



ABOUT BIOMED REALTY

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 15.9 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 3.7 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets. Blackstone's conviction means we can also provide a substantial community benefit.

100%

of BMR's portfolio is concentrated in the core life science markets of Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

3.7mm SF

in active construction to meet the growing demand of the life science industry

15.9mm SF

across 93 operating portfolio assets

26mm SF

available to accommodate tenants as they grow

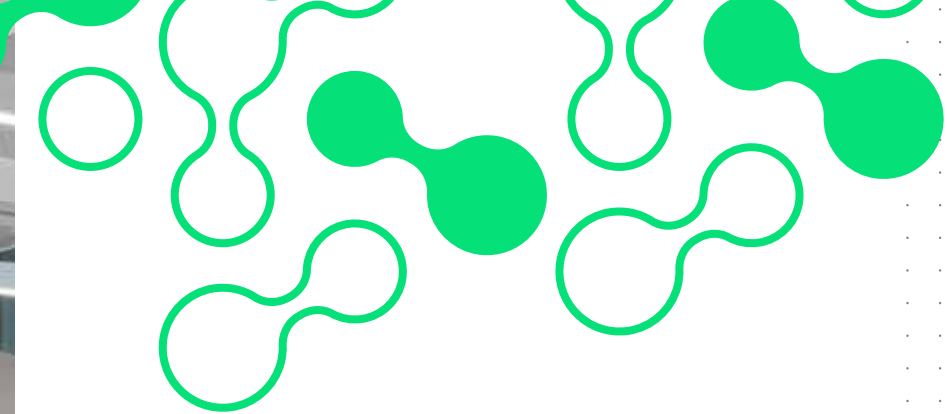
290+

in house experts and life sciences real estate professionals

270+

tenant partners in leading innovation markets





CRAFTED FOR THE CUTTING EDGE

BioMed Realty specializes in developing purpose-built lab space that can scale to support the growth of our tenants' mission-critical research.

BioMed invests alongside our tenants to manage the design and construction of their spaces. We are skilled at developing a full spectrum of lab designs, from customized solutions with dedicated support infrastructure to highly flexible open labs that can be reconfigured to evolve with the science being conducted. It's how we do our part in support of our tenants' innovative research.

PROJECT TEAM

ARCHITECT

Perkins & Will

MECHANICAL ENGINEER

AHA Consulting Engineers

STRUCTURAL ENGINEER

McNamara Salvia

BROKER

CBRE

GENERAL CONTRACTOR

John Moriarty & Associates

CIVIL ENGINEER

VHB

PROJECT MANAGER

Northstar

An aerial architectural rendering of the Assembly Innovation Park. The image shows three modern, multi-story office buildings with glass facades and green roofs. The buildings are situated in an urban environment with surrounding streets, parking lots, and trees. A large, open green space with trees is visible in the foreground. The overall scene is depicted in a realistic, slightly desaturated style with a soft blue sky.

INTRODUCING

ASSEMBLY INNOVATION PARK

As the largest life science market in the United States, Boston and Cambridge have cemented themselves as the epicenter of the global life sciences industry.

With close proximity to Kendall Square and downtown Boston, Somerville is drawing the industry's finest innovators into its neighborhood. Skilled young professionals and venerated leaders in the field are looking to Somerville as a hub of world-changing discovery, a vibrant and diverse community, and a wellspring of creativity, culture, and innovation.

BOSTON SKYLINE

CAMBRIDGE SKYLINE

LIFE REVOLVES AROUND ASSEMBLY

200,000 Impressions and Counting

Assembly Innovation Park's adjacency to Interstate 93 offers an unparalleled signage opportunity for anchor tenants.

8 MIN TO DOWNTOWN

SULLIVAN SQUARE

10 MIN TO LOGAN AIRPORT

30 MIN TO DAVIS SQUARE

15 MIN TO CAMBRIDGE & KENDALL SQUARE

10 MIN TO MEDFORD

ROUTE 99 - ALFORD STREET BRIDGE



ASSEMBLY

5 MIN WALK



90

FOLEY STREET



95

I-93

ROUTE 28

MIDDLESEX AVE

GRAND UNION BLVD

10 MIN TO OAK GROVE

2 MIN WALK TO ASSEMBLY ROW

Made for However You Move.....and Wherever You're Headed

- Direct connection to I-93
- Five minute walk to MBTA Orange Line's Assembly stop
- 3 minute walk to MBTA bus route(s)
- 1.15 parking spaces per 1,000 RSF
- Secure, interior bike storage
- +800k SF of retail
- +25 dining options
- FitRow, +20 daily fitness classes
- Conference meeting spaces
- Roof deck terraces
- Mystic River running trail

