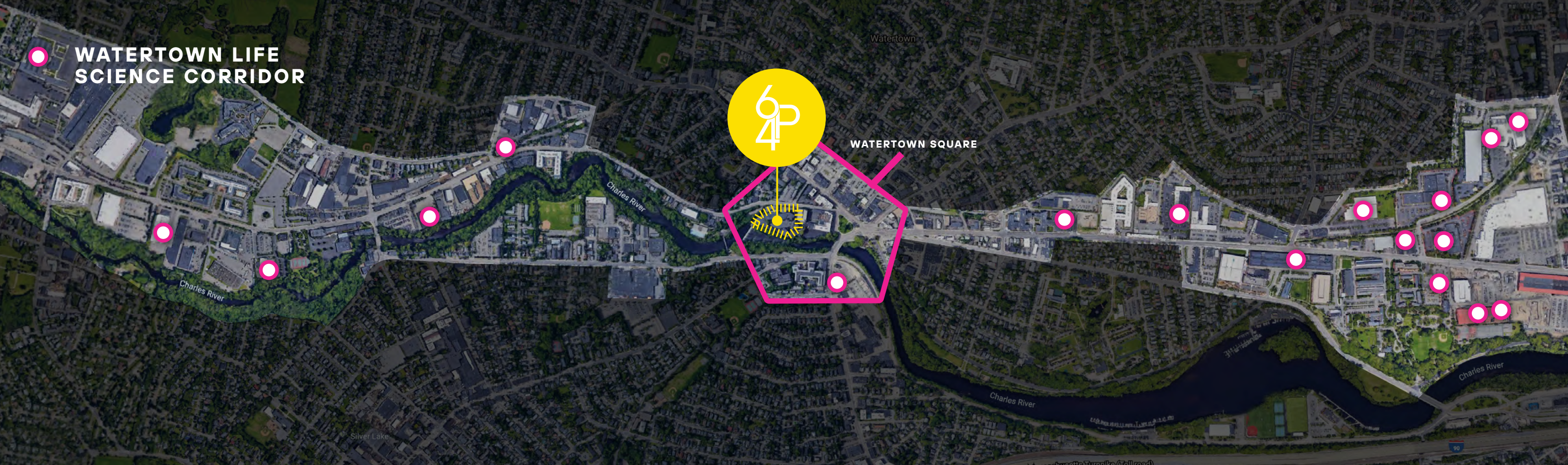
DELIVERING Q4 2022 | 64PLEASANT.COM

STATE-OF-THE-ART LAB SPACE
IN ONE OF WATERTOWN'S MOST
ICONIC BUILDINGS

LABORATORY

RESEARCH & DEVELOPMENT

OFFICE



ESTABLISHED LIFE SCIENCE CLUSTER

More than 50 life sciences companies currently in Watertown



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DOWNTOWN LOCATION STEPS FROM WATERTOWN SQUARE

UNIQUE LOCAL RESTAURANTS & RETAIL

1. STARBUCKS
2. DUNKIN
3. TITLE BOXING
4. HOME TASTE SICHUAN
5. CHINA RAINBOW
6. WILD WILLY'S BURGER
7. MEAT SPOT DELI
8. THE DINER AT 11
9. THE UPS STORE
10. ZIP CAR
11. FARINA'S BICYCLES STORE
12. JANA GRILL & BAKERY
13. CVS
14. NOT YOUR AVERAGE JOE'S
15. THE GINGER EXCHANGE
16. STOP & SHOP
17. PLANET FITNESS
18. BANK OF AMERICA
19. WATERTOWN PUBLIC LIBRARY

CHARLES RIVER
GREENWAY
LOOK OUT POINT





WATERTOWN LOCATION



- **3 MIN**
to I-90 / Mass Pike

HARVARD SQUARE

- **10 MIN**
to Harvard Square by car
- **17 MIN**
by public transit
- **20 MIN**
by shuttle service

DOWNTOWN BOSTON

- **12 MIN**
to Downtown Boston by car
- **16 MIN**
by public transit



- Bike paths connecting to Boston and Waltham



LAB BUILDING SPECIFICATIONS

HVAC

Central make-up air and lab exhaust systems to accommodate 1.75CFM/SF of lab space

