



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 life science real estate comprising 16 million square feet concentrated in leading innovation markets including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, CO, and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction.

Since 2016, Blackstone and BMR have actively invested in developing, modernizing, and expanding research facilities in our core innovation markets.

100%
of our portfolio concentrated in the core life science markets of Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, and Cambridge, U.K.

2.5mm SF
in active construction to meet the growing demand of the life science industry

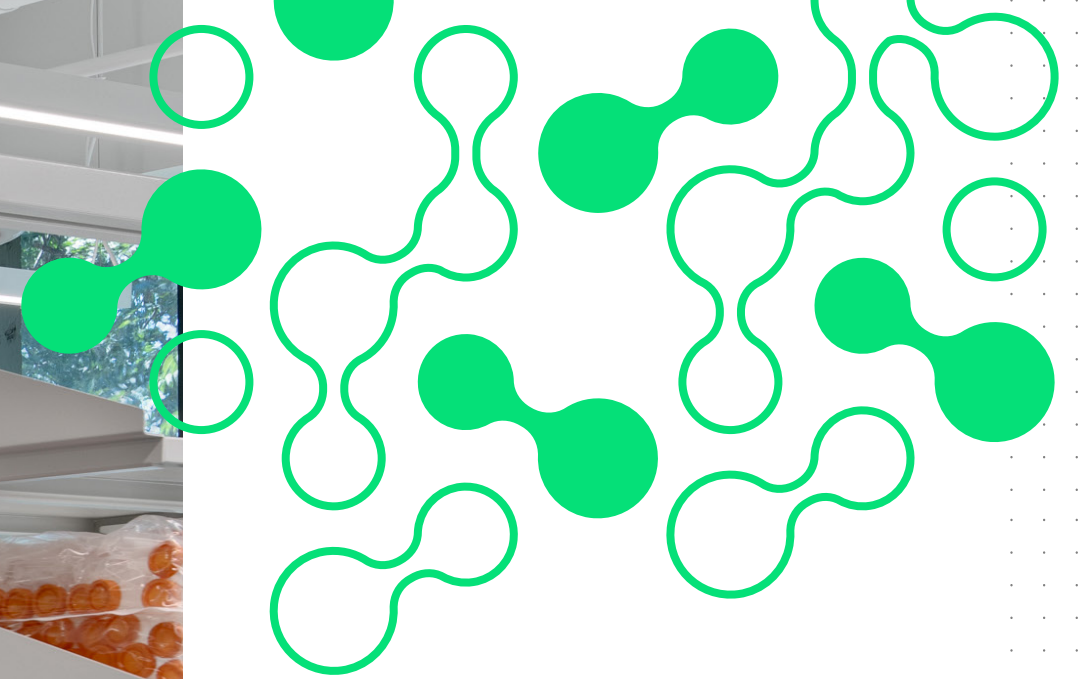
16mm SF
owned and operated in leading innovation markets

27mm SF
available to accommodate tenants as they grow

300+
in-house experts and life science real estate professionals

240
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



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.

- 1 Phase 01
- 2 Phase 02
- G Garage

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

ROUTE 99 - ALFORD STREET BRIDGE



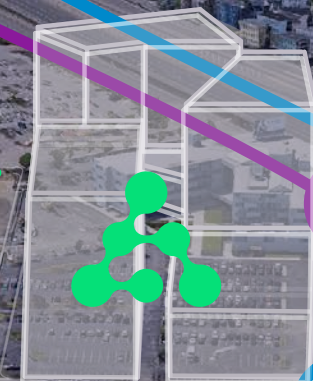
ASSEMBLY

2 MIN WALK



90

10 MIN TO LOGAN AIRPORT



FOLEY STREET



95



MIDDLESEX AVE

I-93

30 MIN TO DAVIS SQUARE

15 MIN TO CAMBRIDGE & KENDALL SQUARE

10 MIN TO OAK GROVE

5 MIN WALK TO ASSEMBLY ROW

BRAND UNION BLVD

ROUTE 28

10 MIN TO MEDFORD

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
Dewpoint Therapeutics
Atalanta Therapeutics
Vertex
SmartLabs
Crispr Therapeutics
Ginkgo Bioworks
Entrada
Polaris Partners
Akouos
Jnana Therapeutics

CHARLESTOWN

Finch Therapeutics
Indigo
Ziopharm Oncology
Catalog
Bluebird Bio
Galy

CAMBRIDGE CROSSING

Bristol-Myers Squibb
Cerevel Therapeutics
Philips
Thrive Bioscience
Sanofi
Astellas

KENDALL SQUARE

Takeda
Editas Medicine
Formlabs
Eli Lilly
Johnson & Johnson
Bluebird Bio
Biogen
Generation bio
Momenta
Sigilon Therapeutics
TCR² Therapeutics
GSK
Pfizer
Moderna
Novartis
Sana Biotechnology
Whitehead Institute
Atlas Venture

