



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+ 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+mm SF

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

16+mm SF

owned and operated in leading innovation markets

2+mm SF

available to accommodate tenants as they grow

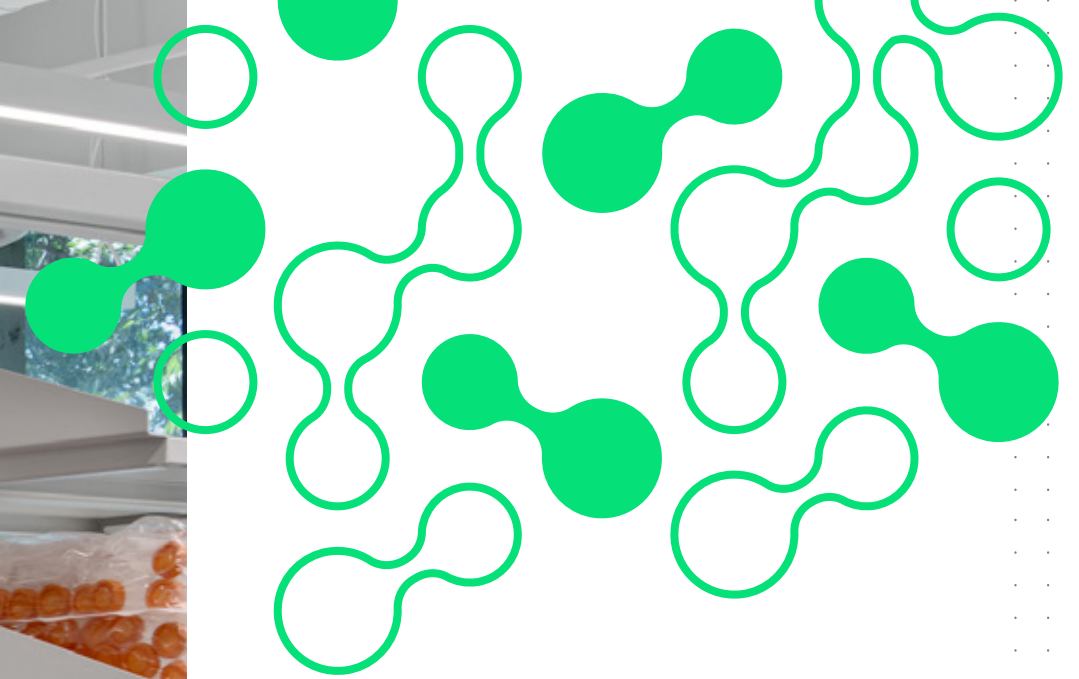
300+

in-house experts and life science real estate professionals

230+

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

10 MIN TO LOGAN AIRPORT

30 MIN TO DAVIS SQUARE

T ASSEMBLY

2 MIN WALK

90

95

15 MIN TO CAMBRIDGE & KENDALL SQUARE

10 MIN TO OAK GROVE

5 MIN WALK TO ASSEMBLY ROW

FOLEY STREET

95

I-93

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
 Momena
 Sigilon Therapeutics
 TCR² Therapeutics
 GSK
 Pfizer
 Moderna
 Novartis
 Sana Biotechnology
 Whitehead Institute
 Atlas Venture

SOMERVILLE

Tessera Therapeutics
 Cellarity
 Flagship Pioneering
 Forsyth
 Generate Biomedicines