BOSTON SKYLINE

CAMBRIDGE SKYLINE

SEAPORT

Foundation Medicine
Alexion
Dewpoint Therapeutics
Atalanta Therapeutics
Vertex
SmartLabs
Crispr Therapeutics
Ginkgo Bioworks
Entrada
Akouos
Jnana Therapeutics
Eli Lilly
Ensoma Therapeutics
Roivant
Shape Therapeutics
Odyssey Therapeutics

CHARLESTOWN

Indigo
Catalog
Galy
bluebird bio
XBiome Therapeutics
Advent Technologies

CAMBRIDGE CROSSING

Bristol-Myers Squibb
Cerevel Therapeutics
Philips
Exact Sciences
Sanofi
Factor Bioscience

KENDALL SQUARE

Moderna
Takeda
AstraZeneca
Prime Medicine
Editas Medicine
Forsyth
Biohaven
Beam Therapeutics
Johnson & Johnson
2seventybio
Biogen
Generation bio
Momenta
Sigilon Therapeutics
TCR² Therapeutics
GSK
Pfizer
Moderna
Novartis
Sana Biotechnology
Whitehead Institute
BioNTech
Korro Bio

SOMERVILLE

Tessera Therapeutics
Cellarity
Flagship Pioneering
Mass General Brigham
Formlabs
bluebird bio

ASSEMBLY SQUARE

The new center for world-class life sciences research.

Nearby Assembly Row offers a wide variety of retailers, restaurants and lifestyle amenities that help to attract and retain top-tier talent.



EVERYTHING IS JUST AROUND THE CORNER



A Bed Bath & Beyond
Burlington
Christmas Tree Shops
HomeGoods
Staples
TJ Maxx
Trader Joe's
Xfinity

B Chase
Starbucks

C J. Crew Factory
Converse
Earls
Kay Jewelers
LEGAL on the Mystic
Nike Factory Store
Outback Steakhouse
Papagayo
Samsonite

D JP Licks
River Bar

E Express Factory Outlet
Adidas
AMC
Clarks Outlet
Le Creuset
LegoLand
Levi's
PUMA
Reebok
Saks Fifth Avenue Off 5th
Southern Kin Cookhouse
Tillys

F Tony C's
Ann Taylor
Carter's
Francesca's
LOFT Outlet
OshKosh B'gosh
Which Wich

G ALLOY
Arche
La Cucina
Polo Ralph Lauren
Printo
Reflections
The Row
Top Shelf

H All She Wrote
Banana Republic Factory
Bliss
Brooks Brothers Factory Store
Joselin Boutique and Events
Lucky Brand
Muse Paint Bar
PretzelMaker
Sōma
Steve Madden
Sunglass Hut
Totto Ramen

I Ann Taylor Factory Store
Assembly Dental
Bath & Body Works
Columbia Factory Store
Fragrance Outlet
Massachusetts General Hospital
MidiCi
Yankee Candle

J AR Nail Bar & Lounge
Capital One Café
Club Pilates
CycleBar
Lucky Strike Social
Mike's Pastry
Orangetheory Fitness
Parrelli Optical
pure barre
Ruth's CHRIS Steak House
Sabroso Taqueria
Squeeze Juice Co.
The Lash Lounge
Title Boxing Club
ZO Greek

GREENSPACE AS CULTURAL CENTERPIECE

A trio of exceptionally crafted Class A lab buildings embrace a vibrant public park that forms the centerpiece of this premier development.





A FOCUS ON HOLISTIC WELLNESS

From the landscaped central park to the welcoming urban living room and relaxing rooftop terrace, every aspect of Assembly Innovation Park is designed to promote health, wellbeing, and creativity for tenants and visitors alike.

- A state-of-the-art fitness center with dedicated cardio studios, juice bar and resort-quality locker rooms
- Premier ground floor wellness café with direct connection to lobby and folding glass walls to open onto the park's urban plaza
- A hospitality-level concierge providing valet parking, business catering and dry cleaning services
- A penthouse multi-purpose room and rooftop terrace with stunning views of downtown Boston and the Harbor

AN URBAN LIVING ROOM

Assembly Innovation Park's 188 Assembly Park Drive lobby is a grand space that opens directly onto the park's urban plaza.

Framed by 35-foot high glass walls, an expansive wood ceiling and signature art wall, the space is designed to be a true 'urban living room' and a distinctly warm and welcoming environment.





DESIGNED TO INSPIRE

World-class architecture and landscape design create an environment that inspires discovery and innovation.

ENGAGING INSIDE AND OUT

The penthouse multi-purpose room and rooftop terrace offer stunning views of downtown Boston and the Harbor.



