

601 CONGRESS ST  
BOSTON, MA 02210



SEAPORT SCIENCE CENTER

TOTAL  
RSF  
**±492,000**

TI  
READY  
**NOW**

SPEC SUITES  
**AVAILABLE  
NOW**



SCAN TO VIEW  
THE PROPERTY

BioMed Realty   
Discover here





## WHERE DISCOVERY THRIVES

The Seaport District has rapidly become the most desirable life science neighborhood in Boston. Its innovative spirit fosters pioneering technologies and life changing discoveries, and Seaport Science Center is positioned at the root of it all. Seaport Science Center's next generation lab design and sense of community will spur your firm to the leading edge of innovation.



# BOSTON'S CORE LIFE SCIENCE CLUSTER

Surrounded by some of the world's most influential companies and prestigious research institutions, steps away from Boston's hotspots, and featuring prime visibility from Logan Airport, Seaport Science Center is your destination to join Boston's leading life science innovators.



# UNPARALLELED ACCESSIBILITY

Seaport Science Center offers easy access to I-90 and I-93, ample underground parking on-site, a Silver Line station adjacent to the building, private shuttle service direct to South Station with both wi-fi and real-time TRAK GPS, and close proximity to Fan Pier's MBTA ferry launch & Tailwind seaplane dock. With a central location that's easily accessible from anywhere, Seaport Science Center makes it easier than ever for your team to come together.

SEAPORT SCIENCE CENTER

**20min**  
FERRY TO NORTH STATION  
HARBOR FERRY  
TAILWIND TERMINAL

**8min**  
TO LOGAN INT'L AIRPORT  
LOGAN AIRPORT

**250ft** TO I-90 ACCESS

**0.7mi** TO I-93 ACCESS

**1.0mi** TO SOUTH STATION VIA SILVER LINE WAY

93 NORTH & SOUTH, 90 EAST TO AIRPORT, 90 WEST ACCESS

DESIGN CENTER PLACE

NORTHERN @ TIDE

DEDICATED SHUTTLE SERVICES

SOUTH STATION

COURTHOUSE

SILVER LINE WAY

SEAPORT SCIENCE CENTER

# SEAPORT AMENITIES RANGE

Being in the heart of the Seaport allows your employees accessibility to dozens of unique restaurants and retail outlets. Seaport Science Center's tenants can enjoy a leisurely walk by the water, share lunch with a coworker, or unwind with an after-work cocktail on the waterfront. Tenants can also utilize Seaport Science Center's premium concierge service to take care of personal errands or to bring the Seaport's vast array of amenities to them when stepping away from the science isn't an option.

## 1 FAN PIER

DAVIOS  
EMPIRE  
HONEYGROW  
INSTITUTE OF CONTEMPORARY ART  
LEADER BANK  
LOLA BURGER  
LOLA 42

MASTRO'S  
SERFINA  
STARBUCKS  
SORRELLA  
STREGA  
WAGAMAMA

## 2 SEAPORT SQUARE A

ACEITUNA GRILL  
BEN AND JERRY'S  
BETTER BAGELS  
BLUE HILLS BANK  
BLUEMERCURY  
CARDULLO'S GOURMET SHOP  
CHIPOTLE  
CITY TAP  
DISTRICT HALL  
EVERLANE  
GATHER  
HELLY HANSEN

HERMAN MILLER  
JUICE EXPRESS  
KINERCARE  
MEJEURI  
MINI LUXE  
MIZNON  
PEOPLE'S UNITED BANK  
POLKADOG BAKERY  
SOULCYCLE  
STARBUCKS  
TAIYAKI NYC  
YOKI EXPRESS

