



AVAILABLE SPRING 2025  
10,044 RSF  
FOR SUBLEASE

101 BOYNTON YARDS  
SOMERVILLE, MA  
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



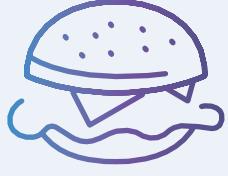
GROUND FLOOR  
CONFERENCE SPACE WITH  
250 PERSON CAPACITY



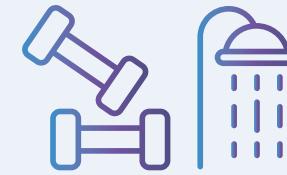
FOODA DIGITAL  
FOOD HALL AND POPUP  
RESTAURANTS DAILY



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



ON-SITE MAMALEH'S  
DELICATESSEN ON  
GROUND FLOOR



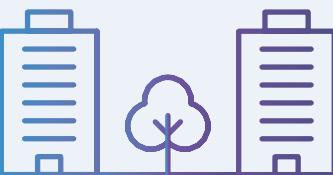
ON-SITE FITNESS CENTER IN  
LOWER LEVEL WITH LOCKER  
ROOMS / SHOWERS



PARKING SPACES IN  
BELOW-GRADE GARAGE  
AND SURFACE LOT



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



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

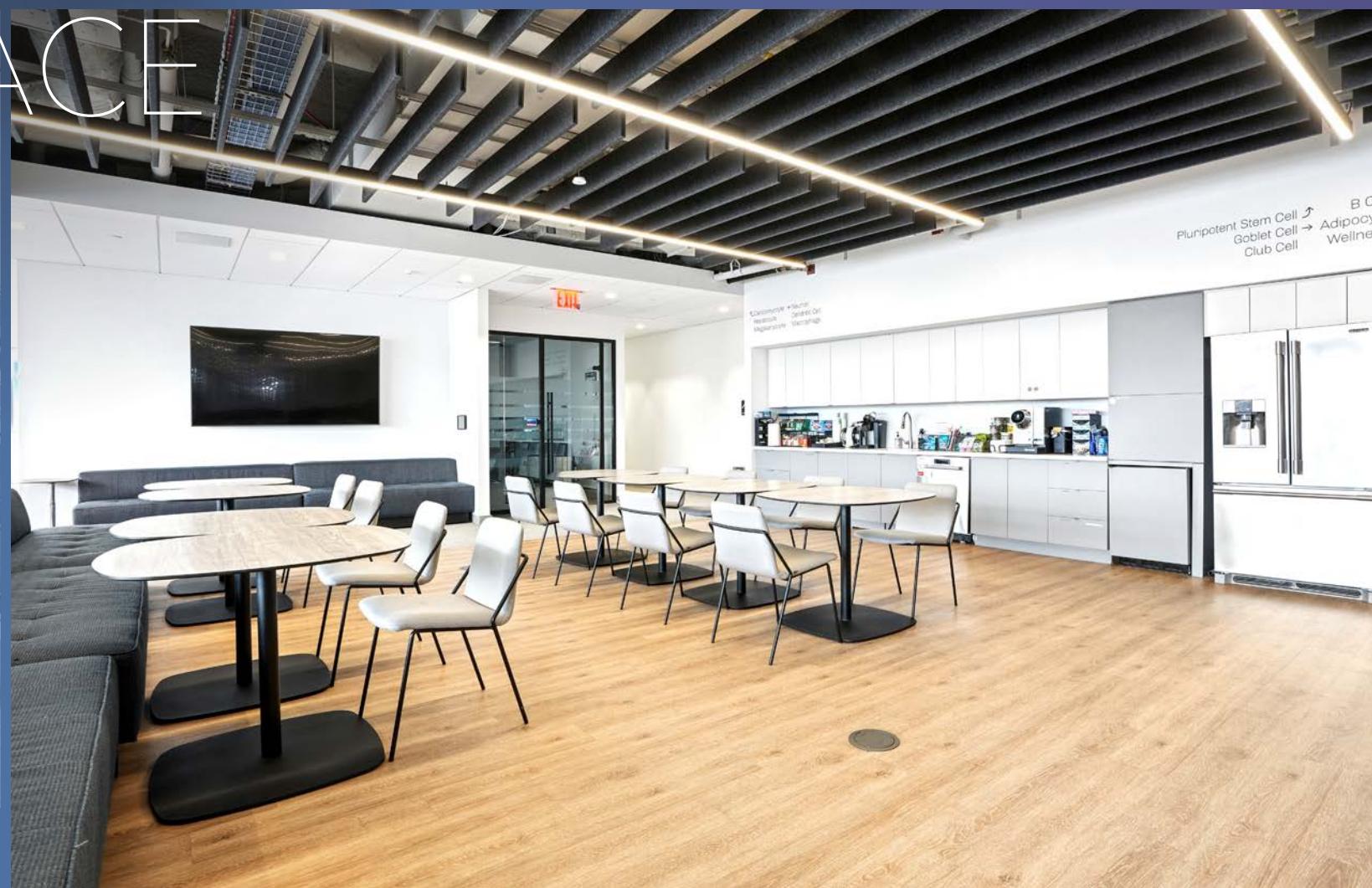
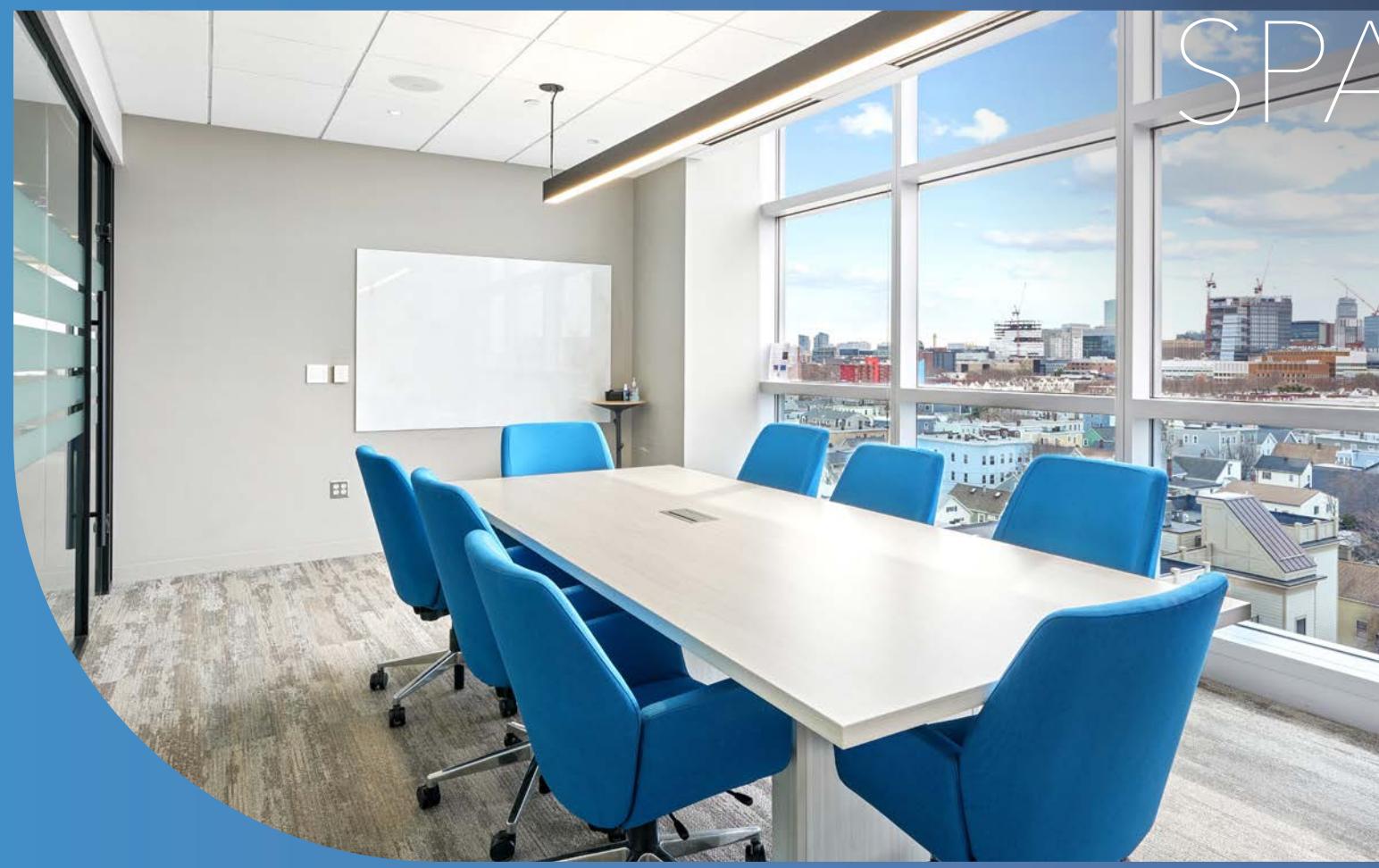
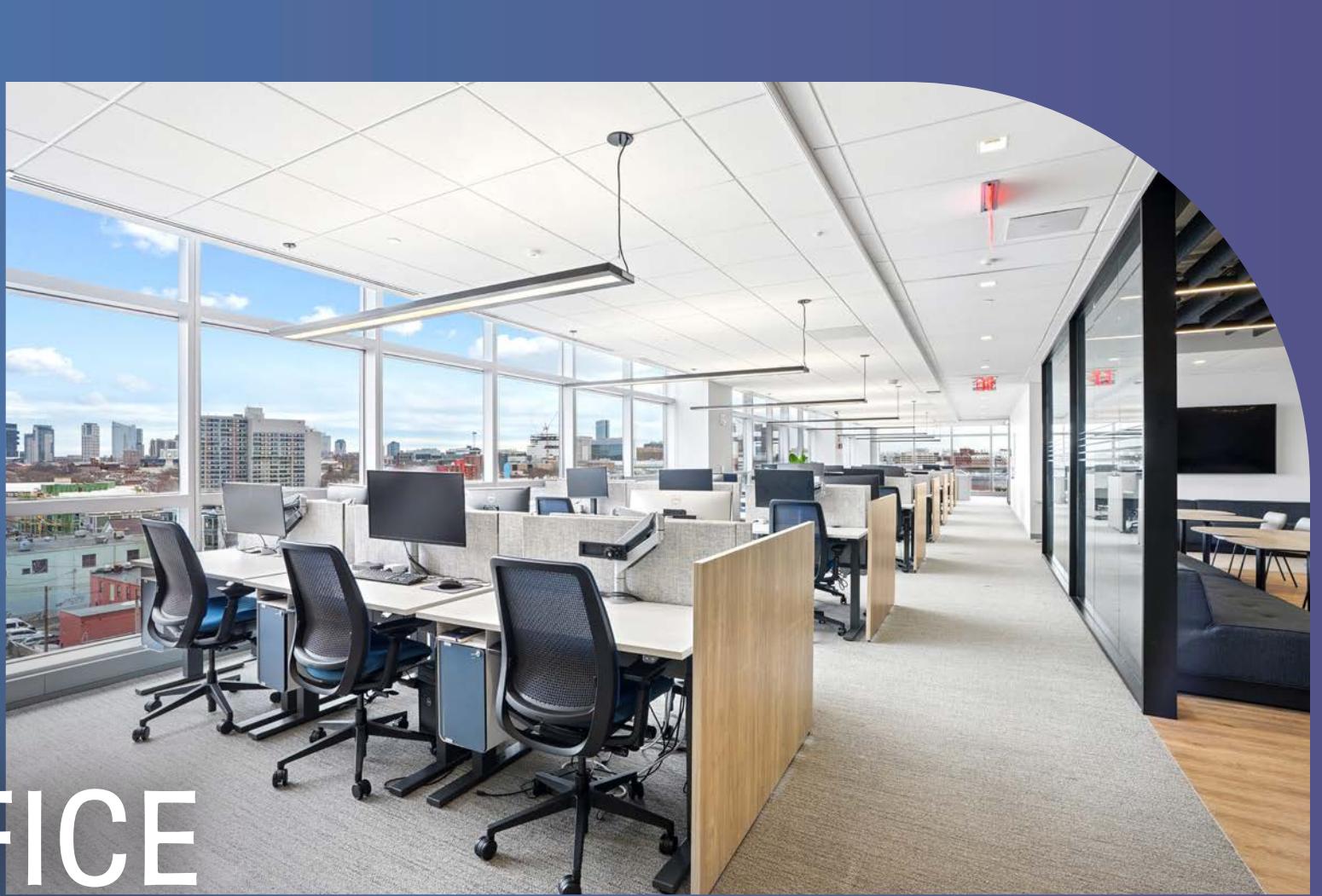
Wired Certified Platinum