188 ASSEMBLY PARK DRIVE BY THE NUMBERS

188 ASSEMBLY PARK DRIVE
LAB & OFFICE BUILDING

495,000 SF

TYPICAL FLOOR PLATE

45,000 SF

TYPICAL STRUCTURAL BAY

33' x 44'

FLOOR TYPE

- Composite Structural Slab

FLOOR LOADING CAPACITY

- Typical Floor: 100 PSF
- Mechanical PH Floors: 125 PSF

STORIES

12

FLOOR TO FLOOR HEIGHT

15'

PARKING SPACES PER
1,000 RSF

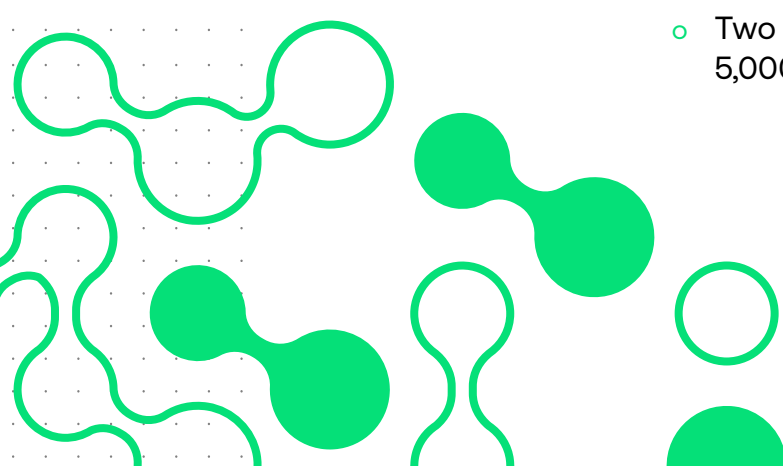
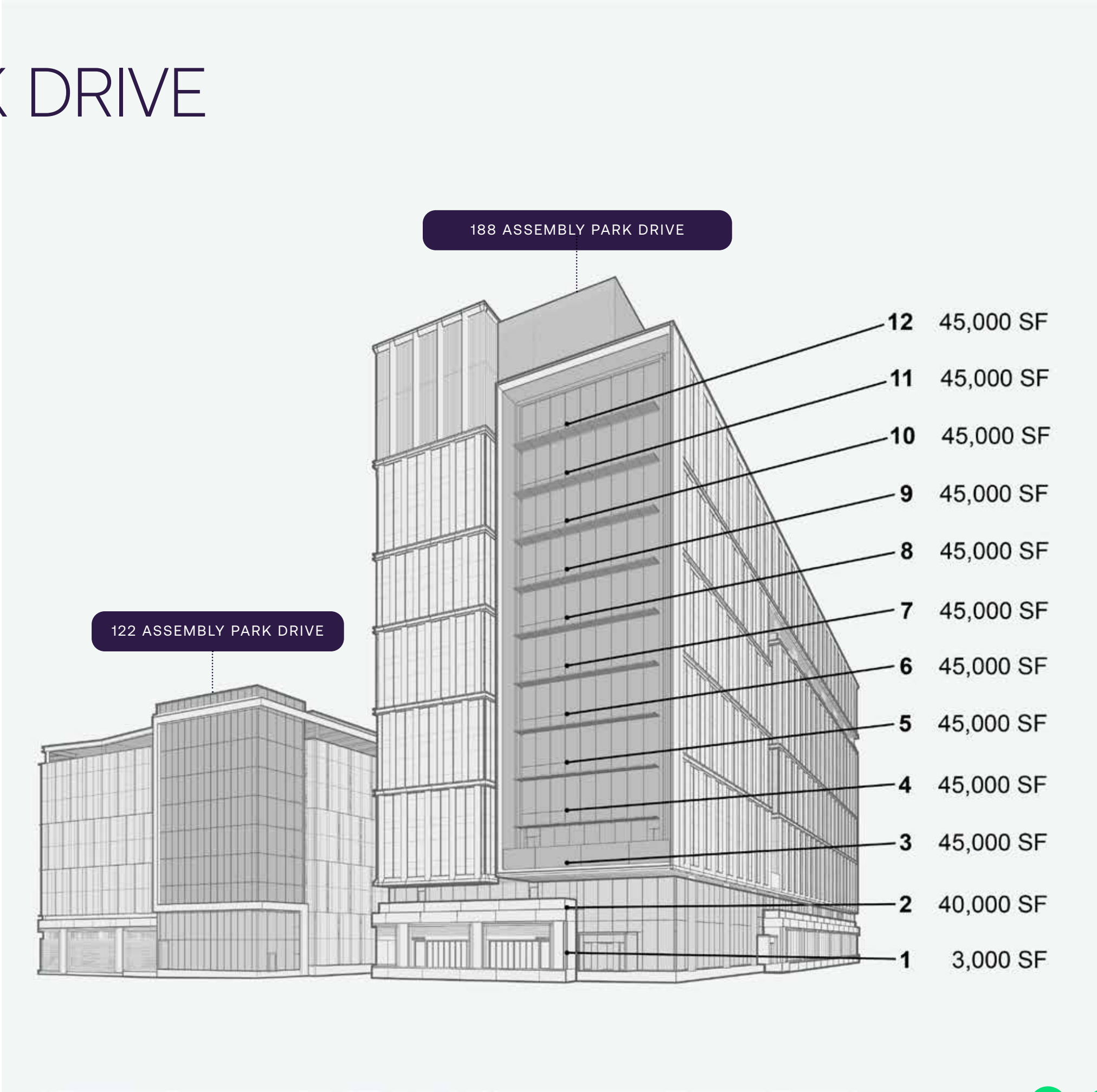
1.15

