

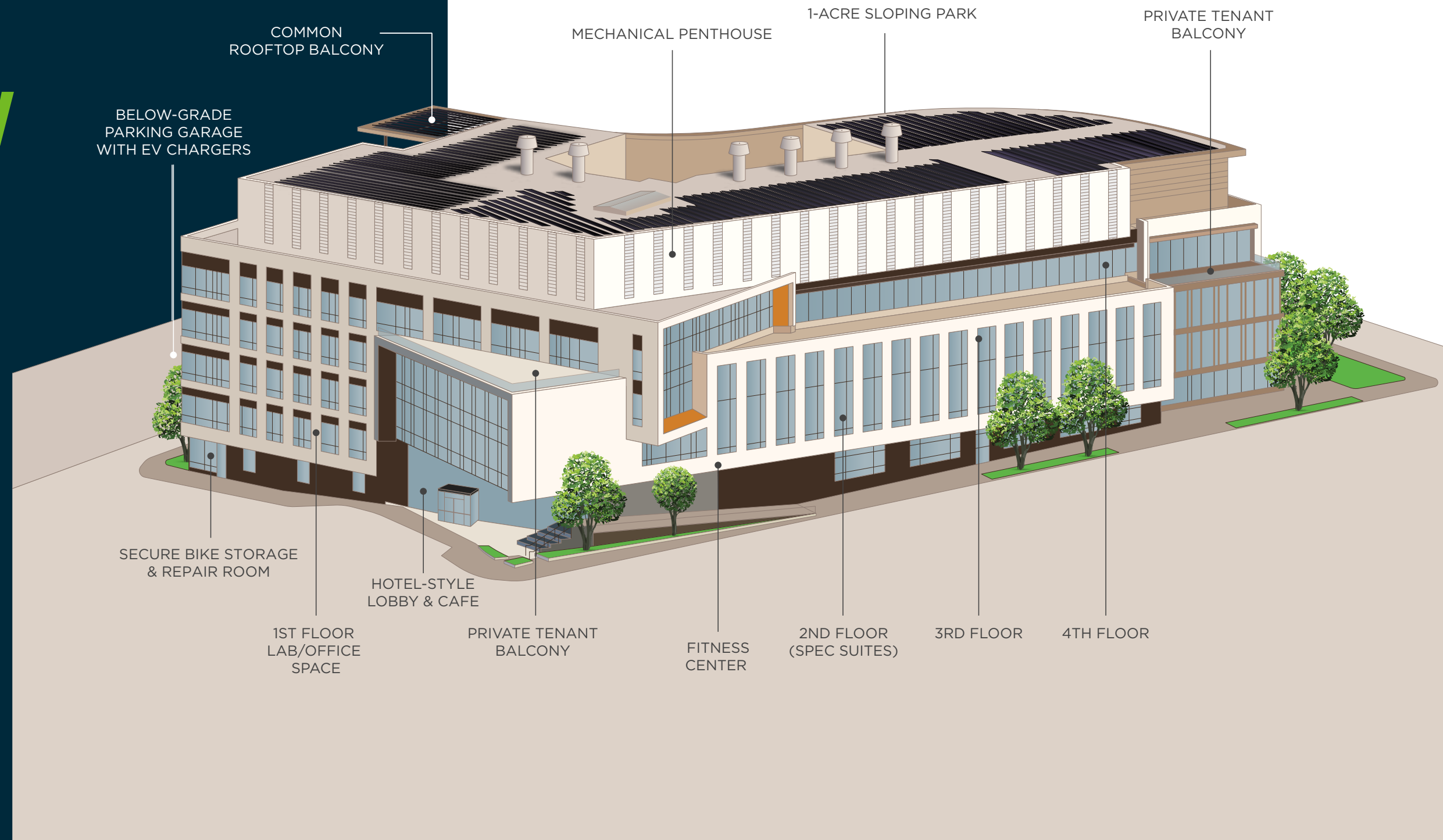


66
GALEN STREET
WATERTOWN

 **BOSTON
DEVELOPMENT
GROUP**

 **DAVIS**

Building Overview














Efficient, Purpose Built Lab Design

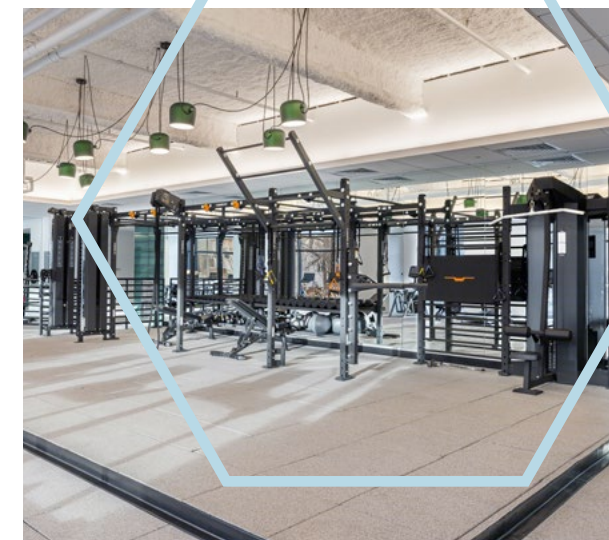


Experience the Next Generation of Life Science

224,106 SF Purpose-Built Lab Building
Brand-New Spec Suites Underway - Delivering Q4 2024
±9,500 – 60,500 RSF

