



FELLSWAY INNOVATION CENTER

48-64 Commercial St.
Medford, MA 02155

FELLSWAY INNOVATION CENTER

48 COMMERCIAL STREET

EXECUTIVE SUMMARY.

Those creating the technology and tools to solve the world's toughest problems need the Boston area's best-equipped, most convenient and affordable space — Fellsway Innovation Center.

Fellsway Innovation Center is a new construction, 100,000-square-foot, two-story development, designed for Tough Tech/Innovation Tech. It offers the latest technologies and sophisticated arrangements in an affordable location near central Boston and Cambridge. Fellsway Innovation Center will provide its tenants with a modern, attractive building and collaboration spaces, designed and built to accommodate tenants in Clean Technology, Robotics, 3D Printing, Battery Technology and cGMP manufacturing that need high bay space and specialized infrastructure.

Just as appealing is the property's location, just 3 miles from the MIT Kendall Square Science and Technology cluster and a

10-minute walk from the MBTA Wellington Station. Fellsway Innovation Center also offers ample parking for cars and bicycles.

This unique combination of state-of-the-art facilities and a location on public transportation, restaurants, casual dining options and housing can help its tenants recruit and retain top talent. Even better, these benefits come at a more reasonable rent than most locations in the highly competitive Boston/Cambridge/Somerville tech corridor.

It will be the Easy Location for Tough Tech.

BUILDING SPECS.

TOTAL LEASABLE SQ FOOTAGE:	97,885 SF
CONSTRUCTION TYPE:	Concrete panel steel reinforced slab on grade
SURFACE PARKING:	225 spaces
EV CHARGING STATIONS	8
BICYCLE PARKING:	22 spaces
LOADING:	4 Tailboard loading docks
PASSENGER ELEVATORS:	1
FREIGHT ELEVATOR:	1
1ST & 2ND FL CEILINGS:	20' floor to floor height, 17' clear height
ELECTRICAL:	6000 amp service
HVAC:	Forced Hot air Heating and Cooling Roof Mounted
LIFE SAFETY:	Fully Wet sprinkler system with low voltage Fire Alarm System
DELIVERY:	January 2026

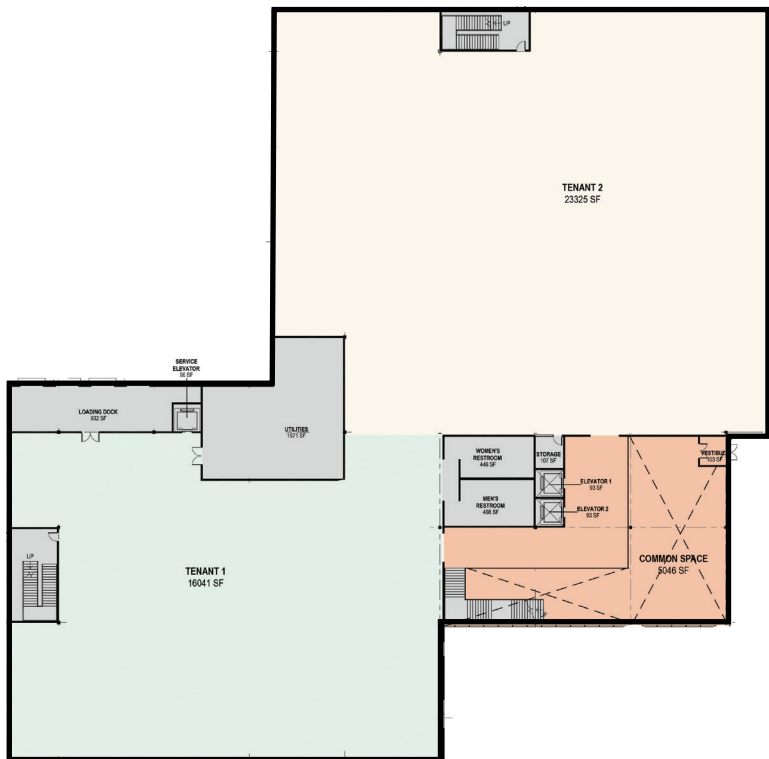
SPACE. CONVENIENCE. INFRASTRUCTURE. MINUTES FROM HOME.

