

Life + Science

100 / 150 SALT STREET

Suffolk Downs



LOCATION & ACCESS

Logan Airport

5 min 6 min

Seaport

10 min 35 min

Downtown Boston

10 min 12 min

East Cambridge

15 min 30 min

Suffolk Downs

Beachmont

100 150
SALT STREET

REVERE BEACH PARKWAY

1A

90

90

93



BEACHMONT SQUARE

100 150
SALT STREET



BEACHMONT SQUARE IS THE GATEWAY TO THE ENTIRE NEIGHBORHOOD

IN THE FIRST PHASE of development, Beachmont Square will enliven Suffolk Downs with a collection of life science and incubator space, residences, hotels, boutique and neighborhood retail, and outdoor spaces – immersing visitors in recreation and inspiration at all hours of the day.

BEACHMONT SQUARE

1.73M SF

Total GFA Development

1.23M SF

Life Science

104.3K SF

Active Street Retail

1,430

Residential Units

150

Total Keys

110K SF

Plaza and Open Space

\$83M+

On- and Off-site Infrastructure Improvements



100/150 SALT :	
COMMERCIAL :	
RESIDENTIAL :	
HOTEL :	

BUILDING OVERVIEW

100 / 150 SALT STREET BY THE NUMBERS

Suffolk Downs offers a unique capacity for research, development, and biomanufacturing in one building.