PROPERTY HIGHLIGHTS

-  5-Acre Campus Plan
-  1-Acre of Green Space
-  +/- 25,000 SF Solar Panels on Roof
-  LEED Gold Certification
-  Outdoor Roof Deck
-  1.5/1,000 Parking Ratio
-  Private Shuttle to Boston/Cambridge
-  New Second Floor Spec Suites
-  Blue Bike Station, Indoor Bike Storage & Repair Facility
-  Fitness Center & Locker Rooms
-  Biking & Running Trails With Views of the Charles River



Base Building Infrastructure

BUILDING PROFILE

- **Building Type** - Class A Laboratory Building
- **Covered Parking Garage**
- **Year Built** - 2023
- **# of Floors** - 4+ Mechanical Penthouse
- **Building Rentable Area** - 224,106
- **Average Floor Size** - 55,450
- **Parking Ratio Per 1KSF** - 1.5
- **Spec Suites:** ±9,500 - 60,500 RSF

CONSTRUCTION

- **Structure & Foundation** - Steel frame & poured reinforced concrete foundation
- **Facade** - Mixture of glazed curtainwall, window system with insulated glass, terra cotta rainscreen, metal panel and/or louvers
- **Roofing** - TPO membrane roofing system. Fluid applied waterproofing above parking levels and below sloping park
- **Floor to Floor Height** - 14'6" typical for Tenant Floors, 20'6" at first floor retail lobby, 22' mechanical penthouse
- **Loading** - One 2-bay loading, with dock doors

**5-Acre Campus with
over 1-Acre of
Green Space**

BUILDING SYSTEMS

- **Elevators**
Two 3,500-pound capacity passenger elevators
One 4,000-pound capacity passenger elevator
One 5,000-pound capacity service elevator with front and rear entry
One 3,500-pound capacity passenger elevator servicing parking garage and fitness center
- **HVAC System**
Boiler: ~200 BTU per SF for lab, ~20 BTU per SF for office
Cooling Tower: ~ 100 SF per ton for lab, ~300 SF per ton for office
Floors 2-6 Air Handling Unit: 1.7 CFM per SF for lab, 0.2 CFM per SF for office
- **Electric Service** - 277/480 volts, 3 phase, 4 wire
- **Energy Management** - BMS with automatic temperature controls for all core & shell equipment with provisions for connections to independent tenant systems
- **Life Safety** - Fire alarm system and risers, 100% wet pipe automatic sprinkler system coverage
- **Security** - Card access and camera monitoring for all base building areas including the garage
- **Utilities**
Electricity: Eversource
Gas: National Grid
Water & Sewer: Town of Watertown/MWRA (Massachusetts Water Resources Authority)
Telecom: Comcast, Verizon



2nd Floor Spec Suites Q4 2024



±9,500 – 60,500 RSF

Suite 01 - 20,685 RSF

Suite 02 - 17,885 RSF

Suite 03 - 12,510 RSF

Suite 04 - 9,615 RSF



Test Fits



SINGLE TENANT

LAB

Benches: **219**

Lab Support Rooms: **39**

OFFICE

Private Offices: **18**

Workstations (6' desks): **146**

Conference: **5**

Phone Room: **3**

Lunch Room: **1** (64 seats)

Wellness Room: **1**

IT Closet: **1**



Test Fits



DOUBLE TENANT

TENANT 1

LAB

Benches: **96**

Lab Support Rooms: **18**

OFFICE

Private Offices: **6**

Workstations (6' desks): **56**

Conference: **3**

Phone Room: **3**

Lunch Room: **1** (32 seats)