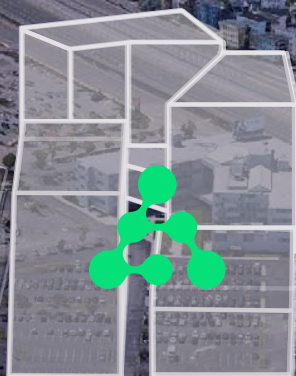
SOMERVILLE

Tessera Therapeutics
Cellarity
Flagship Pioneering
Forsyth
Generate Biomedicines

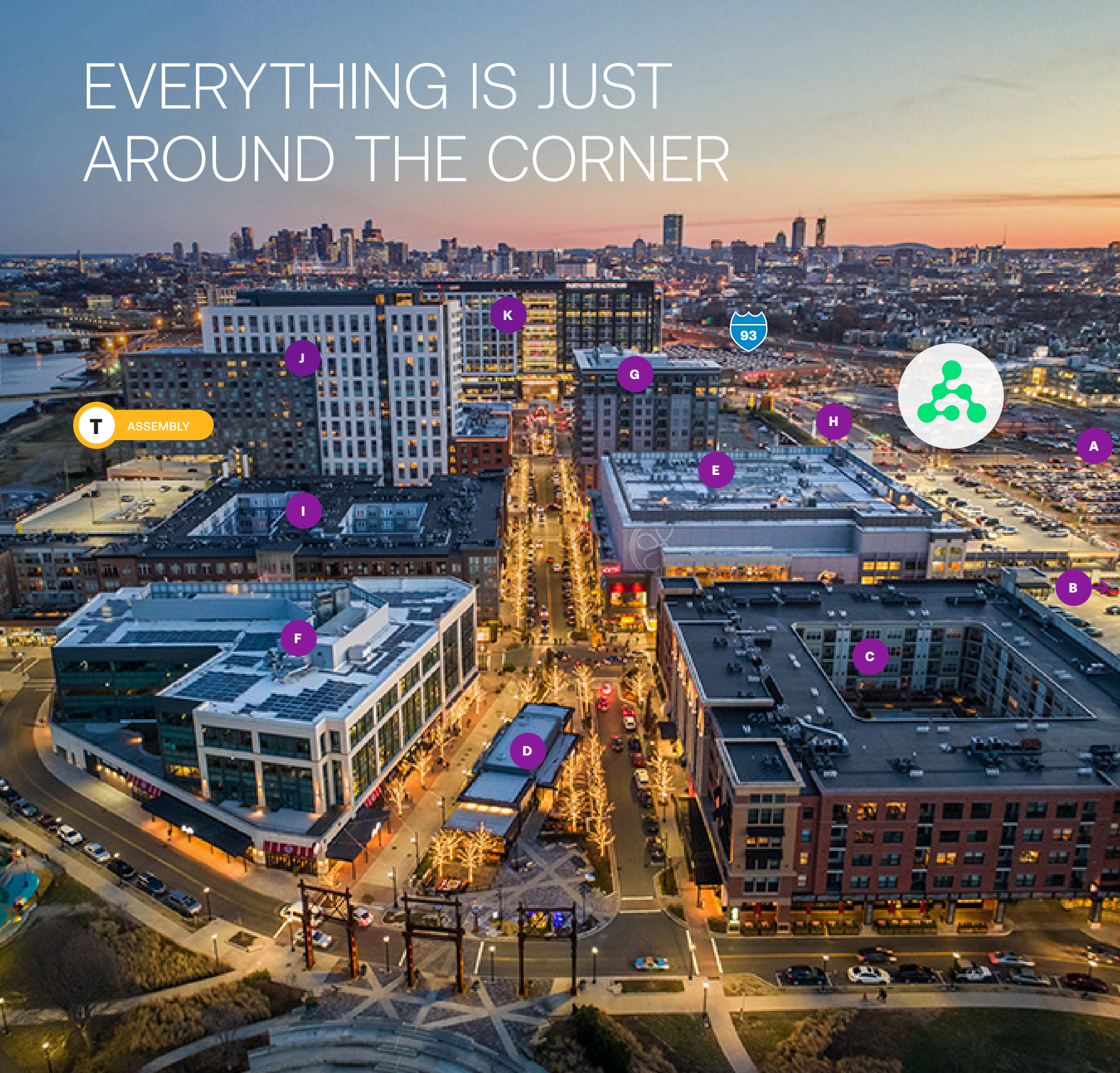
ASSEMBLY SQUARE

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



T

ASSEMBLY

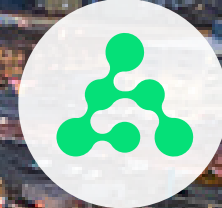
J

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A Ashley Furniture
Bob's Discount Furniture
Burlington
Raymour & Flanigan
Staples
TJ Maxx
Trader Joe's
Xfinity

B Chase
Starbucks

C Brooks Brothers Factory
Converse
Earls
J. Crew Factory
Kay Jewelers
LEGAL on the Mystic
Nike Factory Store
Outback Steakhouse
Purple
Toca Chida
Zwilling

D JP Licks
River Bar

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

F Carter's
Ernesto's Pizza
IT'S SUGAR
LOFT Outlet
OshKosh B'gosh
Parla XXI
Pokemoto
Tony C's

G ALLOY
An Nam
BondVet
CVS Pharmacy
Downeast Cider
LaserAway
Polo Ralph Lauren
PNC Bank
Sav-Mor Spirits
The Row
Union Square Donuts
Vineyard Vines
YogaSix

H Club Volo
- 12 Pickleball Courts
- 4 Sand Volleyball Courts
- 3 Shuffleboard Courts
- 2 Bocce Courts
- Cornhole Boards

I American Eagle
Athleta
Banana Republic Factory
Bliss
COACH
Joselin Boutique and Events
Le Macaron French Pastries
Muse Paint Bar
Pandora
Steve Madden
Sunglass Hut
Totto Ramen
Soma Salon & Spa
Splash & Dash Groomerie & Boutique
Ten One Tea House
Tribos Peri Peri

J 3D Cowboys
Cafe Nero
Cambridge Savings Bank
Heyday
Juicy Greens
Lulu Lemon
Madison Reed Color Bar
Miscela Lobby
Paper Sourcce
Shake Shack
Sweetgreen
Tatte Bakery
The Smoke Shop
Warby Parker
Yakitori Totto

K Amelia's Taqueria
AR Nail Bar & Lounge
AROW Express Convenience Store
Barbershop at Assembly
Bluebird Bouquets
Capital One Café
Club Pilates
CycleBar
Lucky Strike Social
MassGeneral Imaging
MassGeneral Physicians or Primary Care
Mike's Pastry
Orangetheory Fitness
Parrelli Optical
pure barre
Ruth's CHRIS Steak House
Squeeze Massage
SweatHouz
TITLE Boxing Club
ZO Greek

GREENSPACE AS CULTURAL CENTERPIECE

A trio of exceptionally crafted Class A lab buildings embrace a vibrant park that forms the centerpiece of this premier development, with programming from BioMed Realty and dedicated tenant events exclusive to the AIP site's tenants.