SERVICE

- Three (3) Interior Loading Bays
- One (1) Compactor Bay

ELEVATORS

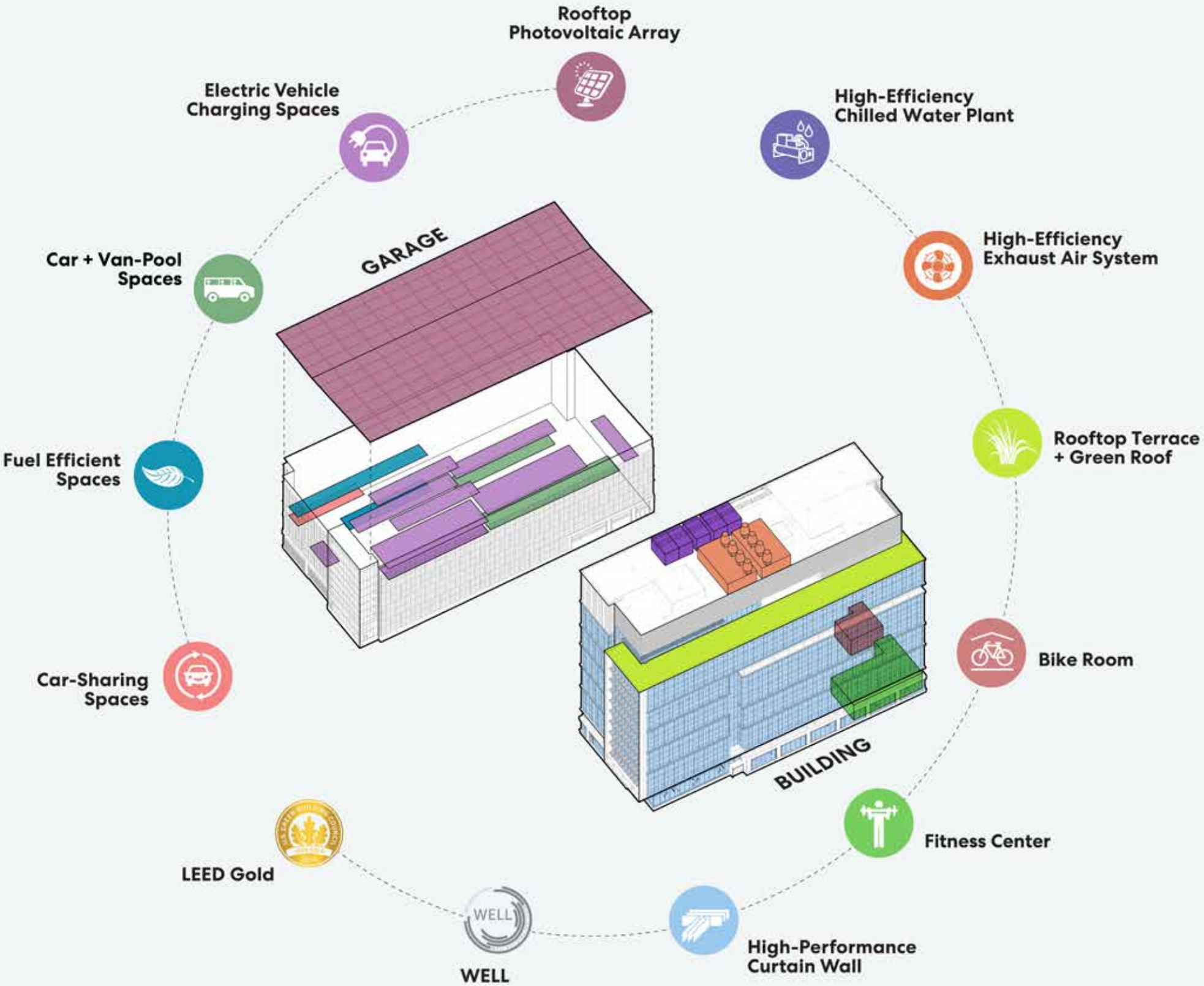
- Seven (7) Passenger Elevators:
4,000 lbs @ 500 FPM Each
- Two (2) Service Elevators:
5,000 lbs @ 500 FPM Each



PROGRESSIVE IN PURPOSE

Assembly Innovation Park will be a premier life sciences destination for the industry’s most progressive companies seeking to be forerunners in a sustainable future.