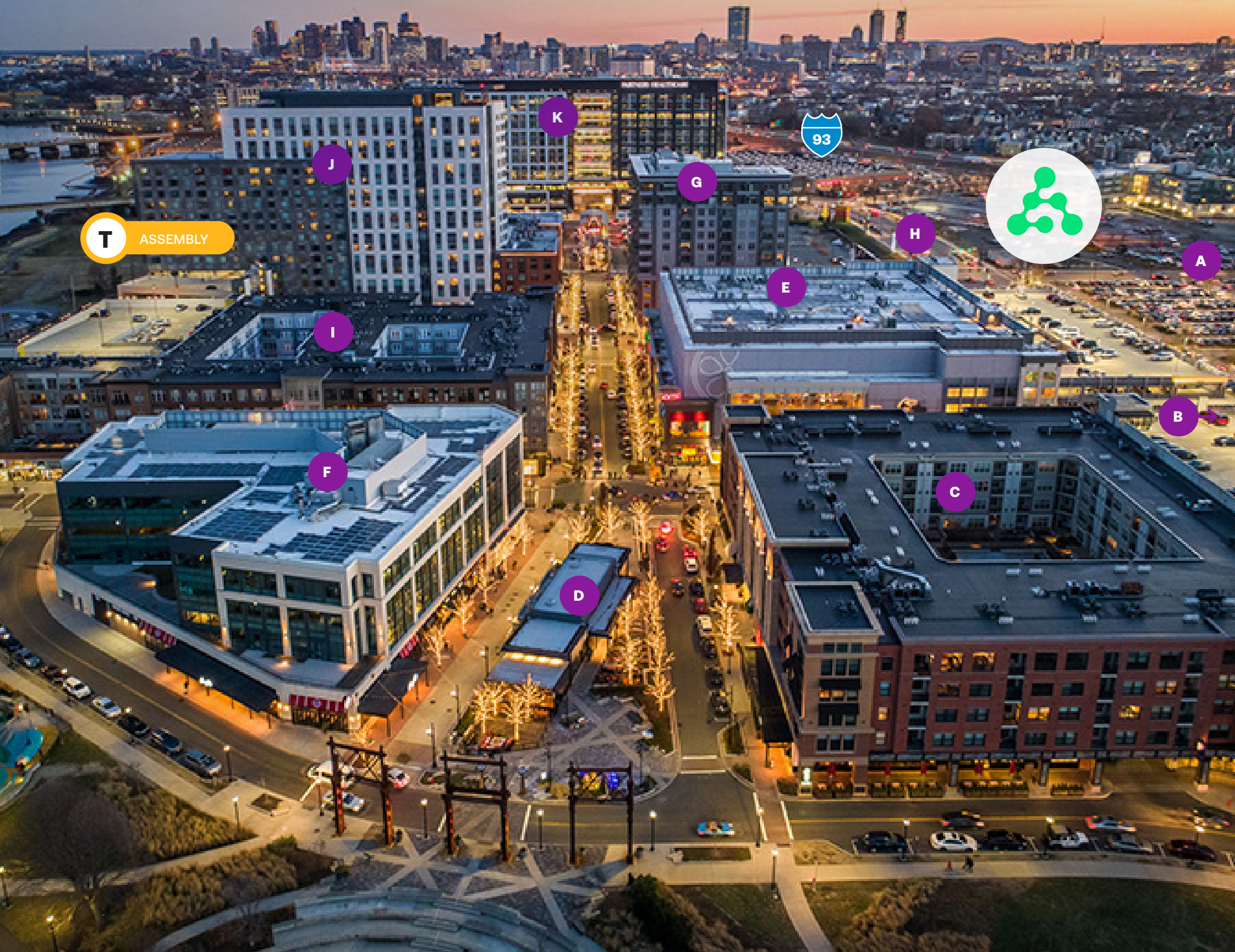


ASSEMBLY SQUARE

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