Wellness Room: **1**

IT Closet: **1**

TENANT 2

LAB

Benches: **120**

Lab Support Rooms: **16**

OFFICE

Private Offices: **9**

Workstations (6' desks): **96**

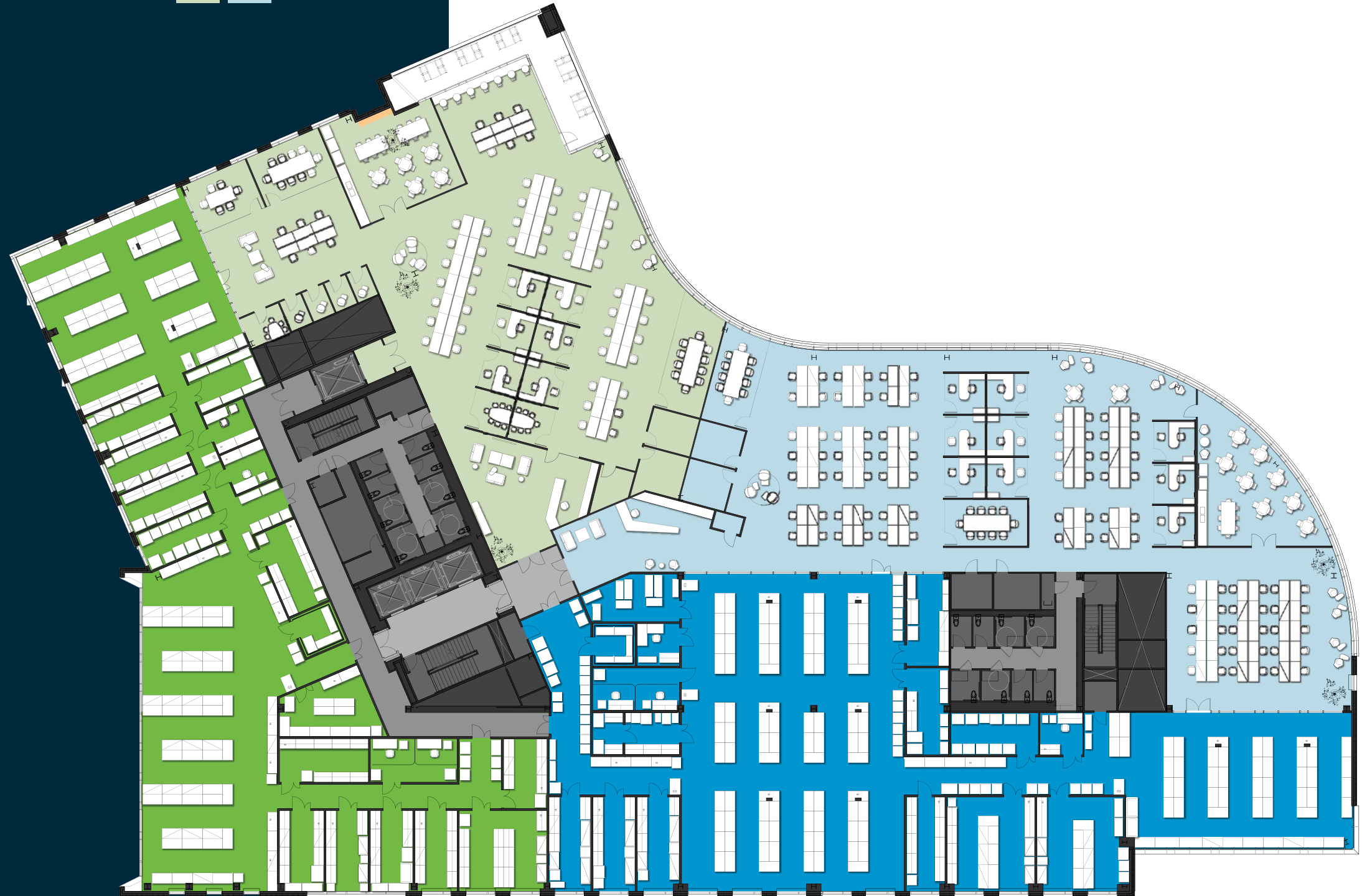
Conference: **2**

Phone Room: **0**

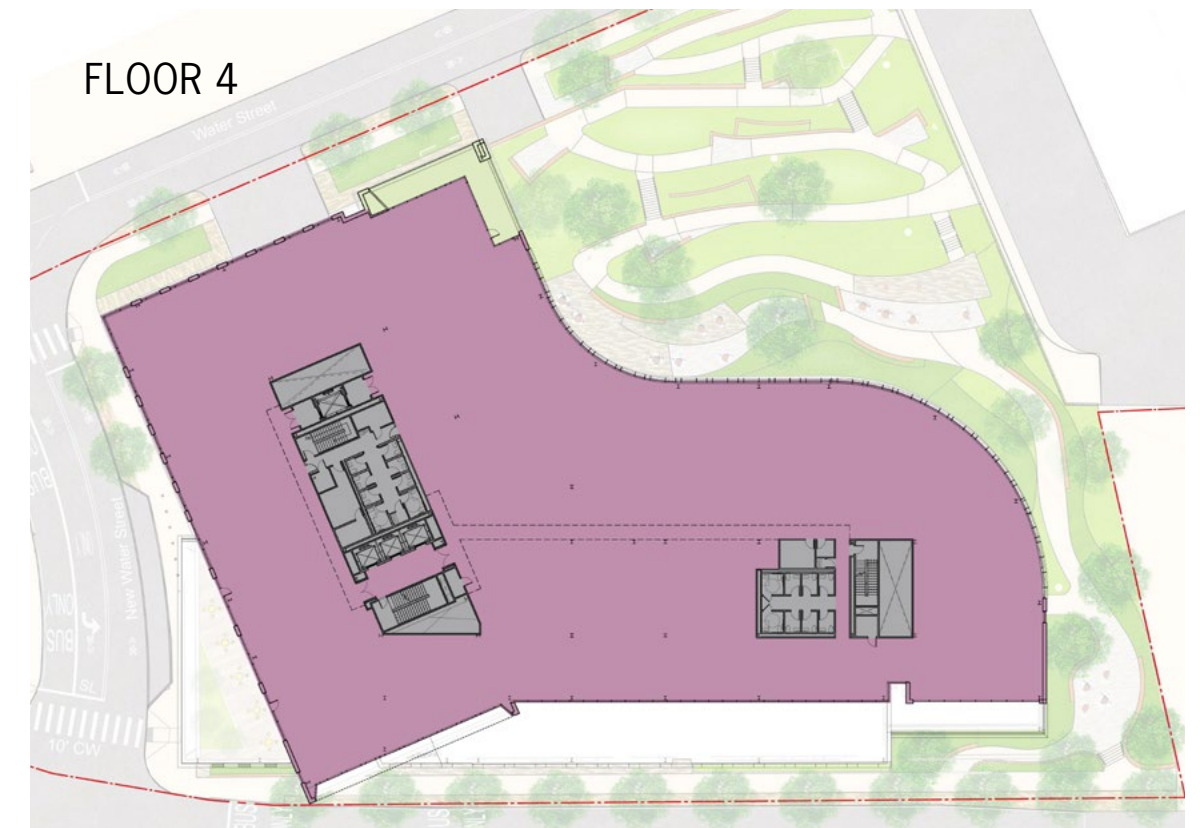
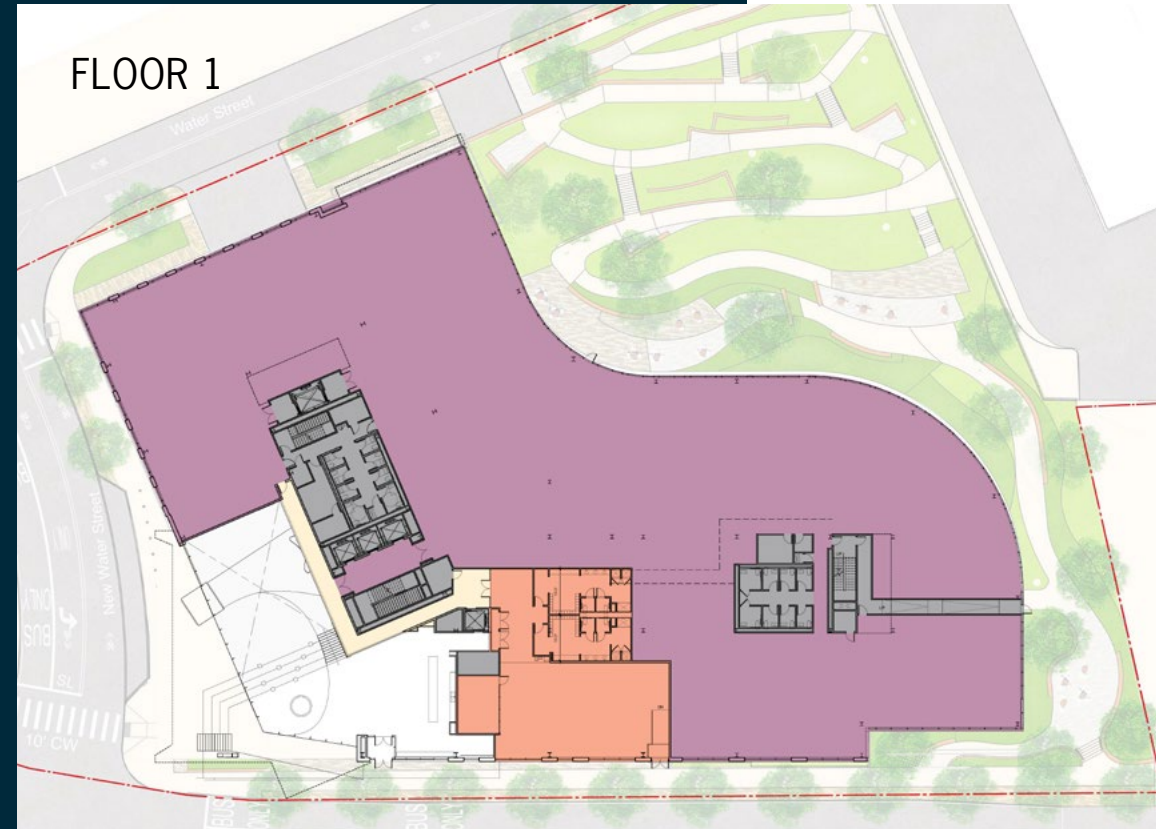
Lunch Room: **1** (48 seats)