POWER FOR TENANT LAB USE

16 Watts/SF

POWER FOR TENANT OFFICE USE

8 Watts/SF

PH NEUTRALIZATION

Central system

EMERGENCY GENERATOR

5 Watts/SF to service the lab portion of the premises

CHEMICAL STORAGE

Shared chemical storage room with dedicated loading. Allocation based on total RSF leased

LOADING

2 loading docks





TENANT EXPERIENCE



Direct Connection to Charles River Greenway



Ample Outdoor Space for Gatherings

AMENITIES



- Fitness Center
- Showers & Lockers
- Private Bike Room
- Kitchen
- Lounge



Oversized Full-Service Conference Center



Flexible Spaces for Individual or Breakout Meetings



Private Tenant Roof Deck and Patio



Expansive Views of Charles River



Watertown Dam on the Charles River

BUILDING HIGHLIGHTS

- State-of-the-art Lab and Office Space
- 105,359 RSF Total
- Two/Three Stories
- Subdivides to 54,660 RSF and 50,699 RSF
- Potential for Flagship Single-Tenant Location

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64 PLEASANT STREET

SITE PLAN





FLOOR PLANS

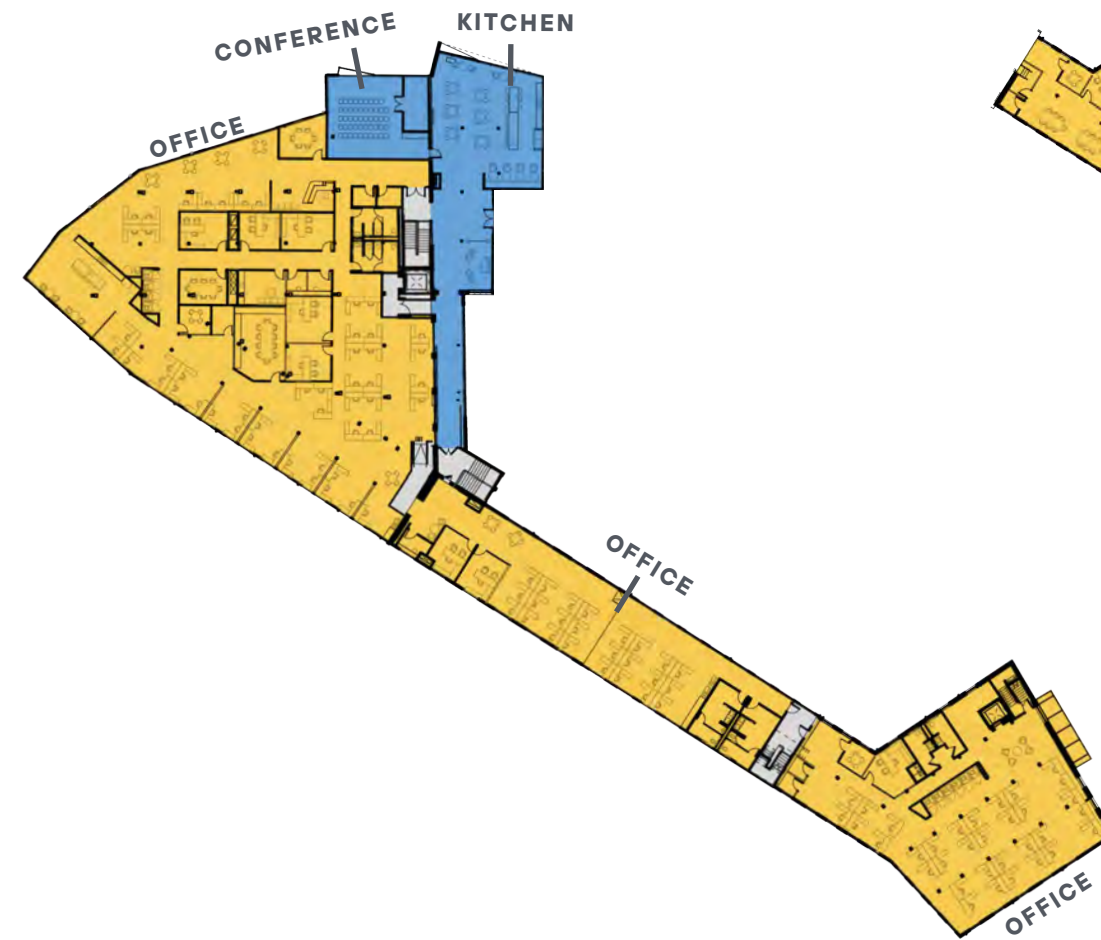
CHARLES RIVER VIEW SUITE | 54,660 SF