- 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

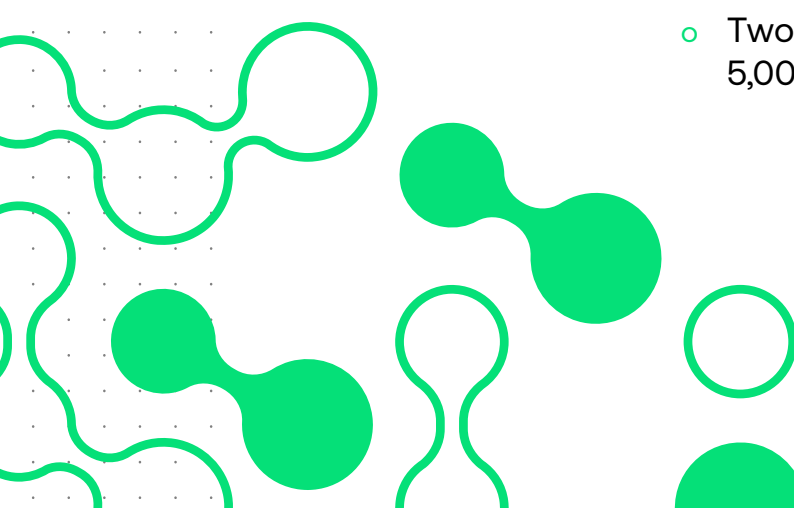
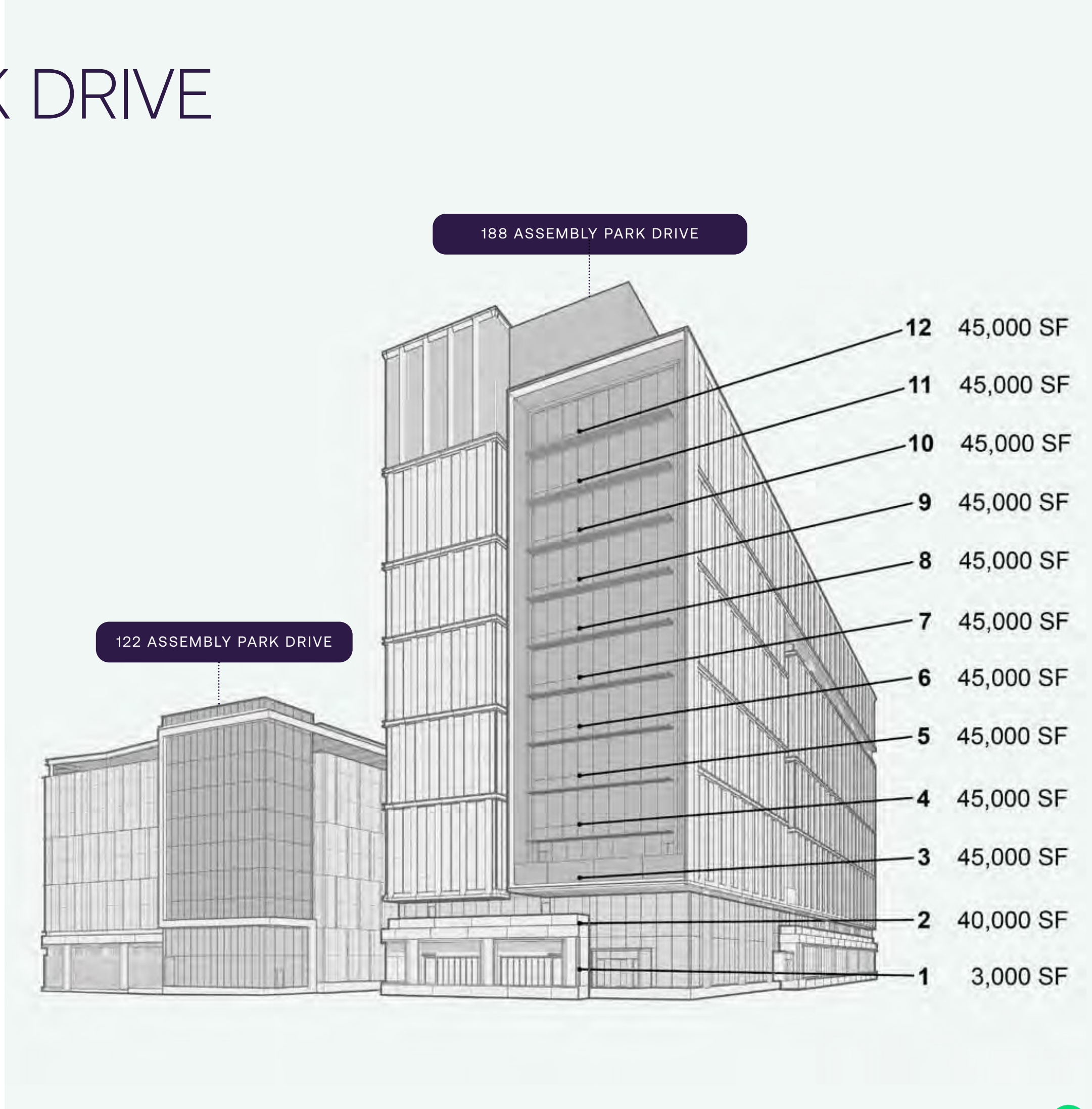
1.15