## 3 SEAPORT SQUARE B

BAKING CRAB  
BONOBOS  
CAFFE NERO  
ENVOY  
EQUINOX  
FILSON  
KINGS  
LA COLOMBE  
L.L. BEAN

LULULEMON  
MR SID  
PETER MILLAR  
SEAPORT BARBERS  
SHAKE SHAKE  
SWEETGREEN  
TUSCAN KITCHEN  
WARBY PARKER

## 4 FORT POINT

BARTACO  
BON ME  
BOSTON CHILDREN'S MUSEUM  
CAFFE NERO  
CVS  
DIG  
DRINK  
FORT POINT MARKET  
FLOUR BAKERY + CAFÉ  
LOLITA  
LUCKY'S LOUNGE

MARRIOT  
MENTON  
OAK + ROWAN  
PASTORAL ARTISAN  
PINK TACO  
ROW 34  
SPORTElLO  
THE SMOKE SHOP BBQ  
TRADER JOE'S  
TRILLIUM BREWING  
YOTEL

## 5 LIBERTY WHARF

AURA  
AVIS CAR RENTAL  
BAYSHORE HORIZONS  
BURNIN' BY RAY  
DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE  
EDDIE MERLOT'S  
J PACE & SON  
LARRY J'S BBQ  
LEGAL SEA FOODS  
MORTON'S

PORTSIDE SEAFOOD  
RED'S BEST  
ROSA MEXICANO  
SEAPORT CAFE  
STARBUCKS  
TEMAZCAL TEQUILA CANTINA  
TONY C'S SEAPORT  
TRIO CAFE  
YANKEE LOBSTER  
75 ON LIBERTY WHARF  
250 NORTHERN