A COMMUNITY NUCLEUS

A trio of exceptionally crafted Class A lab buildings embrace a vibrant park that forms the centerpiece of this premier development, with programming from BioMed Realty and dedicated tenant events exclusive to the AIP site's tenants.

BIOMED REALTY SITE ACTIVATION

Tenant Events | Fitness Series | Beer Garden | Farmer's Market | Concert Series

- 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 Phase 1 building 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

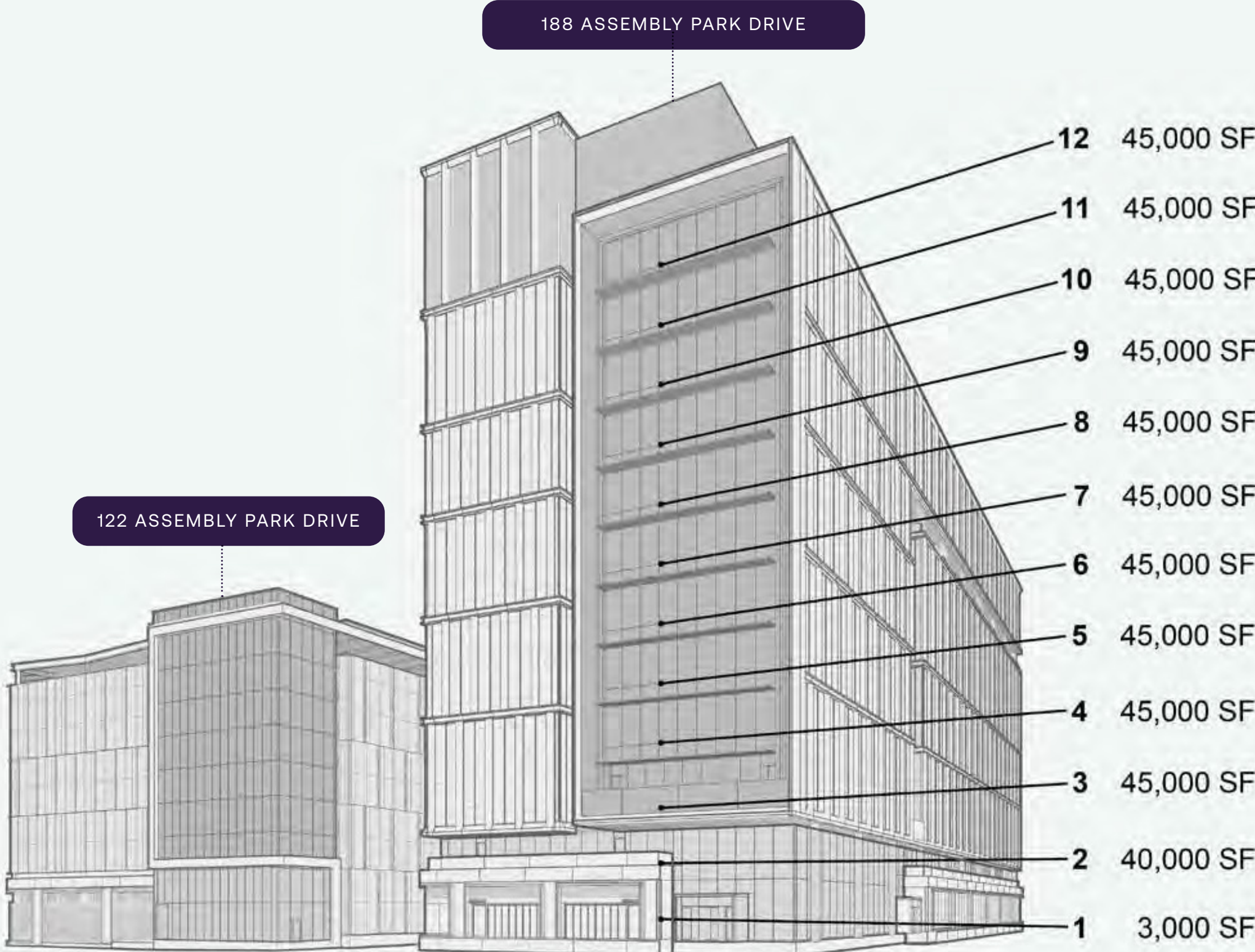