Building Vivarium



# LAB SPACE



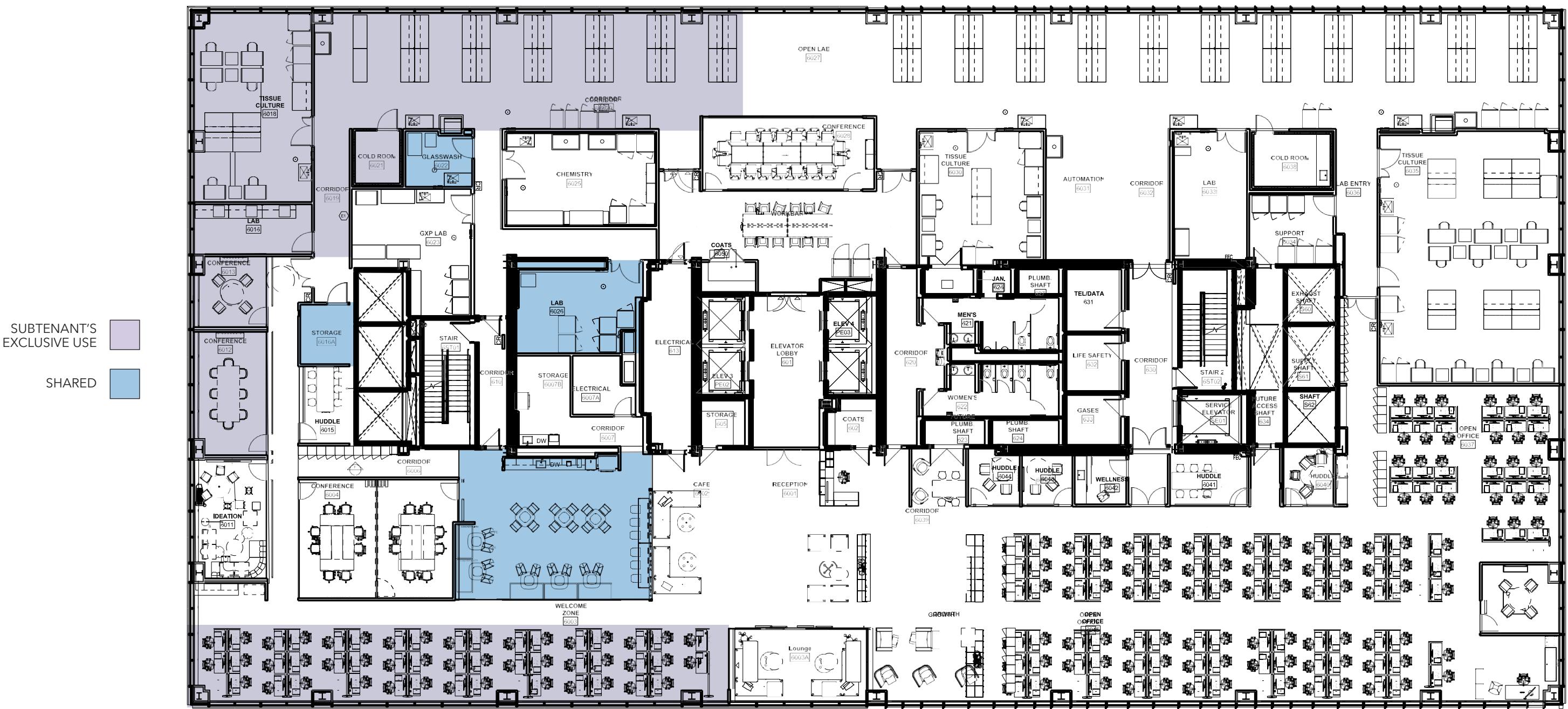


# OFFICE SPACE

# FLOOR PLAN

## 6TH FLOOR

10,044 RSF | AVAILABLE FOR SUBLEASE





# TRANSPORTATION ACCESS



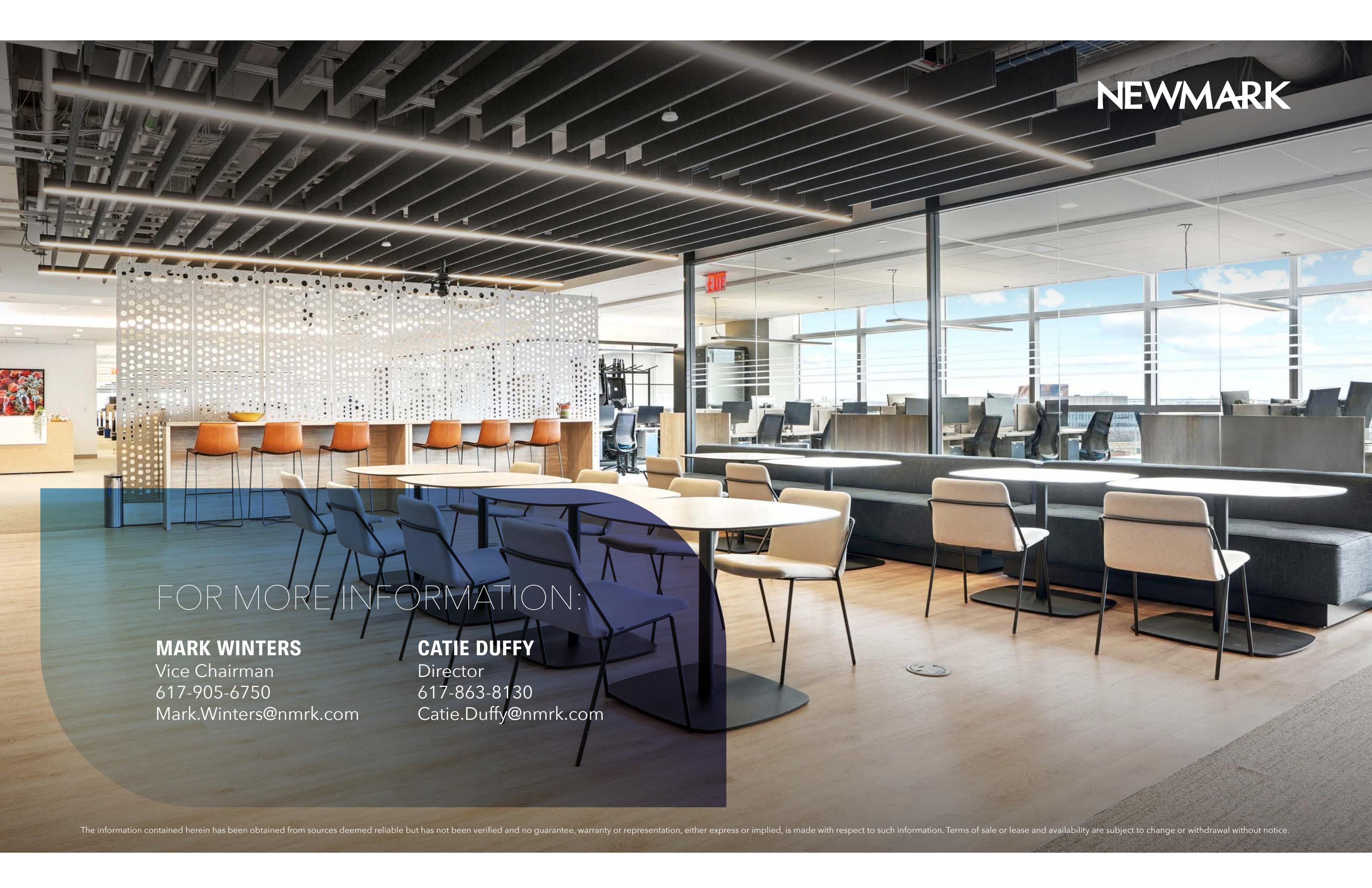
SHUTTLE SERVICE  
TO KENDALL  
SQUARE STATION



LYFT PROGRAM  
FROM SULLIVAN  
SQUARE STATION



5-MINUTE WALK  
TO UNION SQUARE  
GREEN LINE STATION



NEWMARK

## FOR MORE INFORMATION:

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