Wellness Room: **0**

IT Closet: **1**



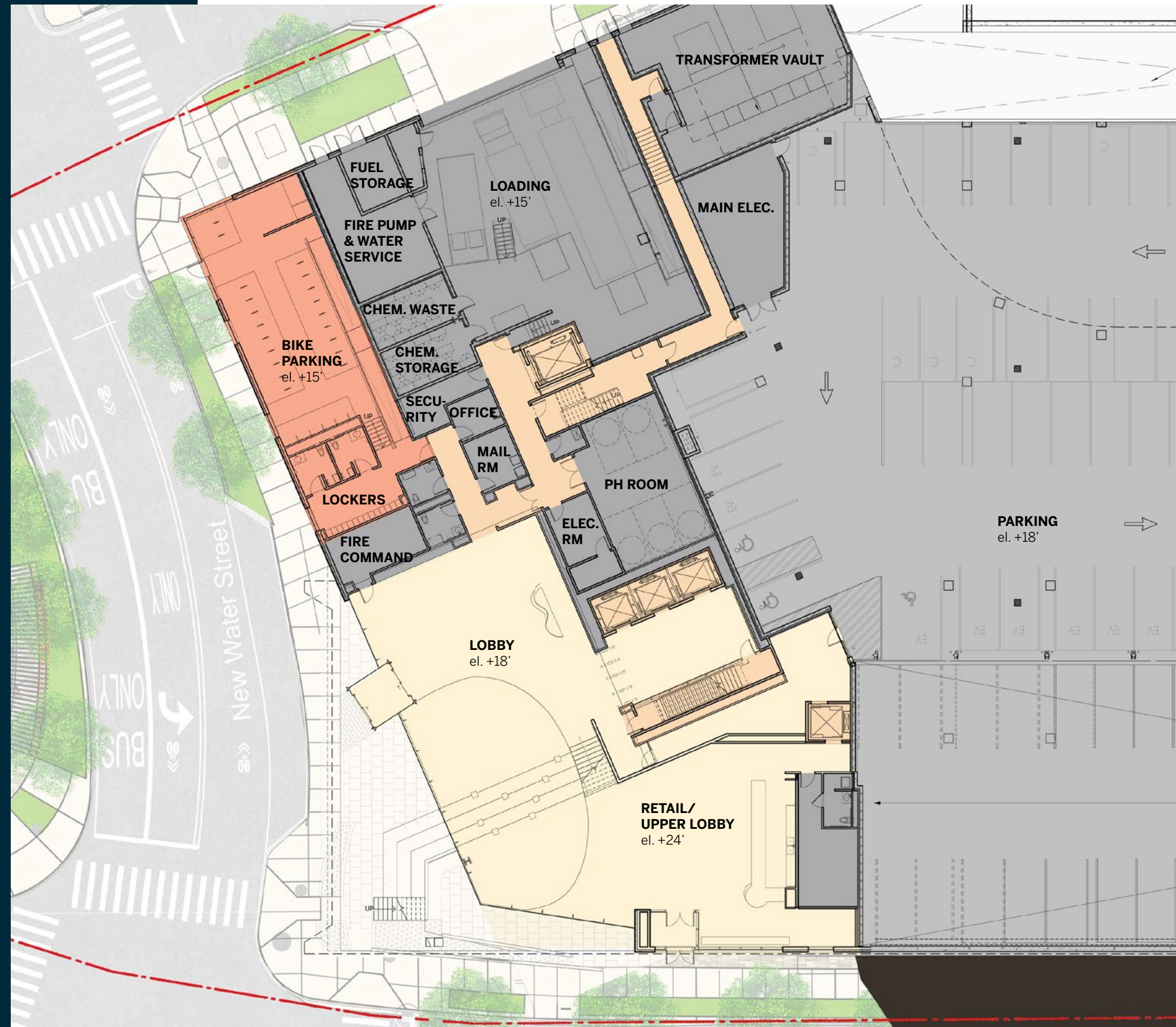
Building Floor Plans



Ground Floor

FLOOR PLAN DETAILS

- Hotel Style Lobby
- Retail Cafe
- Indoor Bike Storage with Repair Facilities
- Locker Rooms & Showers
- Lab Facilities & Support Rooms
- PH Neutralization Room
- Chemical Storage
- Loading Dock with 2-Bay Doors
- 5,000lb Capacity Freight Elevator
- Covered Parking Garage