1.15

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



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

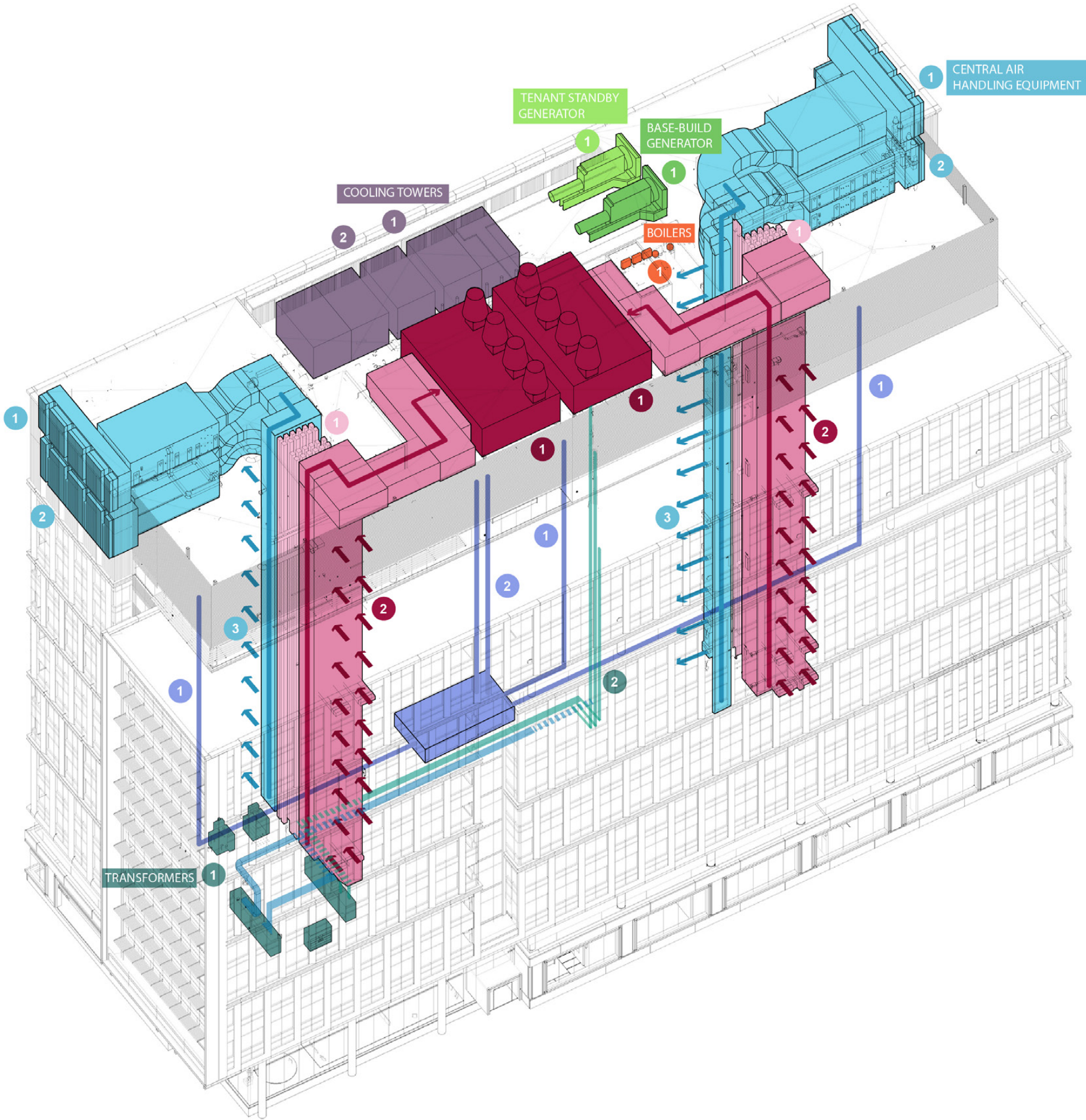
- 1. Central Lab Waste Treatment System
- 2. Central Tempered Water System

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



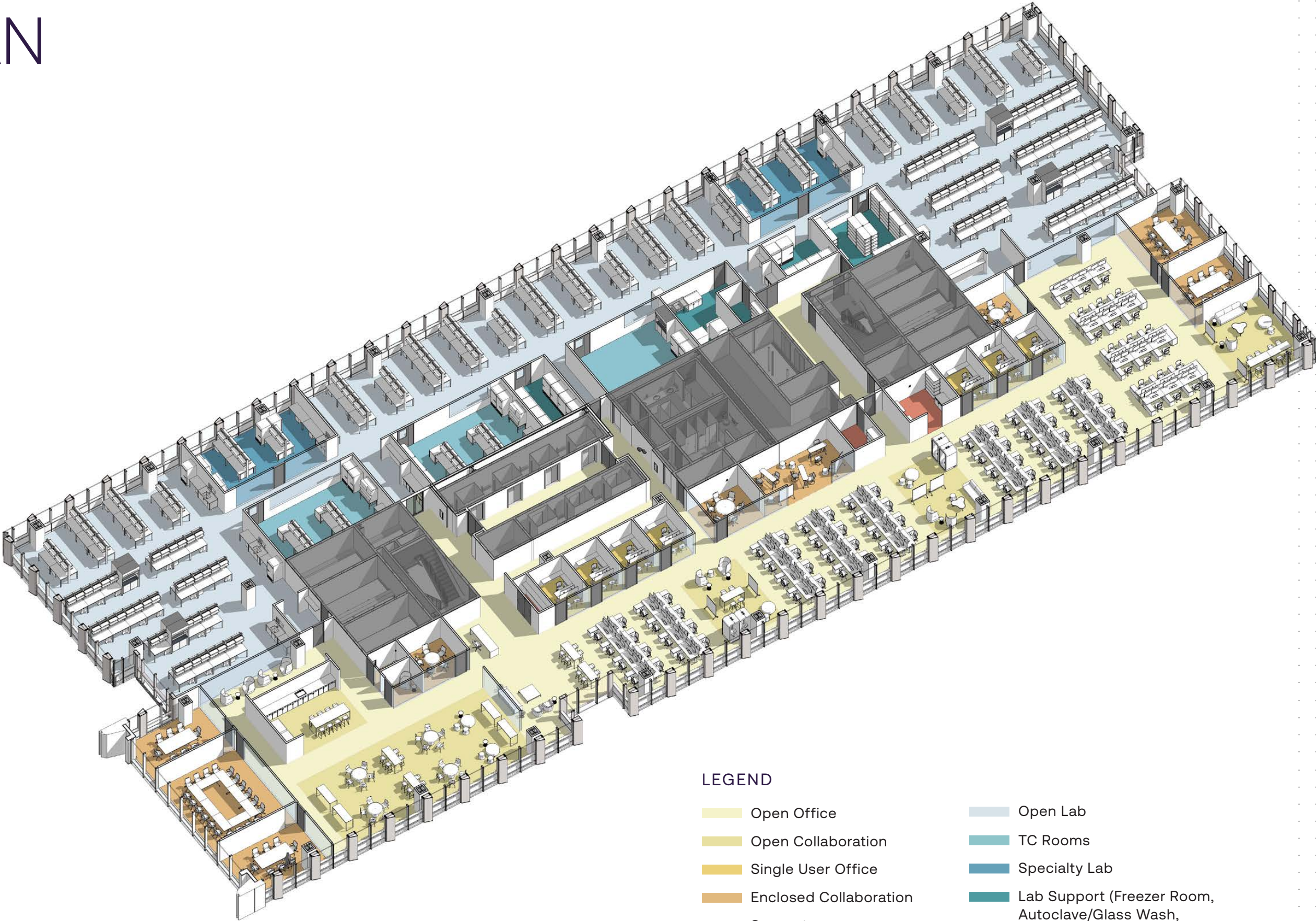
GROUND FLOOR PLAN



REPRESENTATIVE FLOOR PLAN

- 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	

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 Platinum and WELL certifications.