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

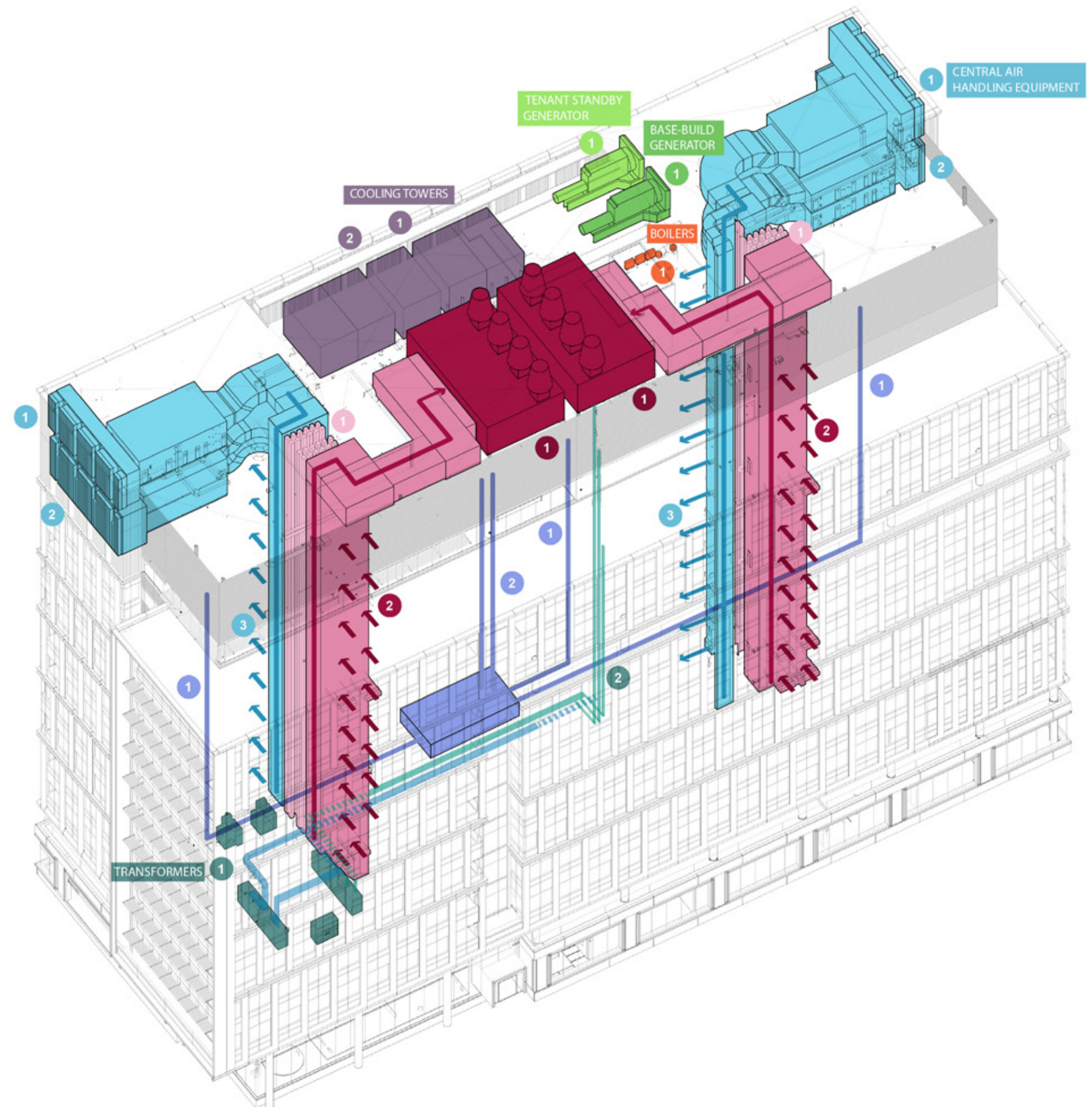
1. Central Lab Waste Treatment System
2. Central Tempered Water System