100 SALT STREET

277,765 RSF
Life Science /
Biomanufacturing

~56,000 RSF
Typical Floor Plate

BIOMANUFACTURING
Floors 1 and 2

R&D/OFFICE
Floors 3, 4, and 5

4
Loading Bays

2.5K RSF
Retail / Restaurant

278
Parking Spaces (200 Below
Grade Garaged Spaces
+ 78 Surface Parking)

150 SALT STREET

241,713 RSF
Life Science /
Biomanufacturing

~48,000 RSF
Typical Floor Plate

BIOMANUFACTURING
Floors 1 and 2

R&D/OFFICE
Floors 3, 4, and 5

5
Loading Bays

2.5K RSF
Retail / Restaurant

244
Below Grade Garaged Spaces

100 / 150 SALT STREET

519,478 RSF
Life Science /
Biomanufacturing

~104,000 RSF
Typical Floor Plate

BIOMANUFACTURING
Floors 1 and 2

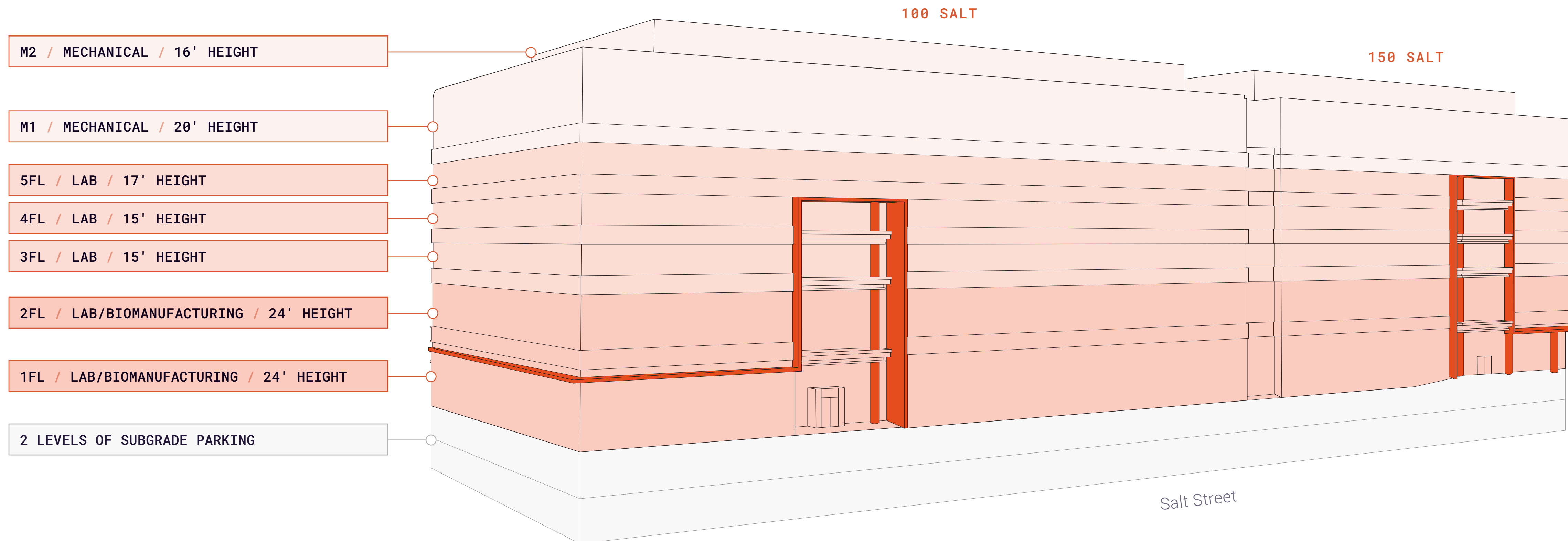
R&D/OFFICE
Floors 3, 4, and 5

9
Loading Bays

2.5K RSF
Retail / Restaurant

522
Parking Spaces (444 Below
Grade Garaged Spaces
+ 78 Surface Parking)

BUILDING STACK



KEY FEATURES

Large Open Floor Plates

with Off-center Core

Group H Achievable

Base Build Design

Limited Stories

Enhance Aggregate Rentable Square Footage Value

Two Building Design

Allows for Maximum Control Area Flexibility

9 Loading Bays

Between Both Buildings, Sized for WB-50 Trucks

Oversized Mechanical PH

(2 Levels) Allows for Maximum Tenant Equipment Flexibility

Building Certifications

Certified WiredScore Platinum and LEED Gold Certifiable

Up to 47' x 33'

Column Spans

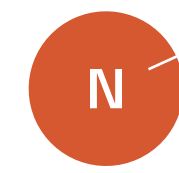
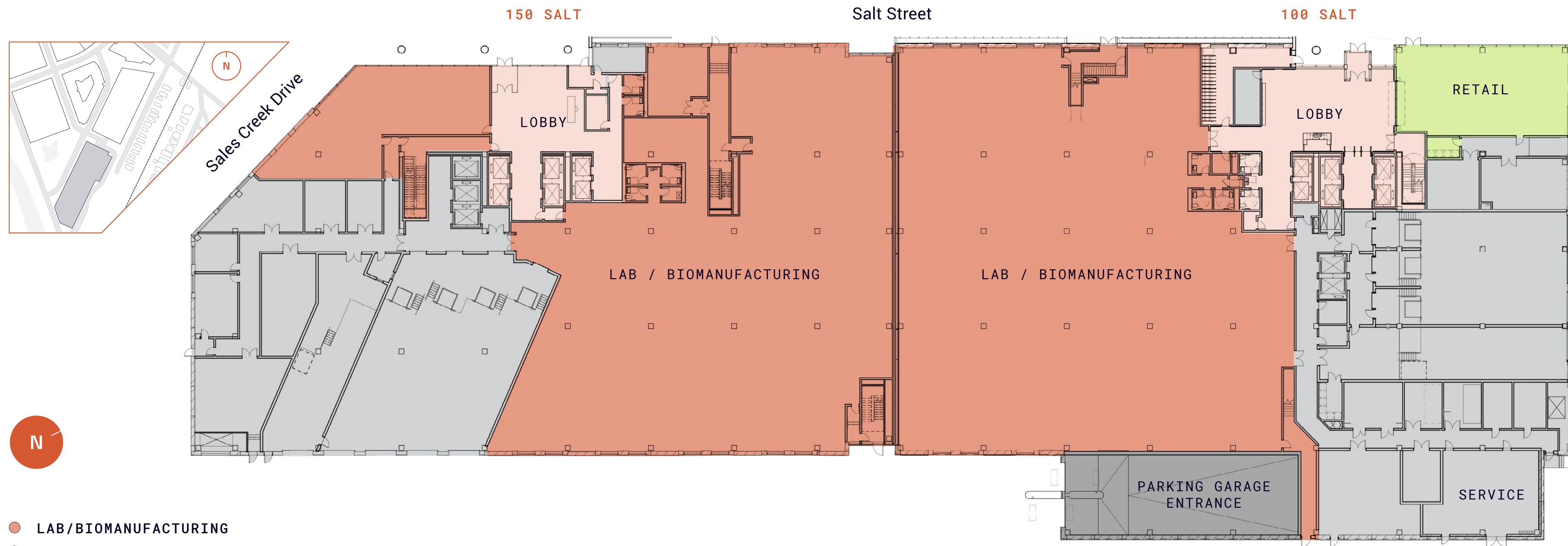