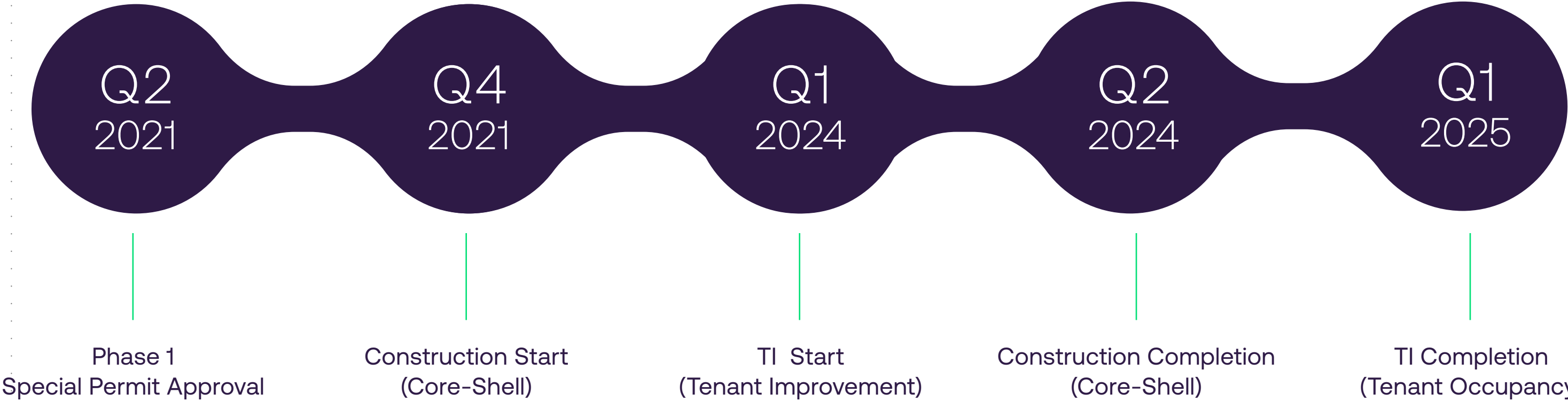
LEED PLATINUM
CERTIFIED CORE-SHELL



WELL CERTIFIED
CORE-SHELL



DELIVERY SCHEDULE



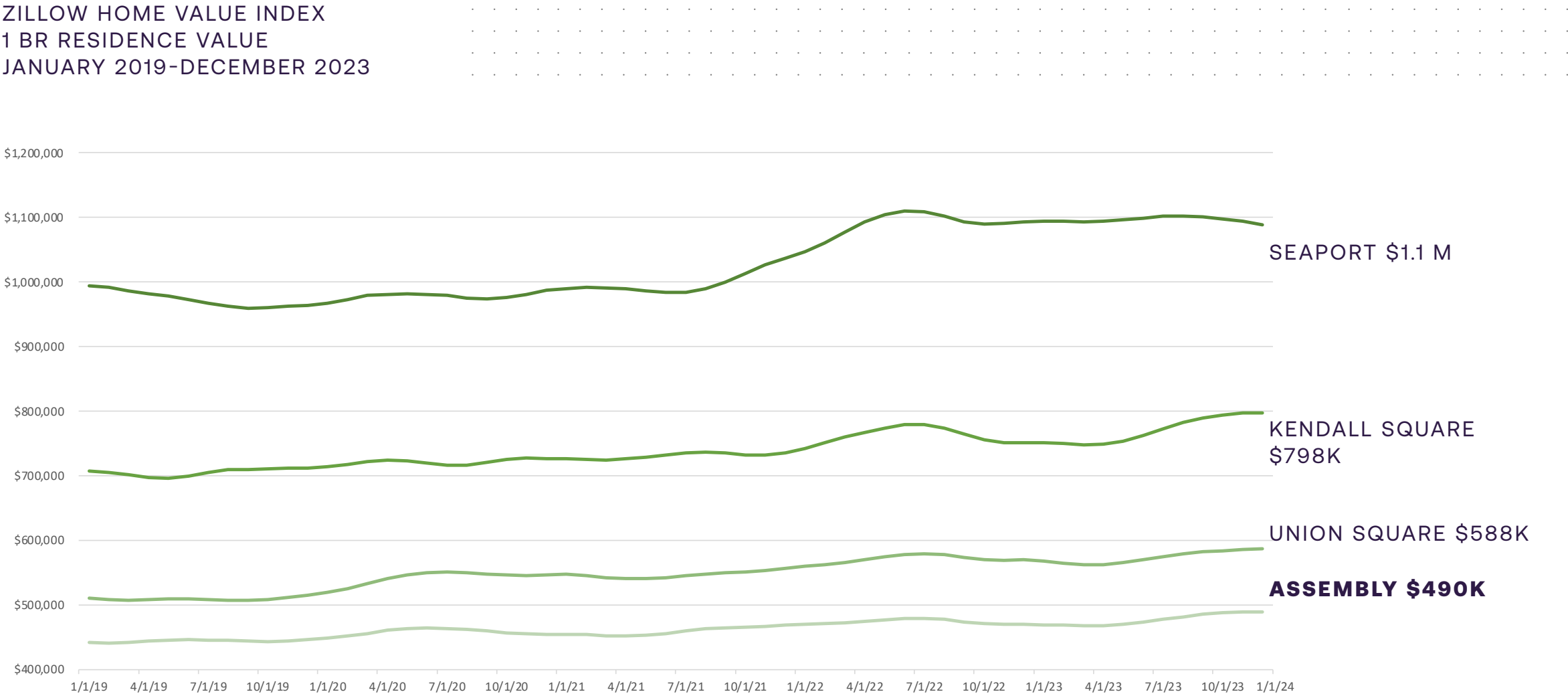
RESIDENTIAL MARKET VALUES

Competitive Life Science Neighborhoods

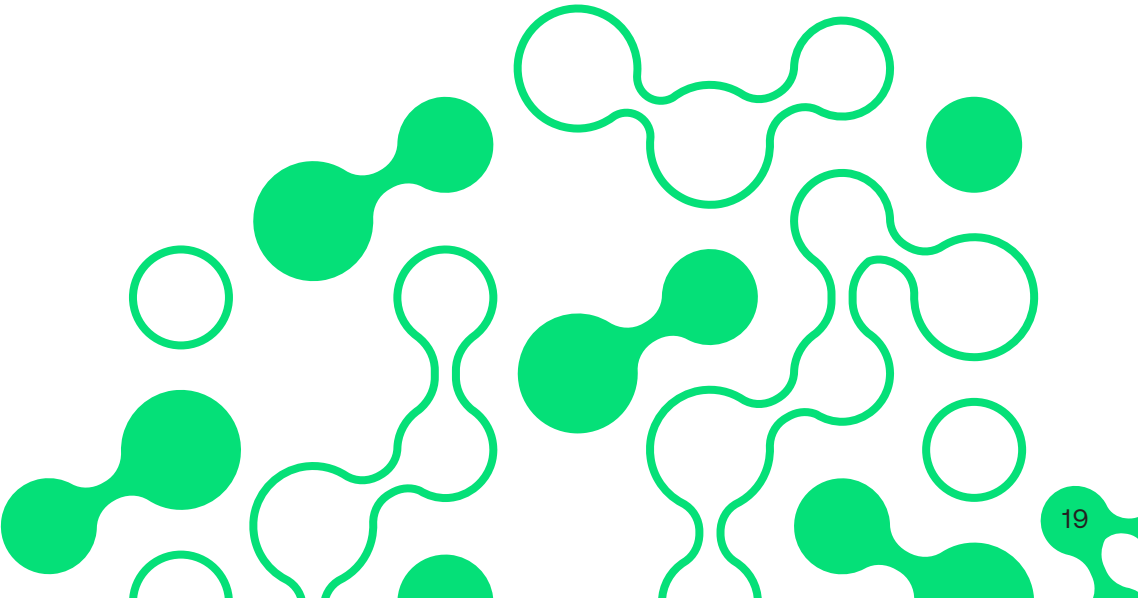
Employees Can Live Work & Play Affordably:

A 1-bedroom residence in Assembly is 55% less expensive than the same home in the Seaport and 39% less expensive than Kendall Square.