## 6 BOSTON DESIGN CENTER

AMERICA'S TEST KITCHEN  
CHICKADEE  
FLOUR BAKERY + CAFÉ

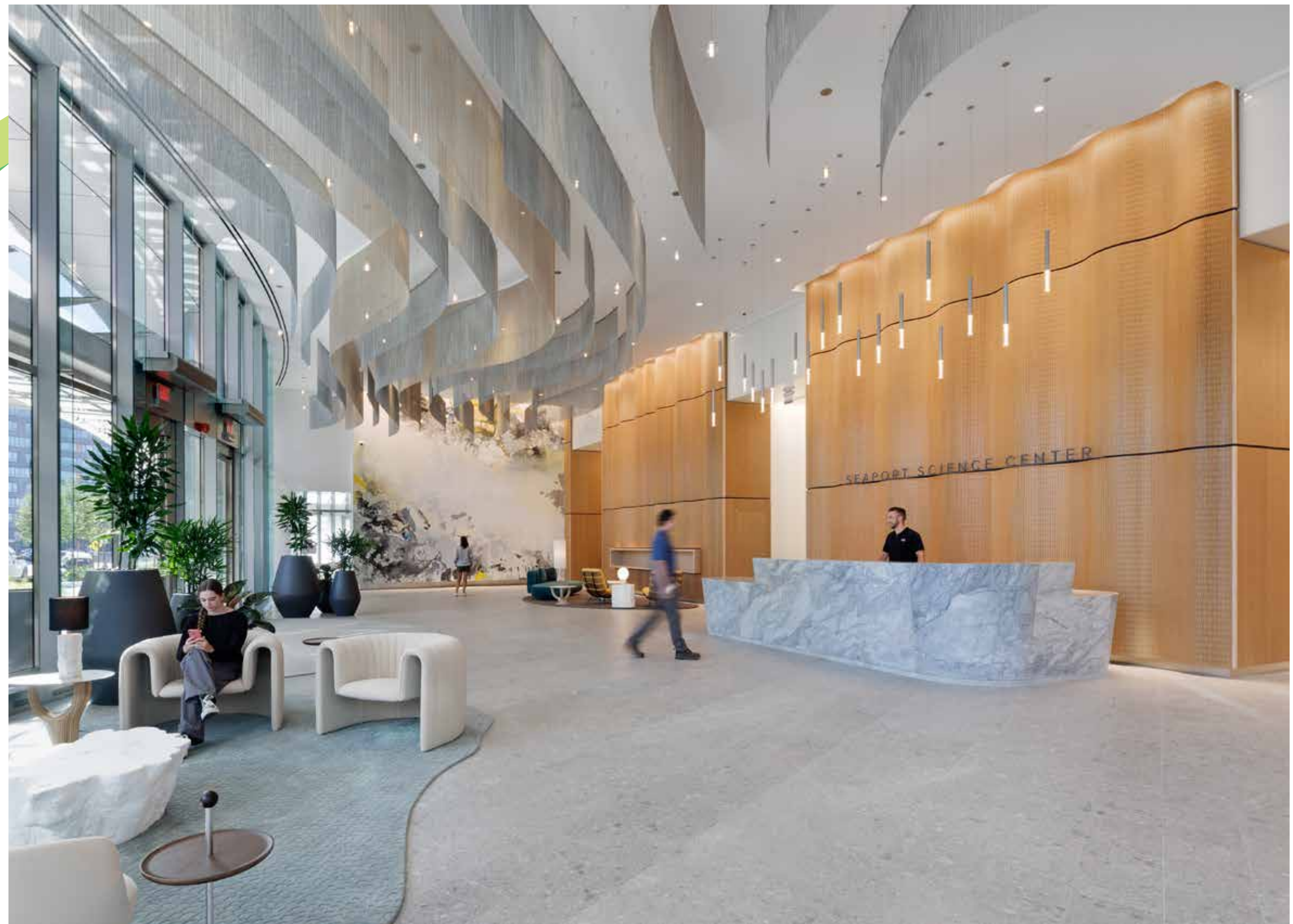
MAYDAY!  
REEBOK HQ  
THE FARMACY CAFE



## THE GRAND LOBBY

At the heart of Boston's world-renowned Seaport District is a new life sciences and technology campus engineered for limitless innovation. Seaport Science Center invites you to join the community making tomorrow's discoveries today.

The reimagined lobby creates a welcoming and contemporary arrival experience with its delicate ceiling folds and iconic Oculus light fixture atop the 20-foot-tall entryway. The design seamlessly integrates the adjoining retail through a semi-partition wall and wraparound outdoor seating, completing Seaport Science Center's unified ground floor experience.