Sustainable technologies are integrated throughout every aspect of the design, from the high-performance building envelopes to the 50,000 SF rooftop photovoltaic array that provides on-site renewable energy. All buildings in Assembly Innovation Park are designed to achieve LEED Gold and WELL certifications.



188 ASSEMBLY PARK DRIVE LAB INFRASTRUCTURE

SUPPLY AIR

1. 100% Outside Air Supply Units
2. (2) Pairs of stacked AHUs providing the following CFM:
 - a. Floors 2-7: 2.0 CFM / RSF
 - b. Floors 8-12: 1.5 CFM / RSF
3. On-Floor Supply Air Branch Taps

HOT WATER

1. (8) 4,000 MBH Gas-Fired Condensing Boilers

CHILLED WATER

1. (3) 1,000-Ton and (1) 300-Ton Water-Cooled Centrifugal Chillers
2. (5) 2,100 GPM Cooling Towers

EXHAUST AIR

1. (2) 220,000 CFM Exhaust Air Units with High-Efficiency Energy-Recovery System
2. On-Floor Exhaust Air Branch Taps

BASE BUILDING POWER

1. 4,000 Amp, 480/270V, 3-Phase, 4-Wire Service
2. (2) 2,000 Amp and (1) 3,000 Amp Bus-Duct Risers for Tenant Power

BASE-BUILD GENERATOR

1. (1) 2,000 kW Diesel Generator

BASE BUILDING LAB SERVICES

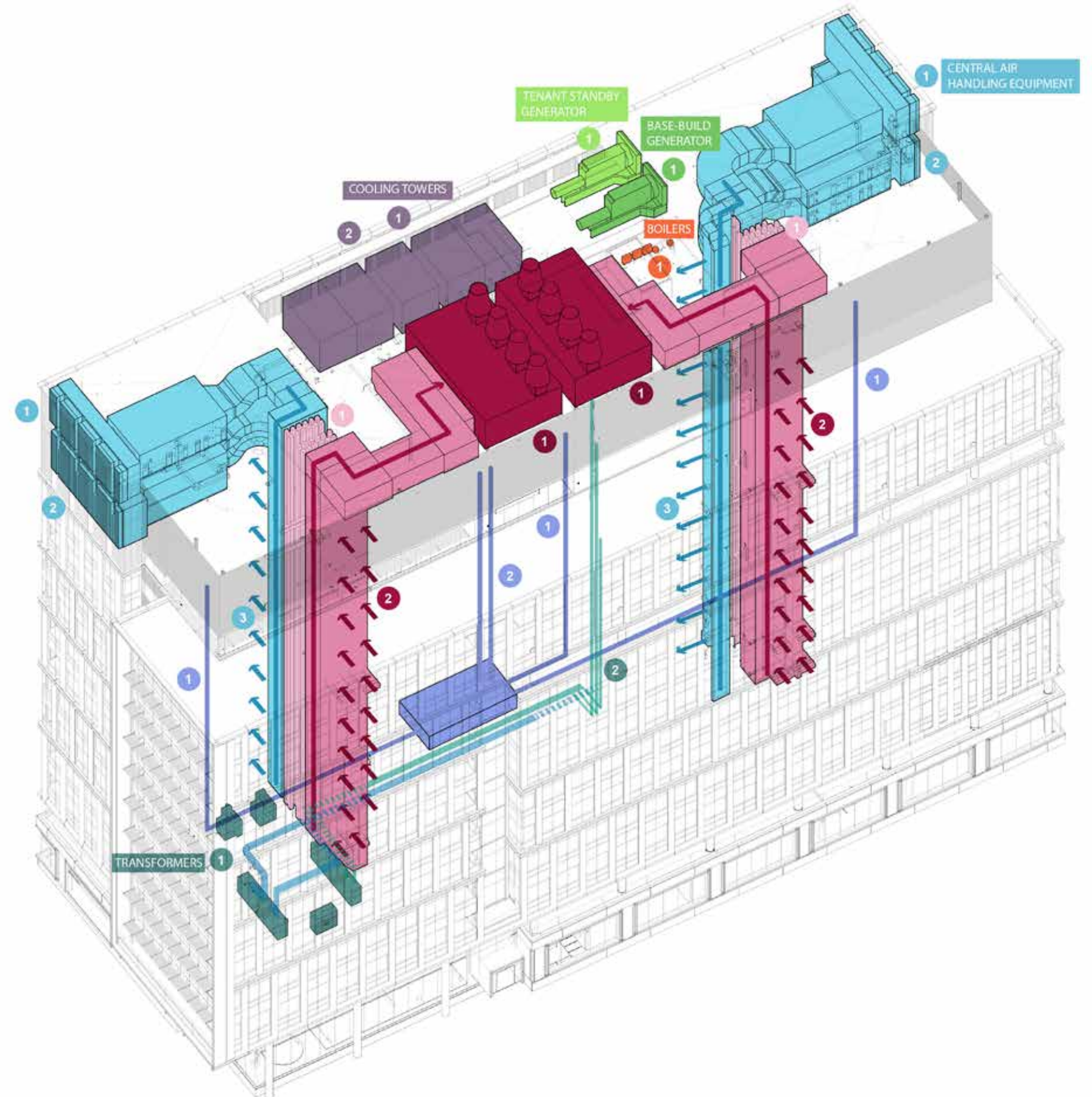
1. Central Lab Waste Treatment System
2. Central Tempered Water System