ZILLOW HOME VALUE INDEX
1 BR RESIDENCE VALUE
JANUARY 2019-DECEMBER 2023



Zillow Home Value Index (ZVHI): Seasonally Adjusted 1-BR Residence Value January 2019-December 2023
Outliers are eliminated – dataset focuses on residences with values in the 35th to 65th percentile.



RESIDENTIAL MARKET VALUES

Competitive Life Science Neighborhoods

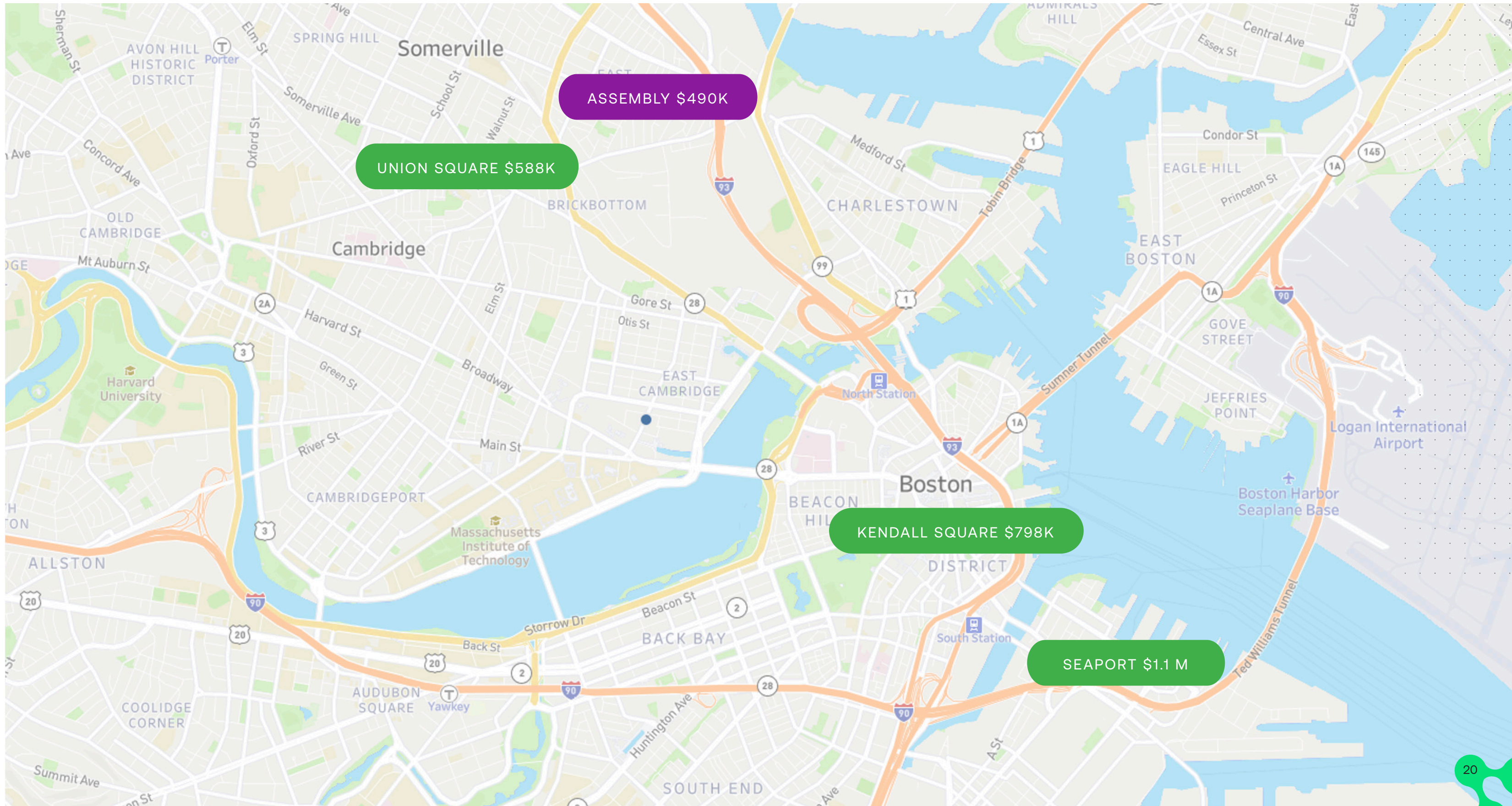
Zillow Home Value Index (ZVHI):