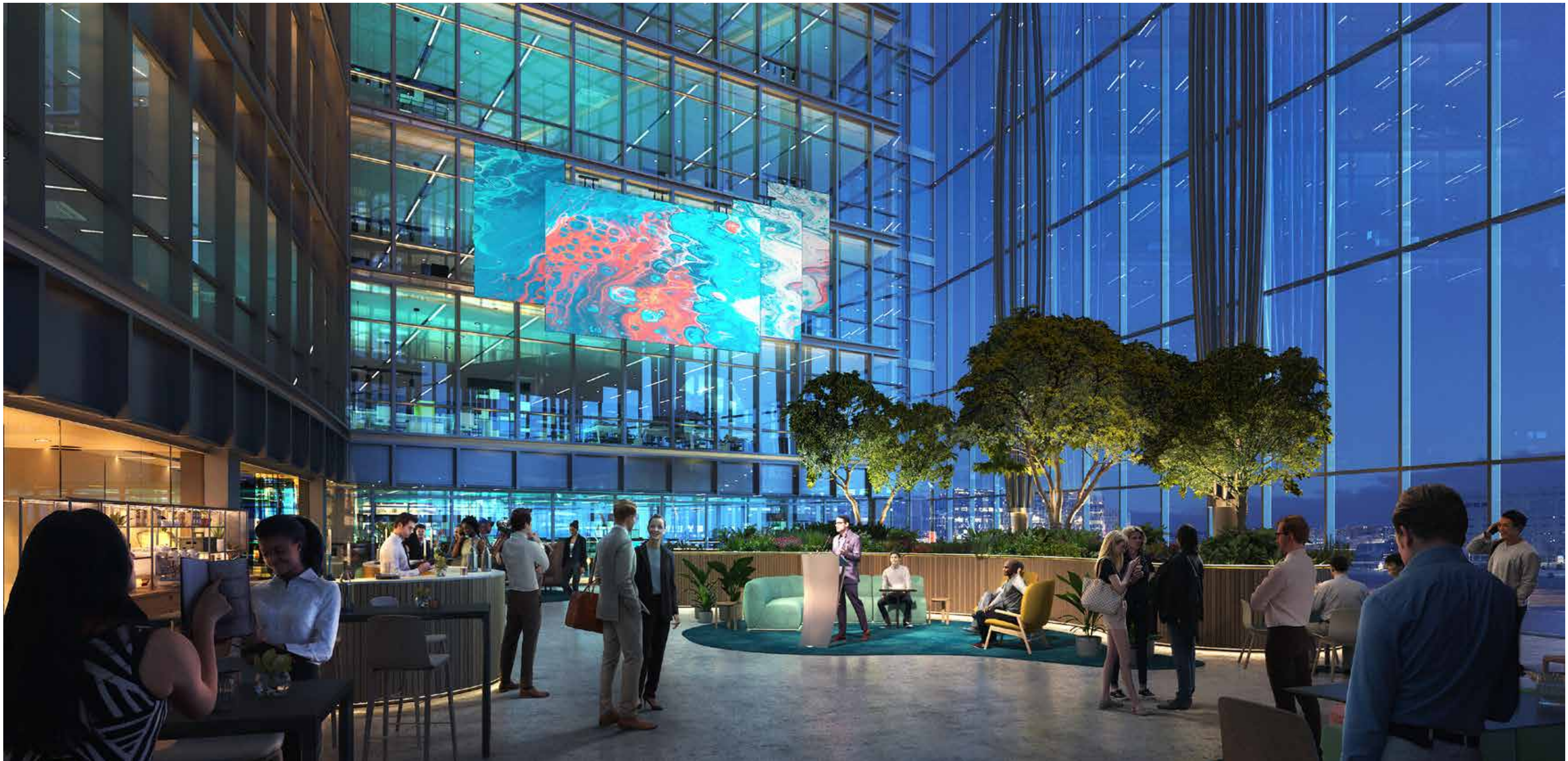
## THE ATRIUM REIMAGINE YOUR SPACE TO COLLABORATE

Seaport Science Center's signature space is the glass-enclosed, multi-functional Atrium that pushes the boundaries of the tenant amenity.

This fourth-floor space spans six stories and unites the complex with its distinctive collaborative nodes and lush vegetation. This one-of-a-kind building oasis creates a lively, inviting destination where a diverse mix of life science innovators and visionaries can congregate for lunchtime discussions or evening events. Enjoy a quiet conversation with colleagues, rejuvenate with a lunchtime yoga class, strike up a friendly social sports competition after work with your building neighbors, explore new food & drink at a tasting event, or engage in a stimulating discussion in our Discover Here Speaker Series – it's all possible in the Atrium at Seaport Science Center.







## SHARED ROOFTOP GARDEN

Seaport Science Center's 12,000 square foot 12th floor roof deck includes collaborative areas, private nooks, and spaces to celebrate as it redefines what a life science research facility can be. Enjoy panoramic views of Boston Harbor as you take a few minutes for yourself, entertain clients atop the Seaport, or recognize your team's success at the chef's table beneath the pergola.





# EXPERIENCE MORE WHERE YOU WORK

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.

- Coat Drive
- Blood Drive
- E-Waste Drive
- Back to School Drive
- Headshot Series
- Sunset rooftop tastings
- Summer BBQ
- Holiday party
- Community lawn events
- Rooftop yoga
- Fitness Classes
- Toy Drive



## WELLNESS & FITNESS

Yoga, cycling, and group fitness to refresh and recharge.



## LEARNING & NETWORKING

Expert panels, skill-building sessions, and industry meetups.



## ENTERTAINMENT & SOCIAL

Live music, food tastings, and creative workshops to unwind.



## GIVING BACK

Blood drives, coat drives, toy donations, Core giving (food charity), and more!