Expanding Life Science Cluster







66
GALEN STREET
WATERTOWN

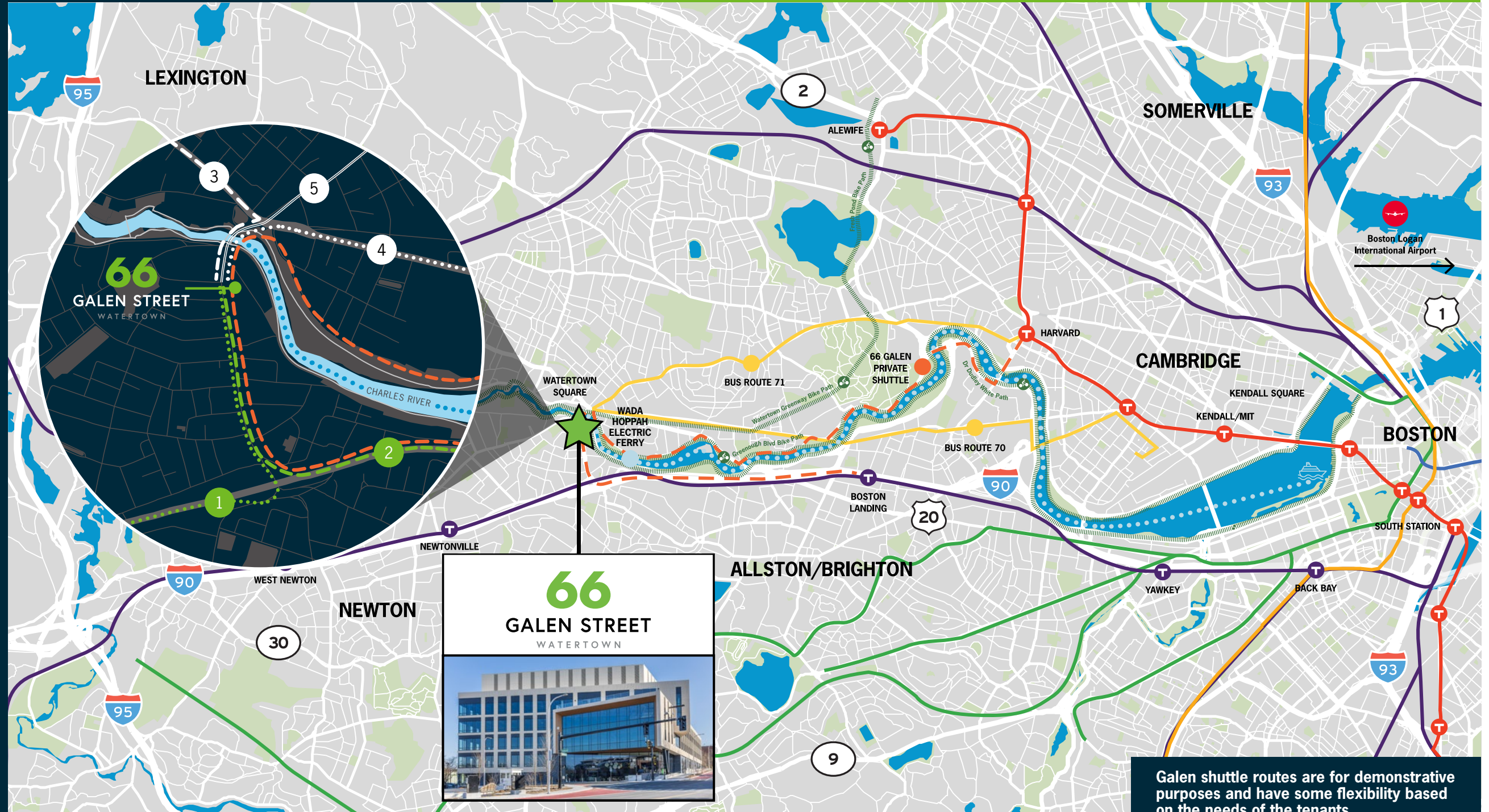


Ease of Access

				
90	14	15	21	3
Seconds to I-90/Mass Pike	Minutes to Harvard Square	Minutes to MIT	Nearby Restaurants	Bike Paths Along the Charles River

ACCESS ROUTES

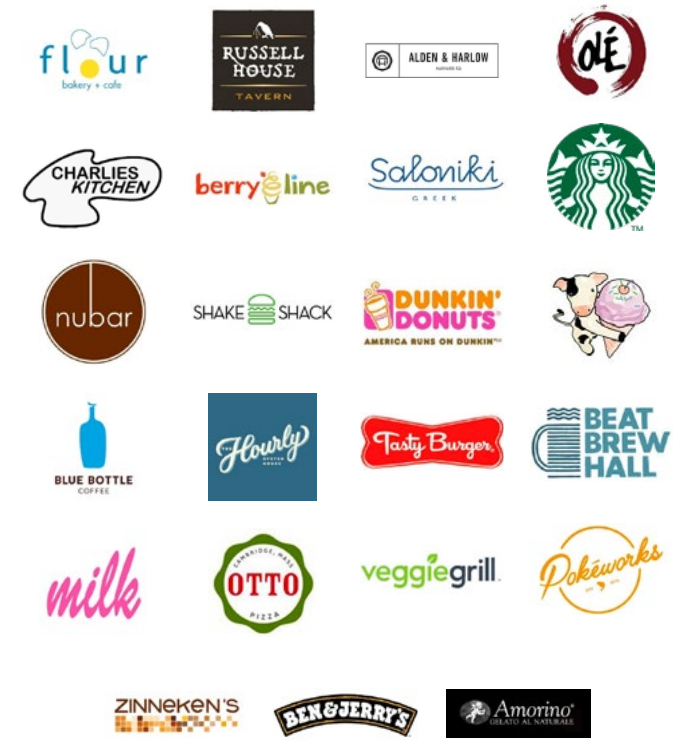
-  Route I-90 Westbound via Exit 127: Watertown
-  Route I-90 Eastbound via Exit 127: Watertown
-  Route 20 Westbound via North Beacon Street
-  Route 20 Eastbound via North Beacon Street
-  Route 16 to Harvard Square via Mt Auburn Street
-  Shuttle to Harvard Square and Boston Landing
-  Electric Ferry to Kenmore and Beacon Hill