- TENANT AREA
- AMENITIES
- CORE / SERVICE

FLOOR 1



FLOOR 2



FLOOR 3



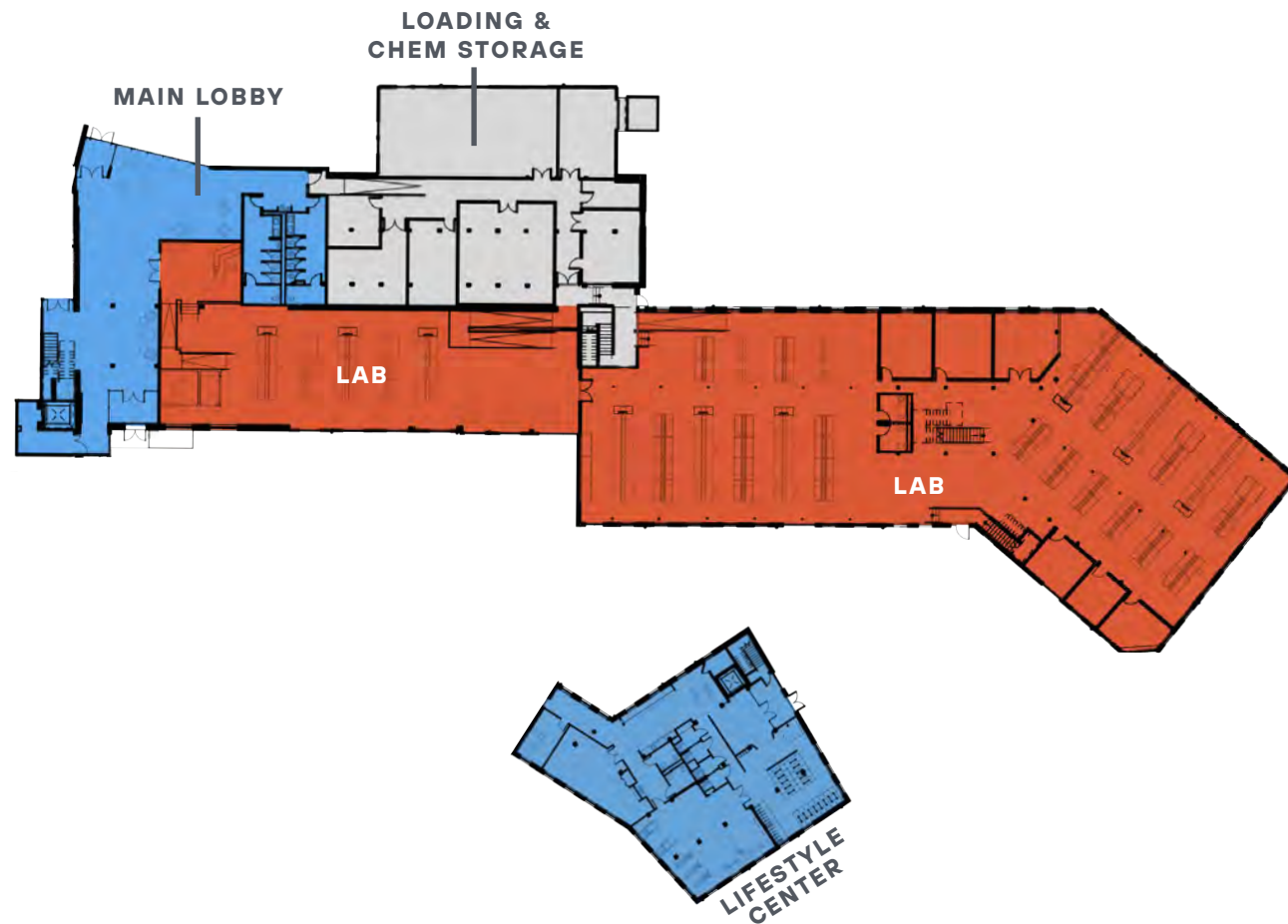


FLOOR PLANS

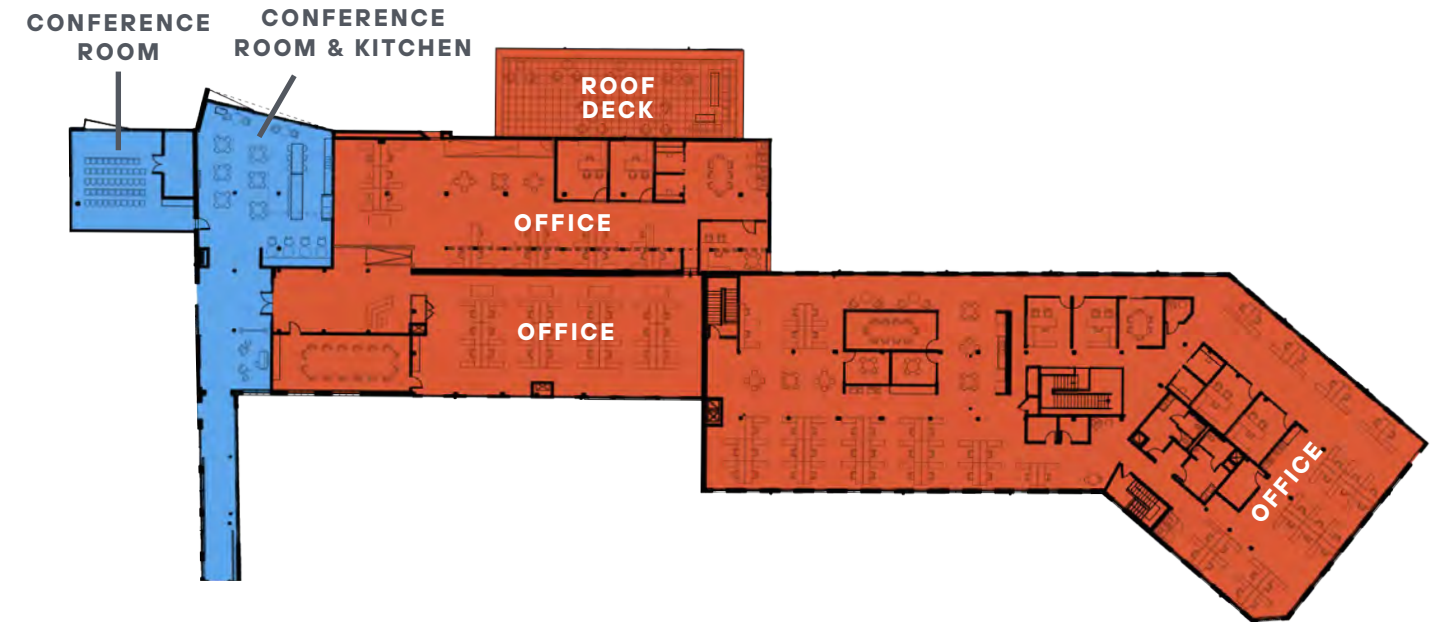
DOWNTOWN SUITE | 50,699 SF

- TENANT AREA
- AMENITIES
- CORE / SERVICE

FLOOR 1



FLOOR 2





**FOR MORE LEASING INFORMATION,
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NEWMARK

GENERAL CONTRACTOR

COLUMBIA

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Square feet reflected in this brochure are preliminary and subject to adjustment as construction is completed.