## STATE-OF-THE-ART LAB DESIGN

Experience the difference of BioMed Realty's industry-leading expertise with Seaport Science Center's ultramodern base building systems, sustainable LEED architecture, and intelligent design from parking garage to penthouse. Seaport Science Center's robust mechanical capacity, flexible floor plates, and move-in ready spec suites keep your firm on the cutting edge by meeting any scientific need.



## SPACES THAT MOTIVATE

Enjoy inspiring views from Seaport Science Center's harbor-facing offices and meeting areas. Seaport Science Center's thoughtfully designed office spaces encourage creativity and collaboration, pushing your team's productivity and collective spirit to new heights.





# NEXT GENERATION LAB DESIGN

## LAB AVAILABILITY

Lab / office on floors 2-13

Floor plates range in size from 17,000 - 57,000 SF

## HVAC

2.0 CFM of 100% OA per USF on lab floors 2-6

1.5 CFM of 100% OA per USF on lab floors 7-13

Supply and exhaust delivered from dedicated laboratory ERU on roof via dedicated shafts

Office HVAC delivered from on-floor AHUs served by chilled water and hot water generated in the penthouse

## ELEVATORS

8 passenger elevators and 2 garage elevators

2 service elevators with 4' wide access door, remote from passenger elevator, with access to loading dock

## STRUCTURAL BAY SIZE

30' x 50' and 30' x 30' (typical)

## FLOOR-TO-FLOOR HEIGHTS

14'-8" on floor 2

15'-0" on floor 3

13'-0" on floors 4-10

13'-4" on floors 11-13

## FLOOR LOAD

Floors designed for 100 PSF uniform load (including partitions) lab areas only

## FLOOR TYPE

Concrete-filled metal deck on fire-proofed structural steel framing

2-hour fire rated floor structure allows for construction of multiple control areas on each floor in accordance with the building code for chemical use and storage

## PLUMBING

Shared laboratory waste pH neutralization system

Tempered water system for shared laboratory use

Space available for tenant specific systems such as RODI, specialty gas, compressed air, and vacuum

## ELECTRICAL

Up to 15 W per SF in laboratory areas

6 W per SF in office areas

## EMERGENCY POWER

5 W per SF in laboratory areas

## PARKING RATIO

0.7 spaces per 1,000 RSF

# GROUND FLOOR PROGRAM

Discover Seaport Science Center's ground floor design – a seamless integration of state-of-the-art lab infrastructure, access to dual freight elevators, bike storage, and ample loading capacity.