TENANT EXHAUST AIR

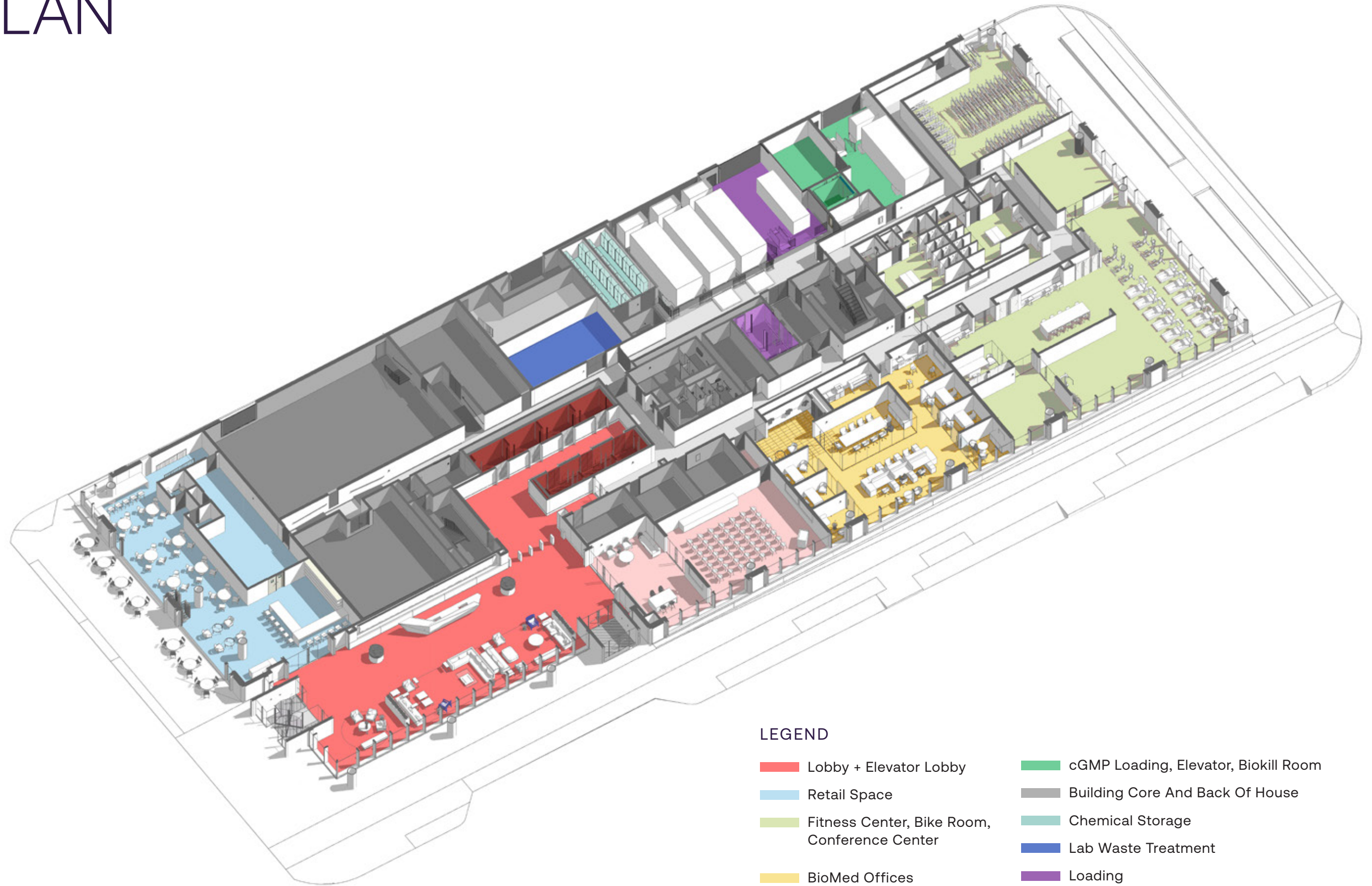
1. (48) Future Tenant Exhaust Ducts (4 Per Floor)