TENANT EXHAUST AIR

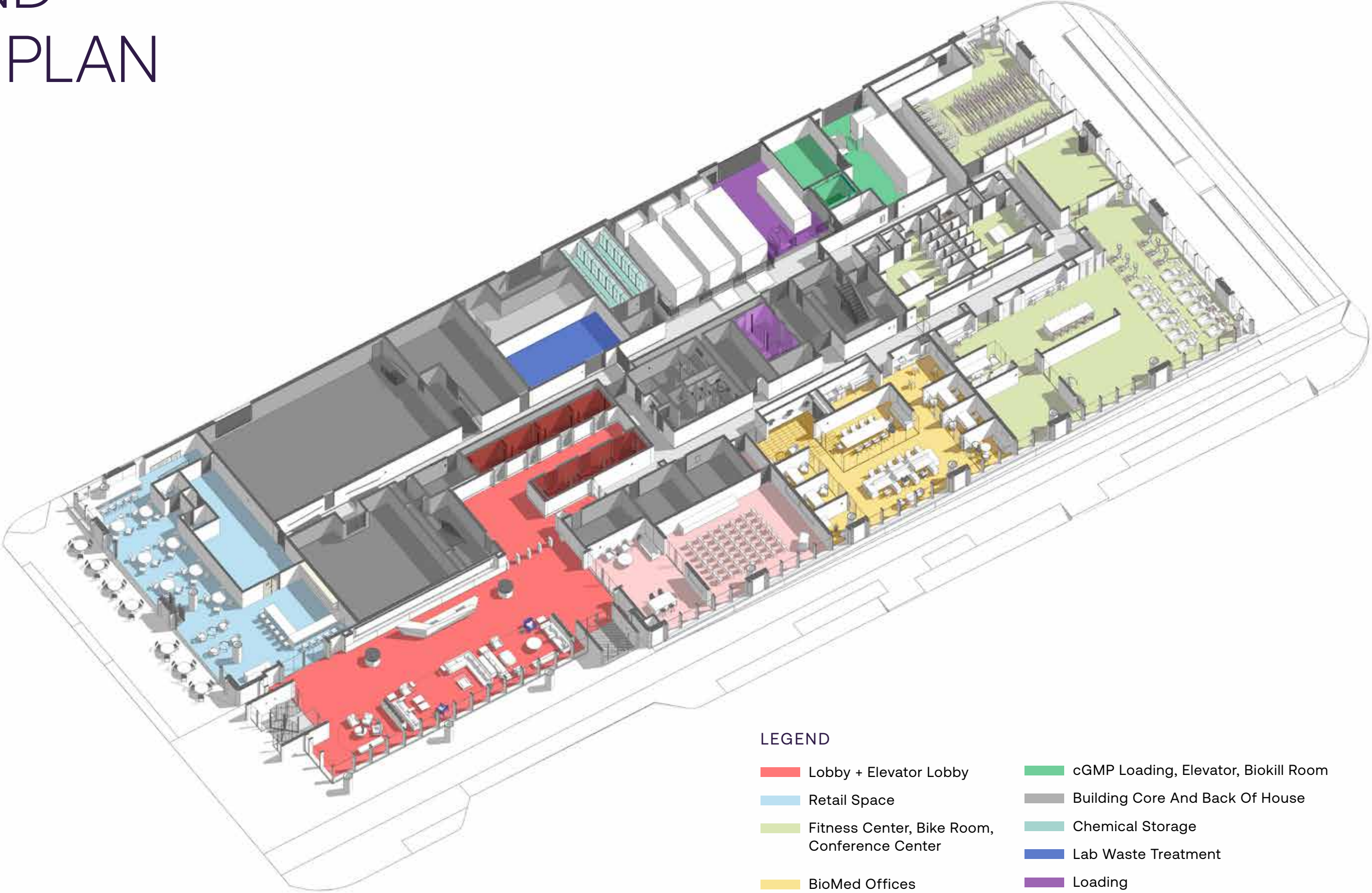
1. (48) Future Tenant Exhaust Ducts (4 Per Floor)