CORE & SHELL PLANS

Ground Floor

150 SALT STREET	
Lab/Biomanufacturing:	25,582 RSF
# of Loading Docks:	5

100 SALT STREET	
Lab/Biomanufacturing:	27,241 RSF
# of Loading Docks:	4
Retail Space:	2,628 RSF



- LAB/BIOMANUFACTURING
- LOBBY
- RETAIL
- MECH/SERVICE
- PARKING

CORE & SHELL PLANS

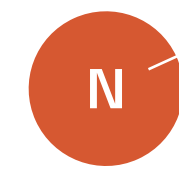
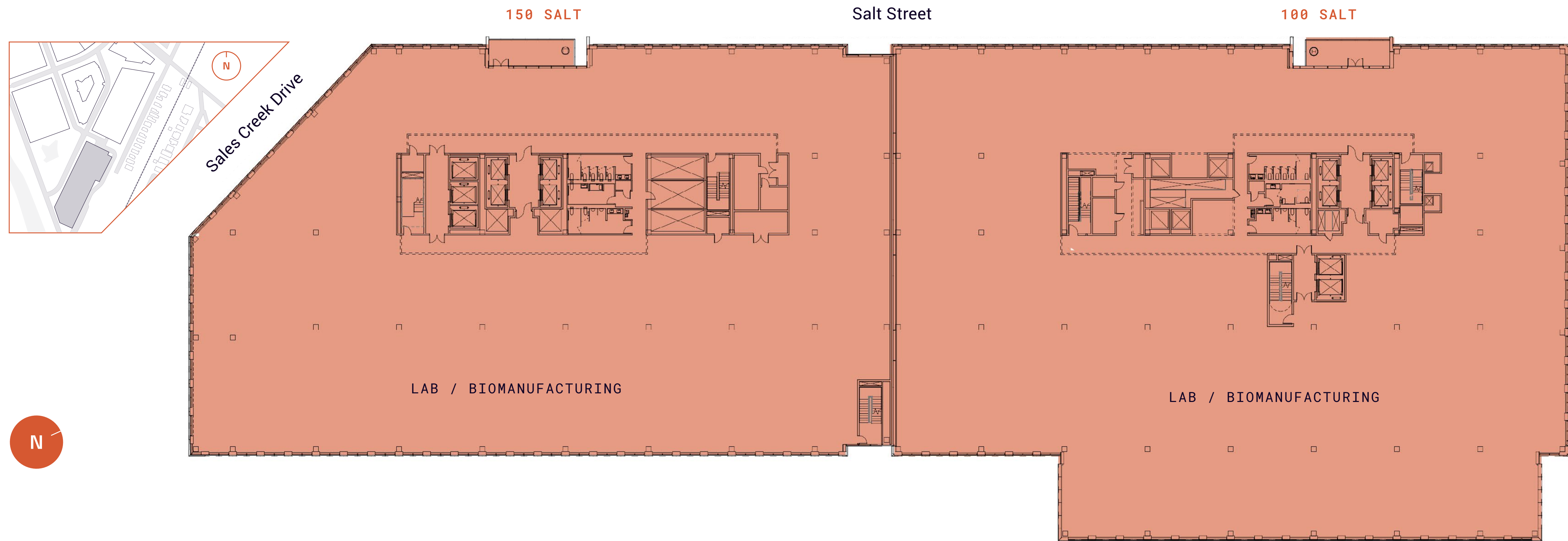
Floor 2