TENANT OPTIONAL STAND-BY POWER

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



GROUND FLOOR PLAN



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 |

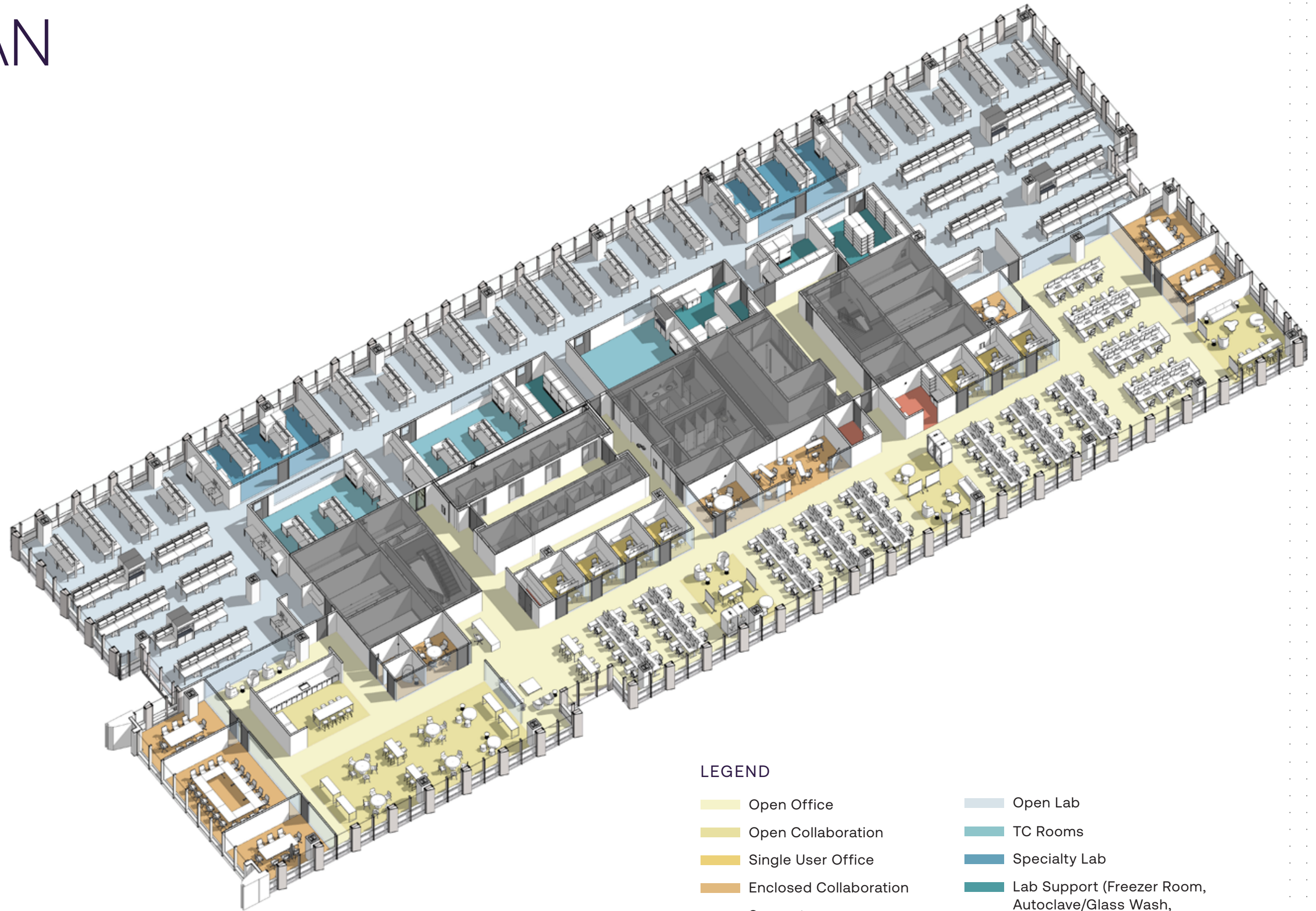
REPRESENTATIVE FLOOR PLAN

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 design aspect, 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 LEED and WELL certifications, with Phase I already designated LEED Platinum.