TENANT OPTIONAL STAND-BY POWER

1. (1) 1,500 kW Diesel Generator providing 5 W/RSF across Tenant Lab Areas



GROUND FLOOR PLAN



LEGEND

- | | |
|--|---|
| ■ Lobby + Elevator Lobby | ■ cGMP Loading, Elevator, Biokill Room |
| ■ Retail Space | ■ Building Core And Back Of House |
| ■ Fitness Center, Bike Room, Conference Center | ■ Chemical Storage |
| ■ BioMed Offices | ■ Lab Waste Treatment |
| | ■ Loading |

SAMPLE 45,000 SF PROGRAM

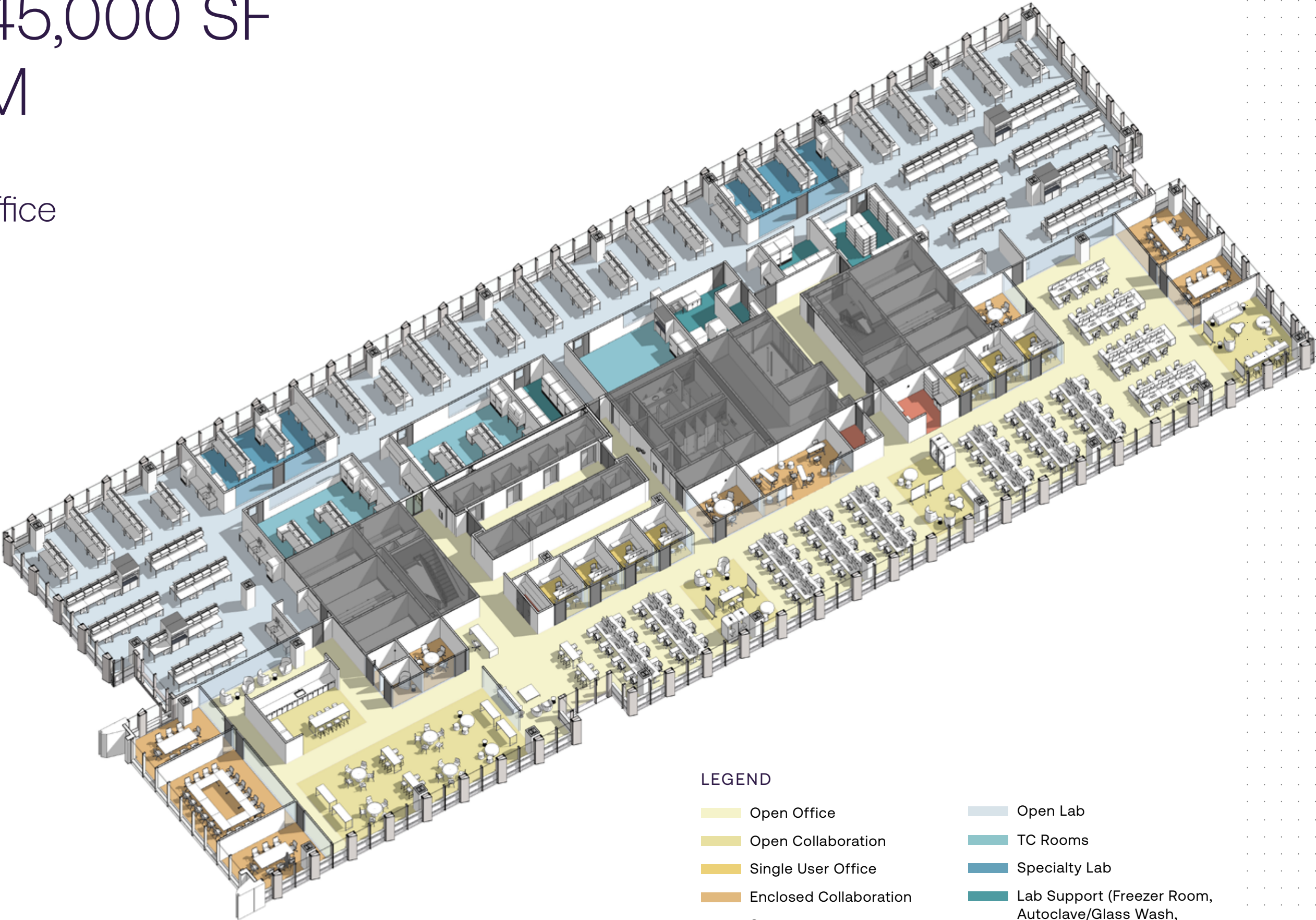
60% Lab | 40% Office

OFFICE

- 92 Employees
- 85 Workstations
- 7 Offices
- 3 Huddle Rooms
- 5 Open Collaboration Areas
- 1 Twenty-Person Conference Room