Dynamic Watertown Location



Harvard Square



Arsenal Yards



5-ACRE | 464,000 SF Life Science Campus

PHASE I:
224,000 SF Delivered

PHASE II:
Additional 240,000 SF
Future Expansion



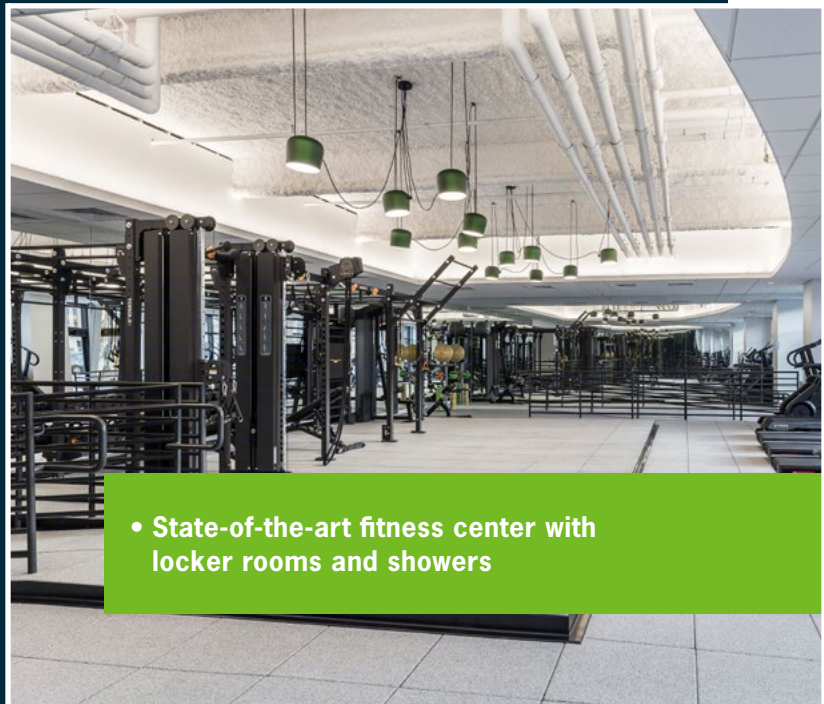
Amenities, Health & Wellness



• An on-site cafe with breakfast & lunch options



• Community lounge spaces and a hotel-style building lobby



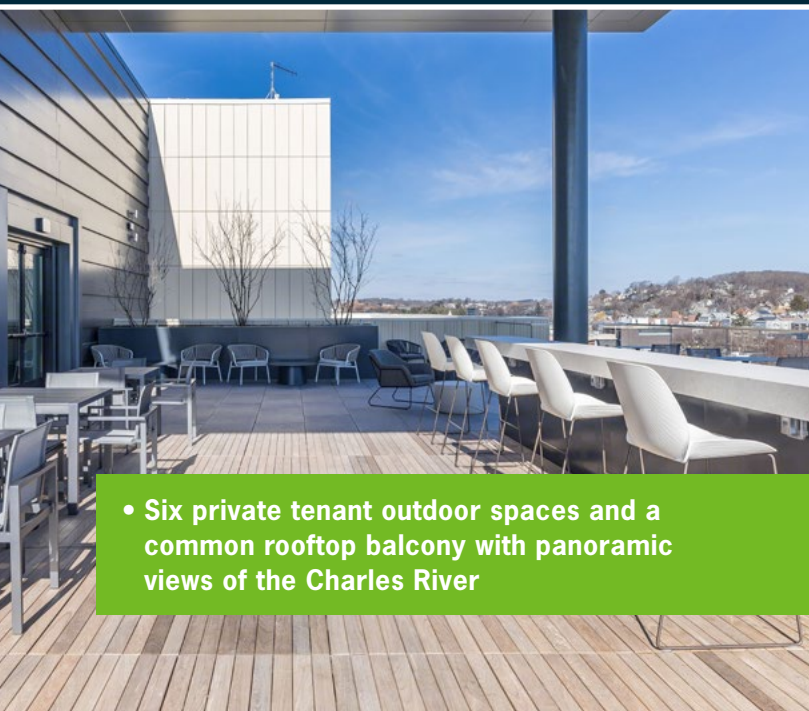
• State-of-the-art fitness center with locker rooms and showers



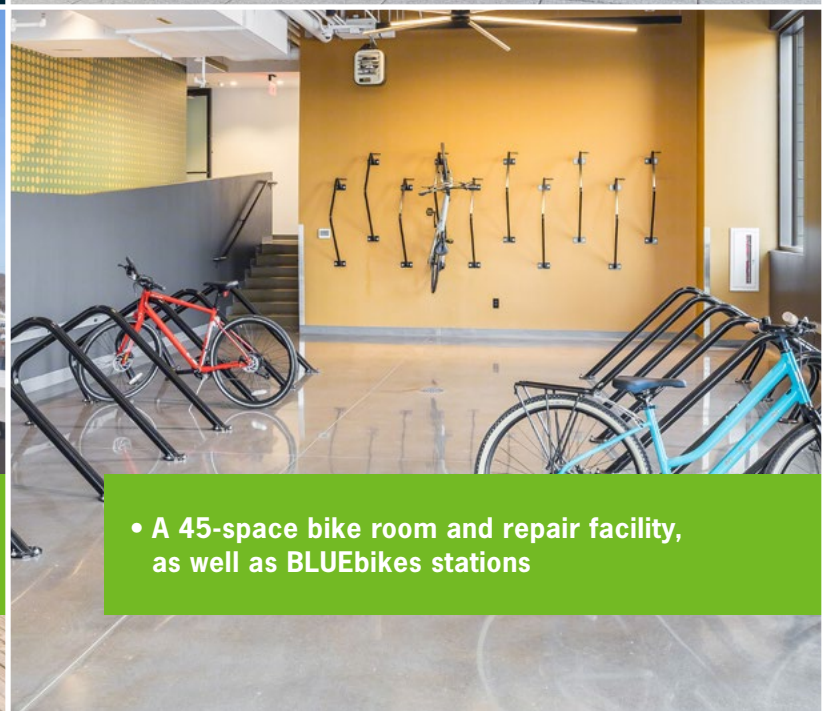
• EV charging stations in the secure, below-grade parking garage