150 SALT STREET

Lab/Biomanufacturing:	46,239 RSF
Balcony:	471 RSF

100 SALT STREET

Lab/Biomanufacturing:	55,569 RSF
Balcony:	449 RSF



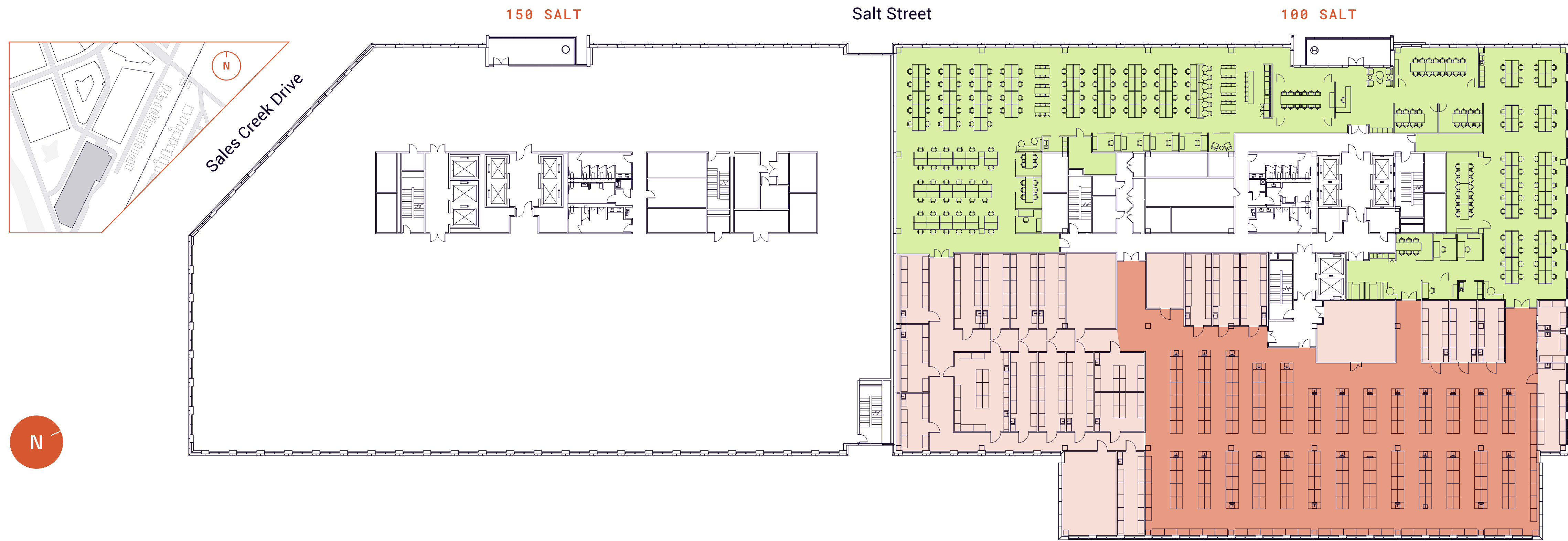
● LAB/BIOMANUFACTURING

TEST FITS: TYPICAL LAB FLOOR (3-5)