STACKING  
PLAN

492K

TOTAL RSF

150K

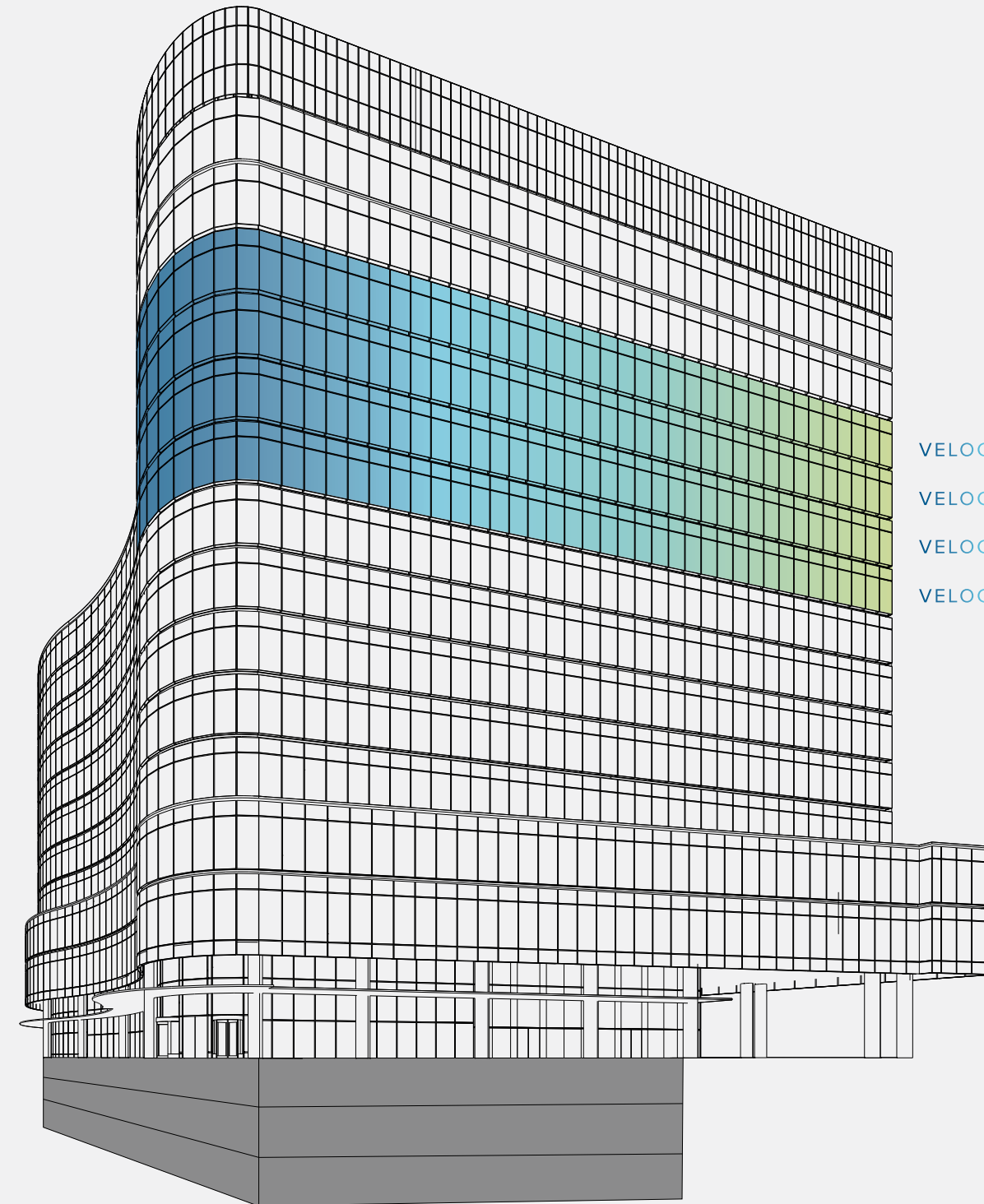
SPEC SUITE RSF FLOORS 9-12\*

NOW

VELOCITY LABS OCCUPANCY

NOW

SHELL FLOORS TI-READY



	17,208 SF	<b>13</b>
VELOCITY LABS	16,892 SF	<b>12</b>
VELOCITY LABS	44,520 SF	<b>11</b>
VELOCITY LABS	44,533 SF	<b>10</b>
VELOCITY LABS	44,489 SF	<b>09</b>
	44,039 SF	<b>08</b>
	44,516 SF	<b>07</b>
	44,518 SF	<b>06</b>
	44,463 SF	<b>05</b>
	33,611 SF	<b>04</b>
	56,550 SF	<b>03</b>
	56,873 SF	<b>02</b>
		<b>LOBBY 01 &amp; RETAIL</b>
		<b>UNDERGROUND PARKING</b>

SEA PORT SCIENCE CENTER

\*Spec floors 9, 10, and 11 may be subdivided to ~22,000 SF each



**YOUR DISCOVERIES, YOUR TIMELINE**  
Accelerate progress from day one.

Velocity Labs offers small to mid-sized life science teams curated environments designed for research and innovation. Move-in-ready and built for momentum, these labs are more than a place to work—they're a launchpad for the next big breakthrough. With BioMed Realty's decades of insight and hands-on expertise, you're free to focus on what matters most: the innovation, the mission, the future.

OUR DIFFERENTIATORS



**MOVE-IN READY LABS**

Our pre-built lab spaces have the robust infrastructure innovators need already in place so you can go from ideas to impact in record time.



**SPECIALIZED & PURPOSE-BUILT**

Velocity Labs are designed with the flexibility to grow alongside your research and offer scalability for today, tomorrow, and beyond.