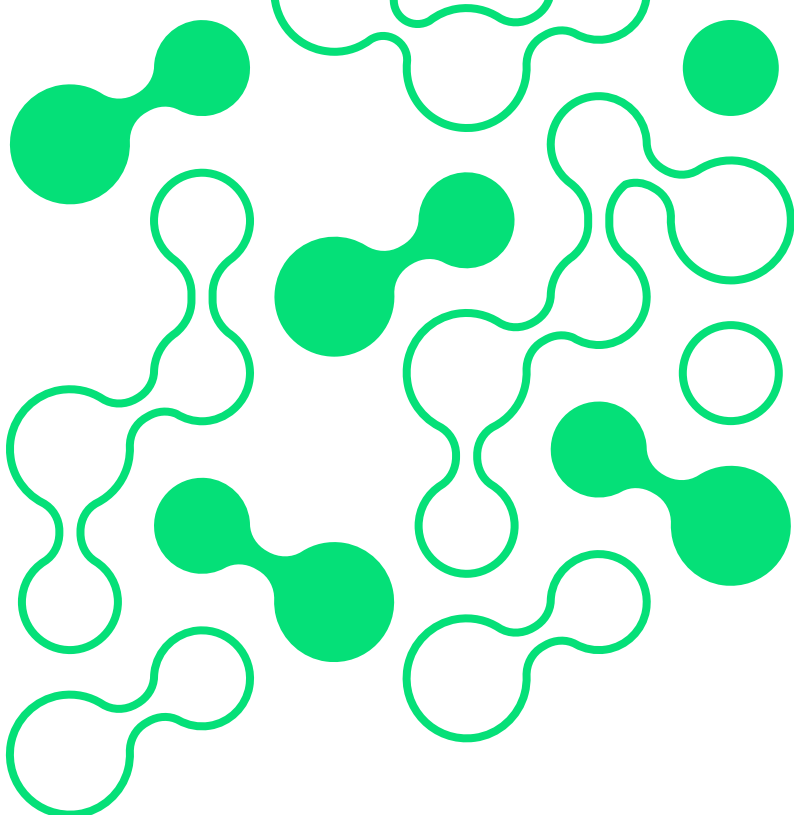
Seasonally Adjusted 1-BR Residence Value
Outliers are eliminated – dataset focuses on residences with values in the 35th to 65th percentile

No. of 1-BR+ Listings For Sale (Jan. 24)