1 Tenant

100 SALT STREET

TENANT 1		
Lab:	16,763 SF	Lab Benches: 214
Lab Support:	17,522 SF	Office Stations: 162
Office:	23,469 SF	Private Office: 8
Total:	57,754 SF	Collaboration: 105
		Café: 51



- OFFICE
- LAB
- LAB SUPPORT

TEST FITS: TYPICAL LAB FLOOR (3-5)

2 Tenants

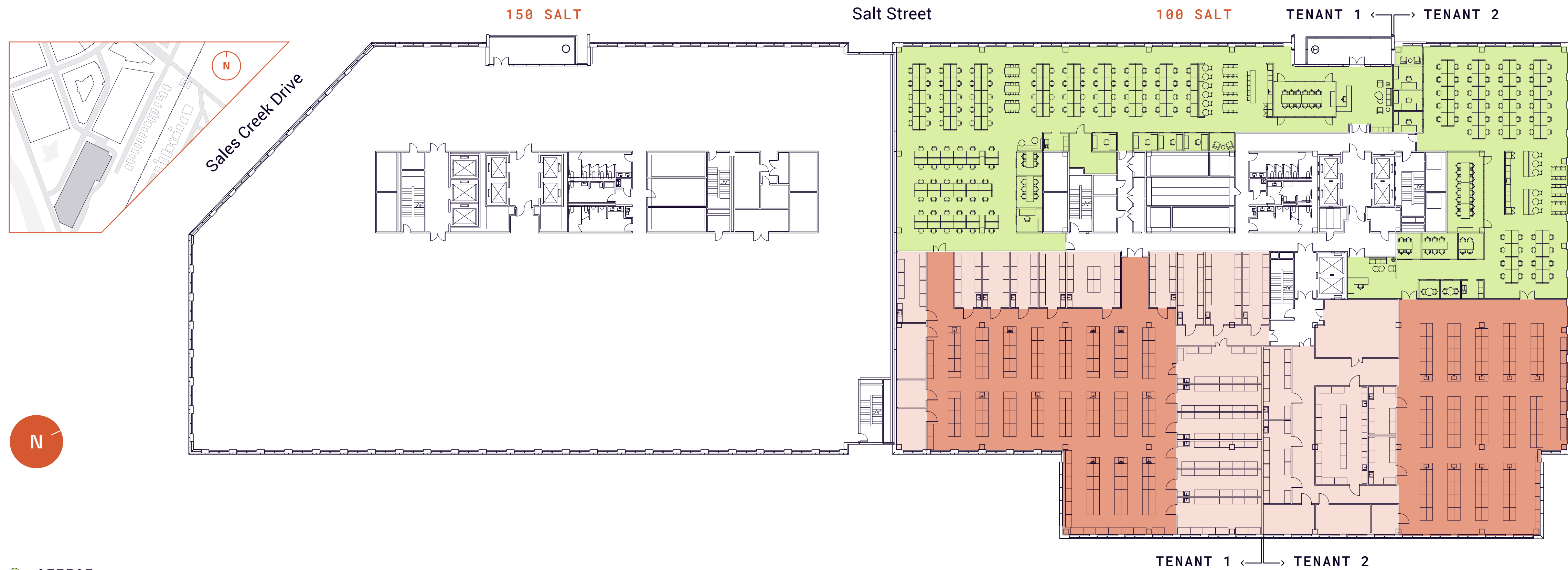
100 SALT STREET

TENANT 1	
Lab:	9,947 SF
Lab Support:	9,826 SF
Office:	14,159 SF
Total:	33,932 SF

Lab Benches:	128
Office Stations:	118
Private Office:	5
Collaboration:	40
Café:	36

TENANT 2	
Lab:	8,339 SF
Lab Support:	6,404 SF
Office:	9,079 SF
Total:	23,822 SF

Lab Benches:	110
Office Stations:	62
Private Office:	3
Collaboration:	36
Café:	30



- OFFICE
- LAB
- LAB SUPPORT