• A 25,000 SF rooftop solar array



• Six private tenant outdoor spaces and a common rooftop balcony with panoramic views of the Charles River



• A 45-space bike room and repair facility, as well as BLUEbikes stations



• 1-Acre of Green Space



• LEED Gold


Views of the Charles River

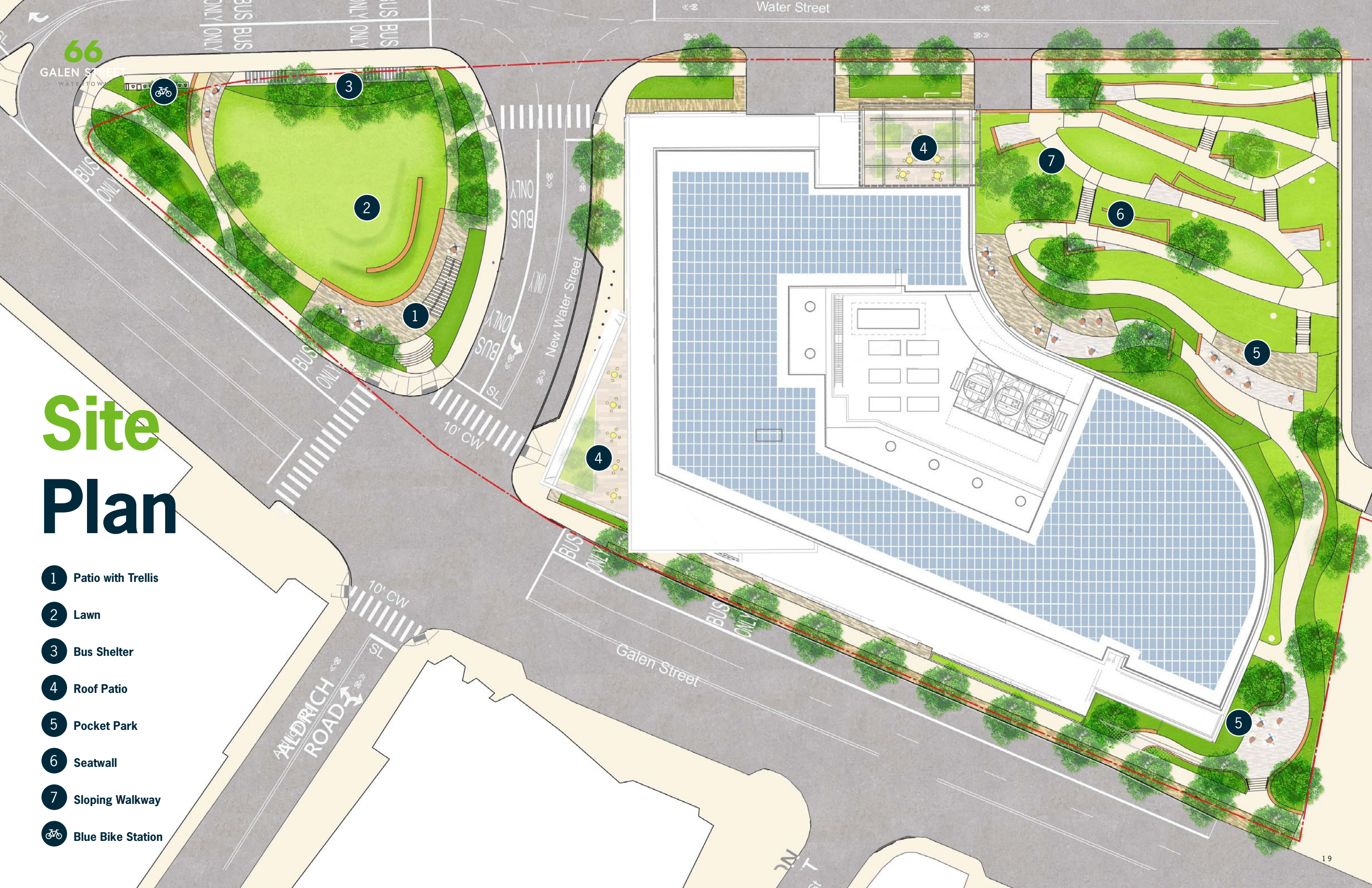






Site Plan

- 1 Patio with Trellis
- 2 Lawn
- 3 Bus Shelter
- 4 Roof Patio
- 5 Pocket Park
- 6 Seatwall
- 7 Sloping Walkway
-  Blue Bike Station







Duncan Gilkey
DAVIS
Senior Vice President - Leasing
DGilkey@thedaviscompanies.com
(617) 986-6327