SITE & FLOOR PLANS.

FLOOR 1



FLOOR 2



Common Area
COLLABORATION ROOMS



Ample **BICYCLE PARKING**
BLUE BIKE Service



Pedestrian **WALKWAY**
to Shopping Center and
Restaurants



Large Capacity
POWER Service

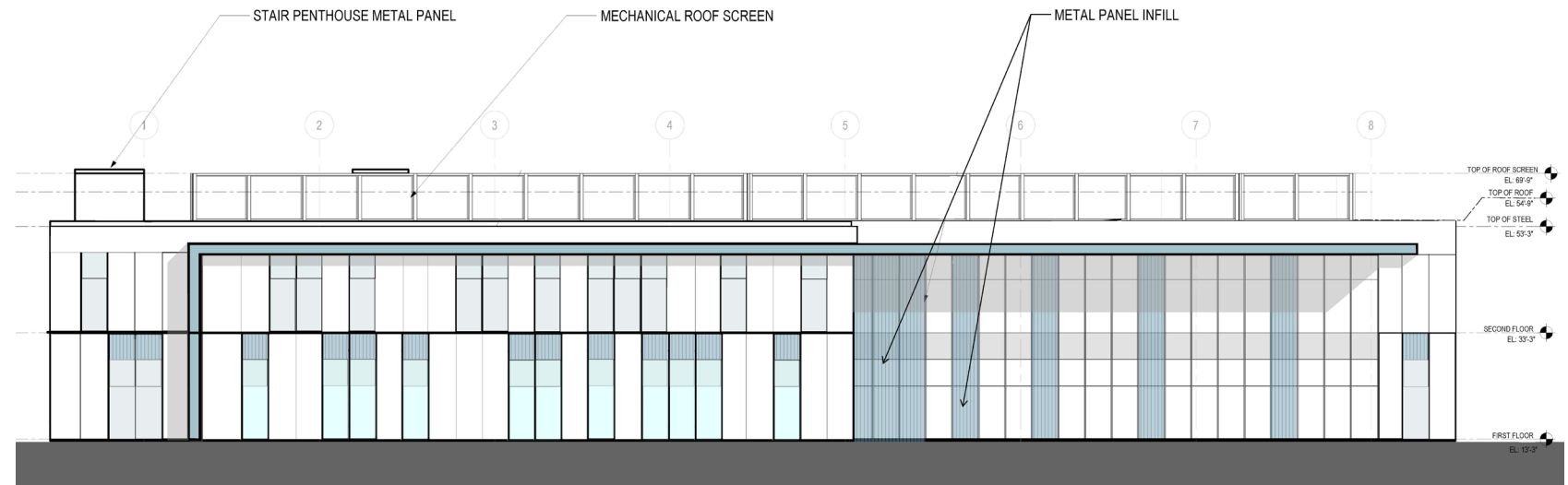


17' CLEAR HEIGHT
on Two Levels

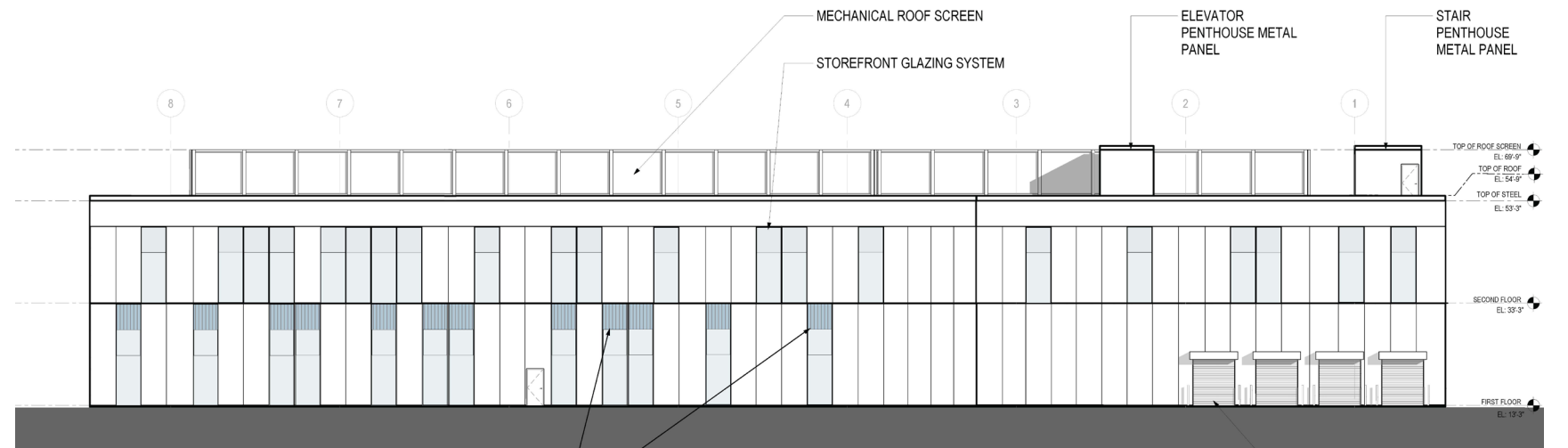


SHUTTLE SERVICE
to Wellington Station

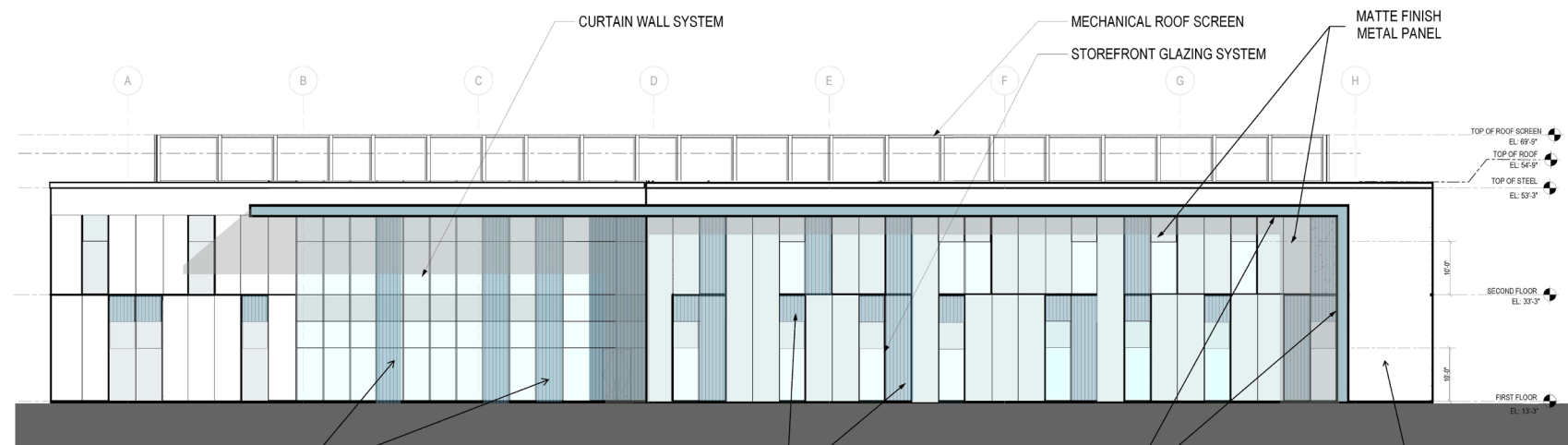
ELEVATIONS.