**DISCOVER HERE™  
EXCEPTIONAL EXPERIENCES**

Attract and retain top talent with spaces, programming, and community your team wants to be part of.



**STRATEGIC LOCATIONS  
IN KEY MARKETS**

Your lab is in expert hands, rooted in the world's most active life science ecosystems across Boston/Cambridge, Bay Area, San Diego, Seattle, Boulder, and Cambridge, UK.



**20+ YEARS OF  
INDUSTRY EXPERIENCE**

Our expertise is scientific, drawing on over 250 years of seasoned executive experience and trusted by the industry's best and brightest.

VELOCITY LABS  
FIT PLAN  
FLOORS 9-11

60% LAB /  
40% OFFICE

FLEXIBLE  
DESIGN

CAPABLE OF MEETING  
A WIDE VARIETY OF  
SCIENTIFIC REQUIREMENTS

~44,000 SF

SUITE SIZE, SUBDIVIDABLE TO

~22,000 SF

HALF-FLOOR SUITES

AVAILABLE  
NOW



OFFICE  
130 Workstations  
14 Office / Huddle Rooms  
1 Wellness Room  
2 Open Collaboration Areas  
2 Kitchenettes  
2 20-Person Conference Rooms  
3 Six-Person Conference Rooms

LAB  
~220 Five-Foot Lab Tables  
4 Six-Foot Fume Hoods  
25 Sinks  
13 Specialty Lab Spaces  
3 Support Lab Spaces  
3 Tenant Mechanical Spaces  
1 Autoclave / Glasswash Room  
1 Shared Chemical Storage Room

- Open Office
- Open Collaboration
- Enclosed Office / Huddle
- Enclosed Collaboration
- Support
- Open Lab
- TC Rooms
- Specialty Lab
- Lab Support (Freezer Room, Autoclave, Glasswash, Waste Room, Consumables)

LAB  OFFICE



# VELOCITY LABS DELIVERY CONDITION

## SUITES / SIZES

**Floors 9-11 West:** 21,600 RSF (approximate)

**Floors 9-11 East:** 22,900 RSF (approximate)

**12th Floor:** 16,892 RSF (approximate)

## LAB / OFFICE RATIO

60% Lab / 40% Office

## ENCLOSED ROOMS

**West Suites:** 6 offices / 1 conference room / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

**East Suites:** 7 offices / 2 conference rooms / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

**12th Floor:** 5 offices / 1 conference room / 1 board room / 1 kitchenette / 1 wellness room fit out by tenant

## TEL/DATA

MDF included in base building core – conduit provided to suite MDF with room provided by tenant

Crown Castle fiber exists in the building with tenants able to contract with other providers at their discretion

## SECURITY

Building card readers at suite access doors

## LAB CASEWORK

Landlord to purchase and install 100% of casework – approximately 110 five-foot benches per half-floor suite