- 4 Eight-Person Conference Rooms

LAB

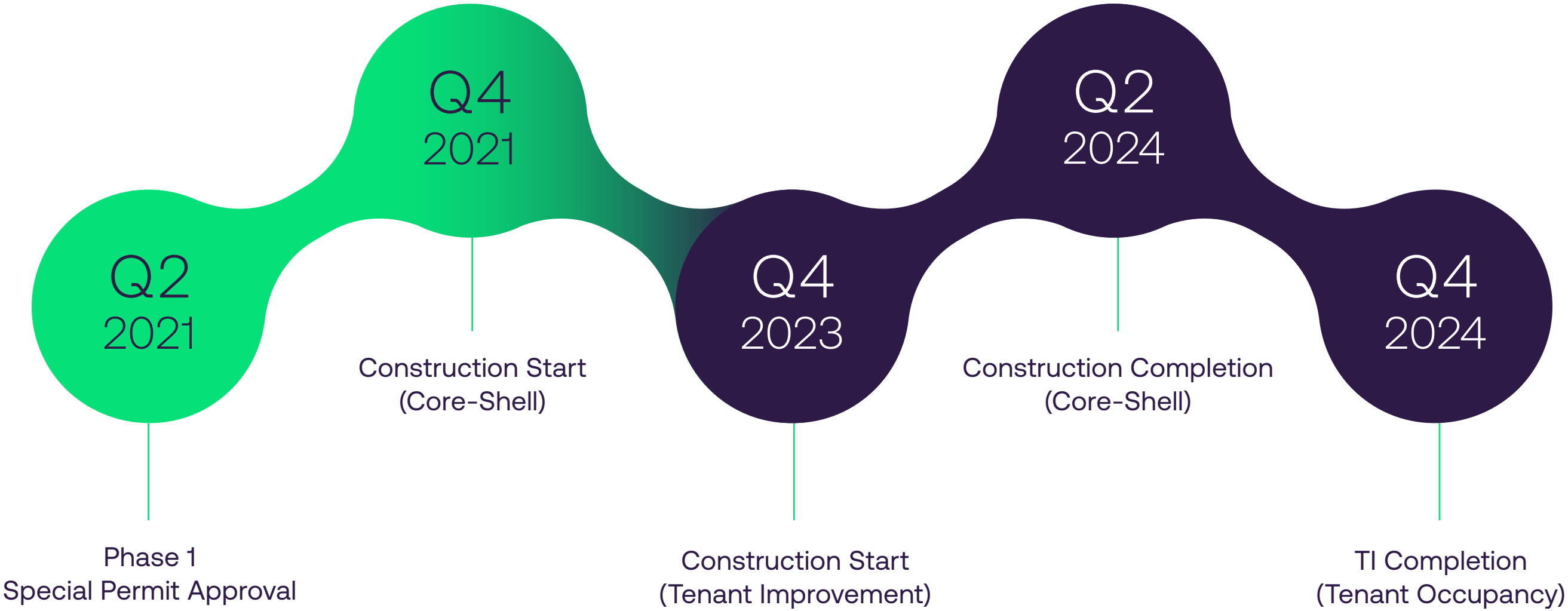
- 231 Five-Foot Benches
- 3 Specialty Lab Rooms
- 2 Tissue Culture Rooms
- 1 Autoclave | Glass Wash Room
- 2 Freezer Farms
- 1 Chemical Storage Room
- 1,155 Linear Feet of Benching



LEGEND

- | | |
|------------------------|---|
| Open Office | Open Lab |
| Open Collaboration | TC Rooms |
| Single User Office | Specialty Lab |
| Enclosed Collaboration | Lab Support (Freezer Room, Autoclave/Glass Wash, Waste Room, Materials/Consumables) |
| Support | |

DELIVERY SCHEDULE





YOUR LEASING PARTNERS

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