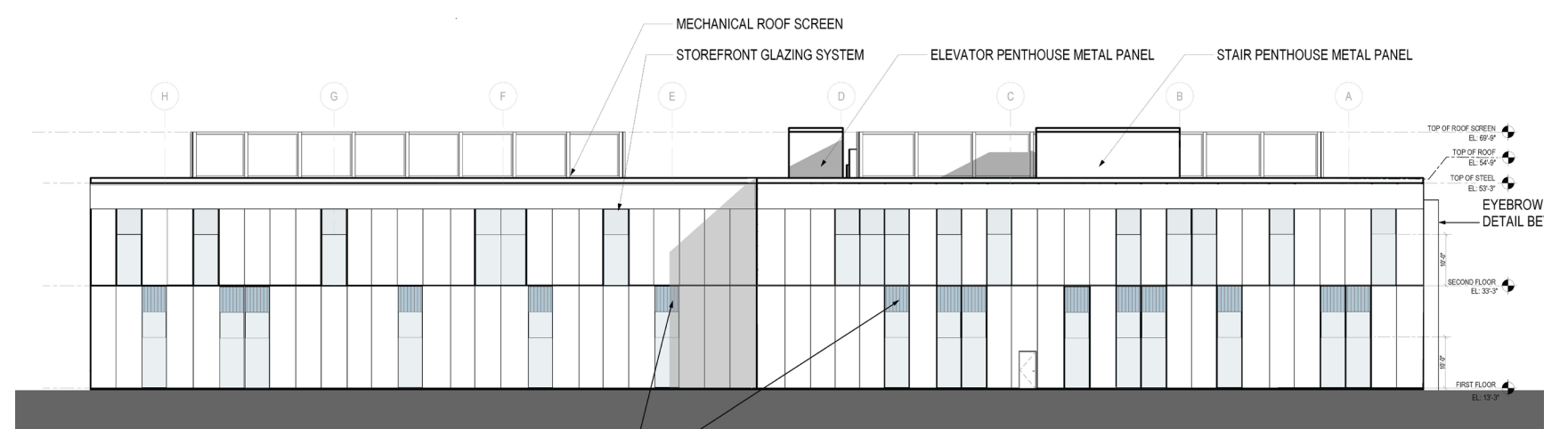
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LOCAL AMENITIES.



MARKET OVERVIEW

As home to some of the greatest universities in the world, the Boston/Cambridge market has long been headquarters for the Life Science and Bio Pharmaceutical Industry. Real estate expansion came rapidly, including speculative lab projects in the traditional clusters of Cambridge and Boston and the emerging Life Science Clusters of Watertown, Somerville, Lexington and Waltham. As the cost of capital and construction costs have risen, however, the sector has seen a major contraction in demand despite record leasing. The result is millions of square feet of vacancy in new construction projects as well as an explosive growth in subleasing opportunities from existing life science companies cutting costs.

One answer lies in the next generation of science-related industries — Tough Tech. These companies are focused on solving the planet's greatest problems through clean technology, robotics, battery technology, environmental sciences, agriculture, alternative energy methods including water and solar power, and other innovations. Their real estate requirements — high bay space with robust infrastructure and an industrial setting — can't be satisfied by the current inventory of available lab buildings due to the cost of repurposing. Those that can are located too far from the city and its amenities to attract employees.

Until now. Fellsway Innovation Center, located in the heart of the Cambridge/Somerville tech corridor, provides high bay, modern design, robust power infrastructure, ample parking and all the desired amenities in an urban setting, minutes rather than hours from employees' homes, and at an affordable cost.

6 MIN.
Walk to MBTA Bus stop

13 MIN.
Walk to Orange Line

14 MIN.
Drive to BOS Airport

76
Bike Score

72
Walk Score

RENDERINGS.





 **FELLSWAY**
INNOVATION CENTER

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