Assembly: 26
Union Square: 14

Seaport: 45
Kendall Square: 2

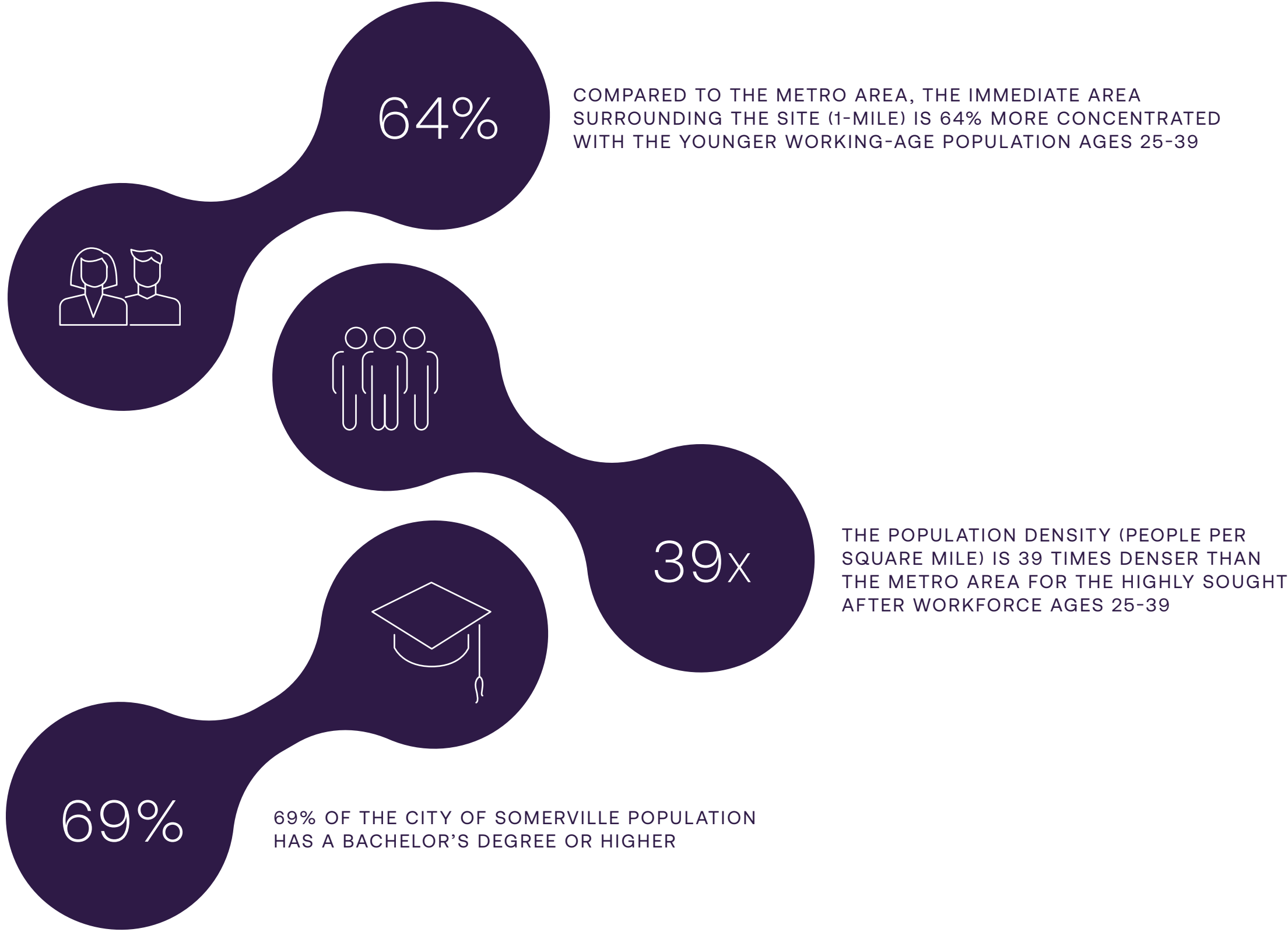




SOMERVILLE BY THE NUMBERS

Educational Attainment & Density

ASSEMBLY INNOVATION PARK IS SURROUNDED BY A YOUNG & HIGHLY EDUCATED WORKFORCE.



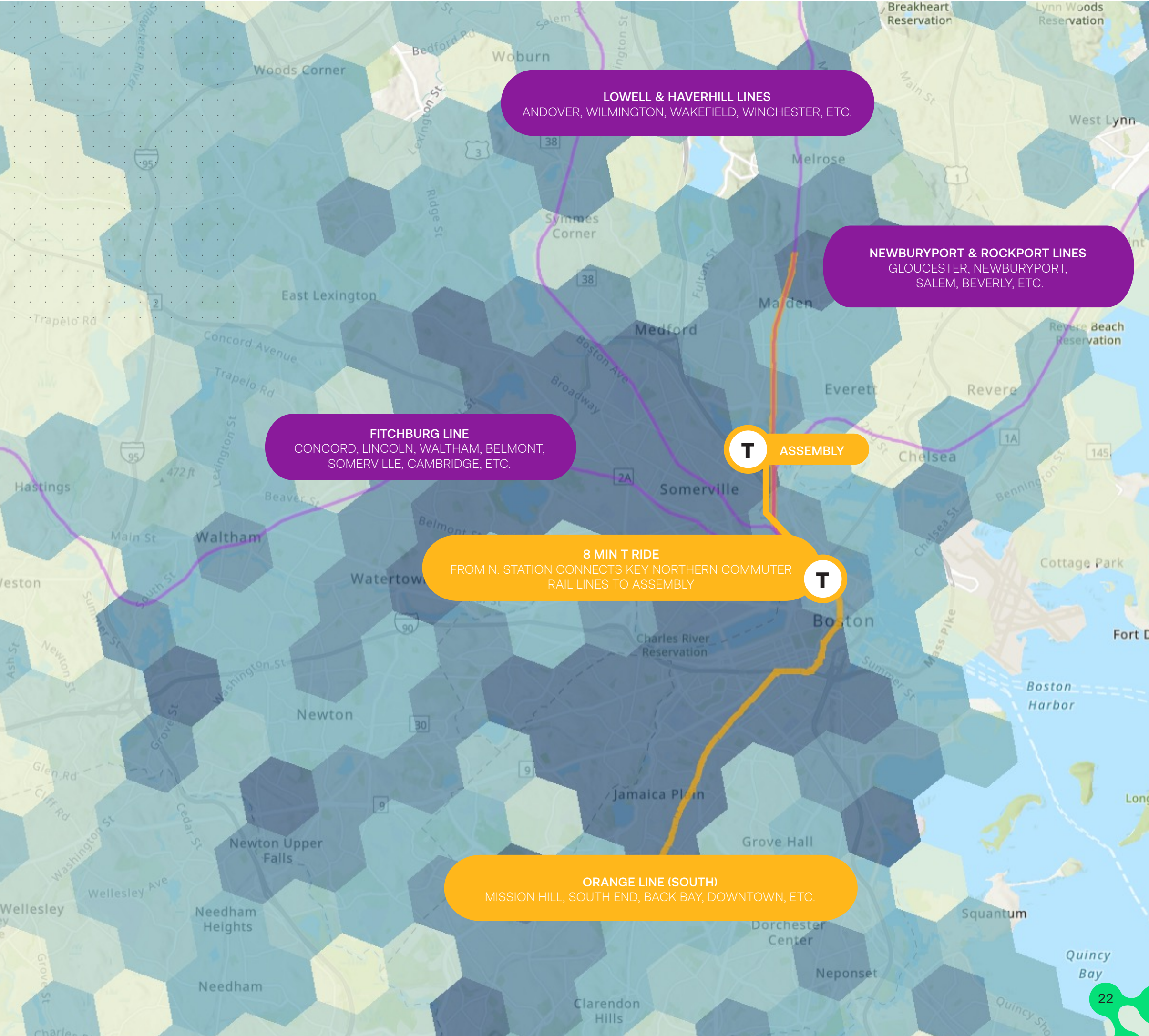
LIFE SCIENCE TALENT DENSITY

Connectivity to Commuter Hubs

Key Commuter Rail lines from the North and Northwest bisect dense life sciences talent pools, and feed directly into North Station which is only an 8-minute ride to Assembly Station.

LEGEND

- Highly Concentrated Area
- Not Highly Concentrated Area



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