Ceiling utility panels to be provided

## FLEXIBLE SPECIALTY LABS & SUPPORT ROOMS

**Floors 9-11 West:** Seven (7) specialty labs, one (1) support room

**Floors 9-11 East:** Six (6) specialty labs, one (1) support room

**12th Floor:** Five (5) specialty labs

## AUTOCLAVE/GLASSWASH

Space designated – tenant to provide equipment

Additional drains / exhaust / moisture protection by tenant

## FUME HOODS & SINKS

**Floors 9-11 West:** Two (2) six-foot hoods, thirteen (13) sinks

**Floors 9-11 East:** Two (2) six-foot hoods, twelve (12) sinks

**12th Floor:** One (1) six-foot hood, ten (10) sinks

All fume hoods to be connected to central base building exhaust

## H-ROOM

One (1) shared H-Room per floor

## RODI

Tenant to provide equipment / space & power provided at each sink

## SPECIALTY GASES

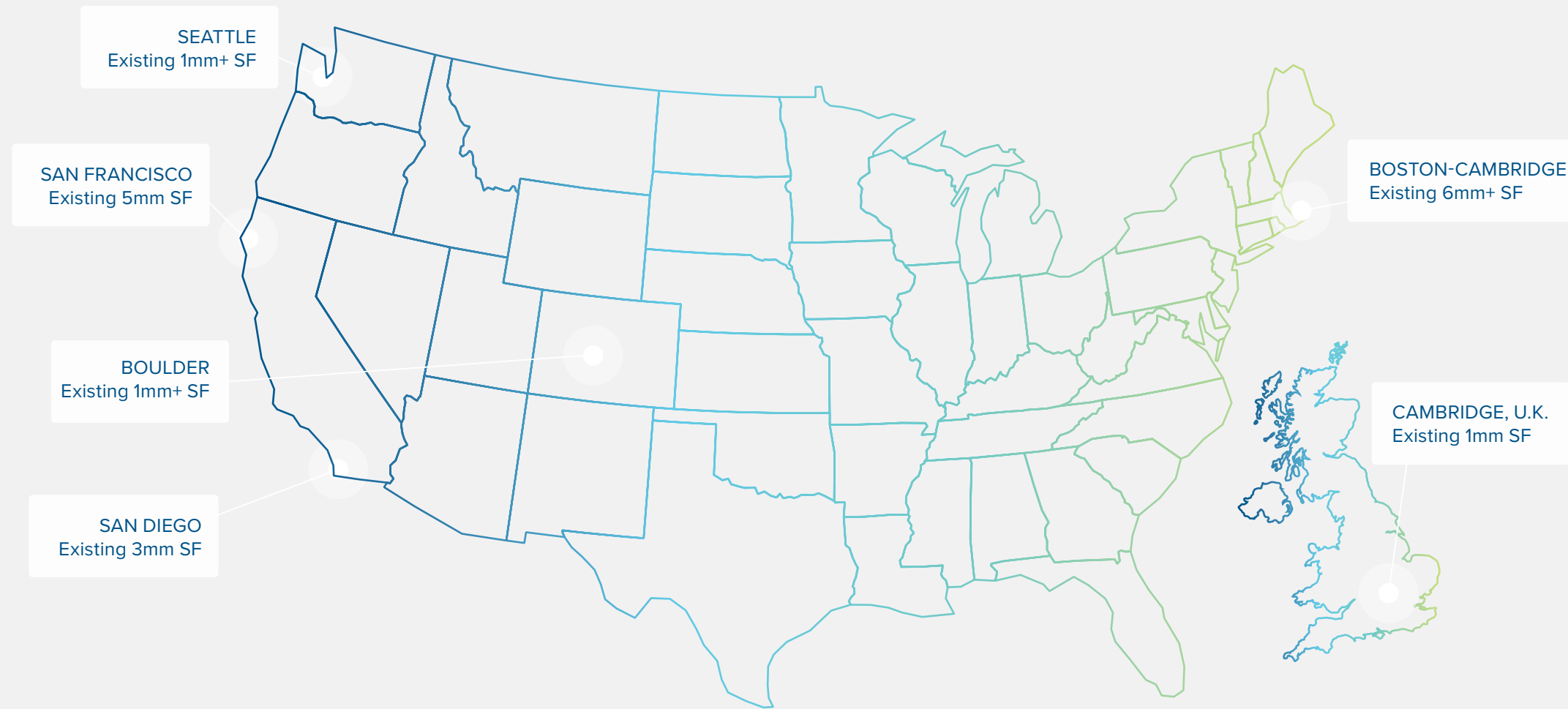
Manifold location identified with blank-offs in ceiling utility panels



## ABOUT BIOMED REALTY

BioMed Realty, a Blackstone real estate portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

BioMed Realty owns and operates high quality life science and technology real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.



17+ million SF

ACROSS 130+ OPERATING  
PORTFOLIO ASSETS

1+ million SF

OF ACTIVE DEVELOPMENT  
PIPELINE

7+ million SF

OF FUTURE DEVELOPMENT  
PIPELINE



SCAN TO VIEW  
THE PROPERTY



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