LEED PLATINUM
CERTIFIED CORE-SHELL



WELL CERTIFIED
CORE-SHELL



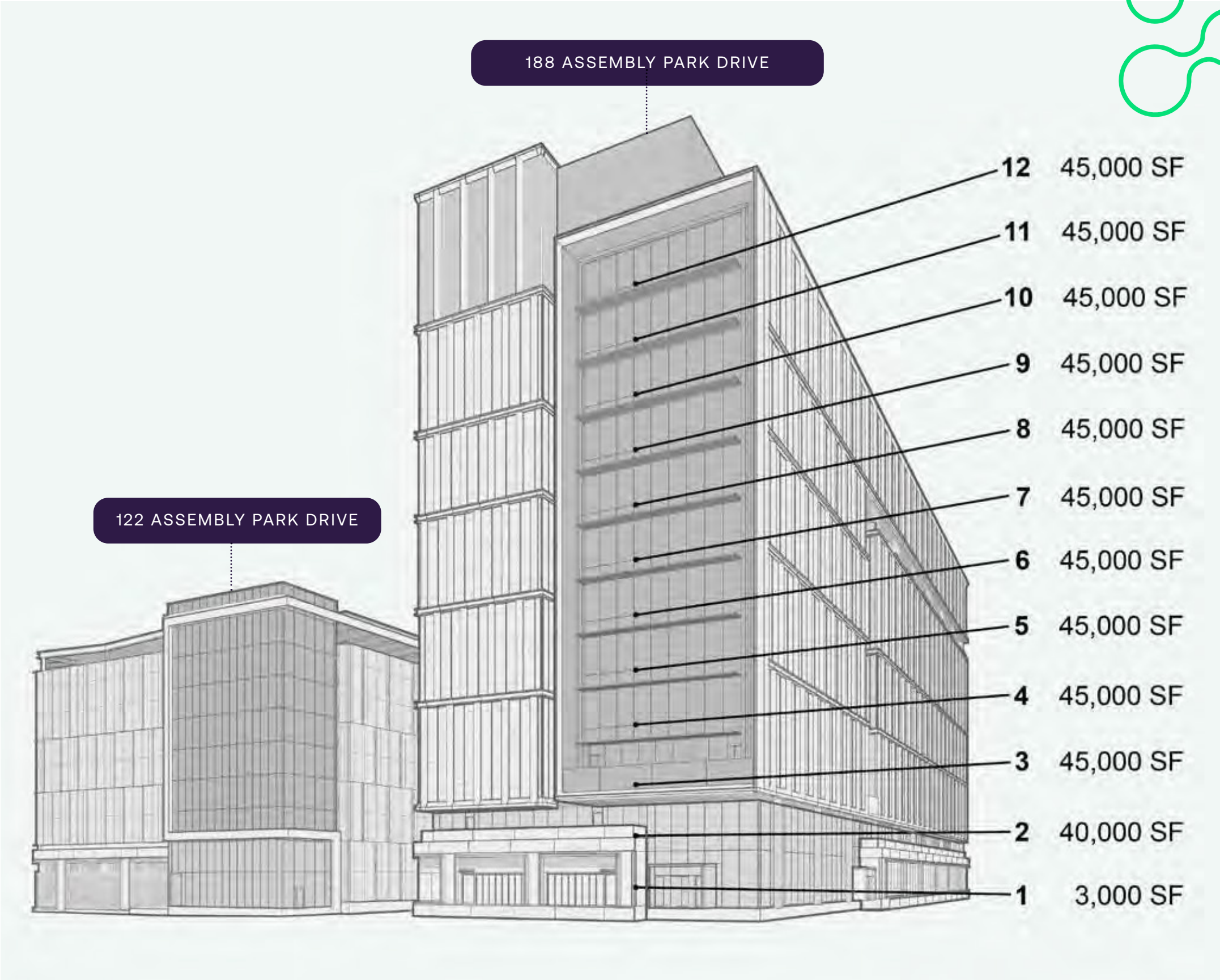
STACKING PLAN

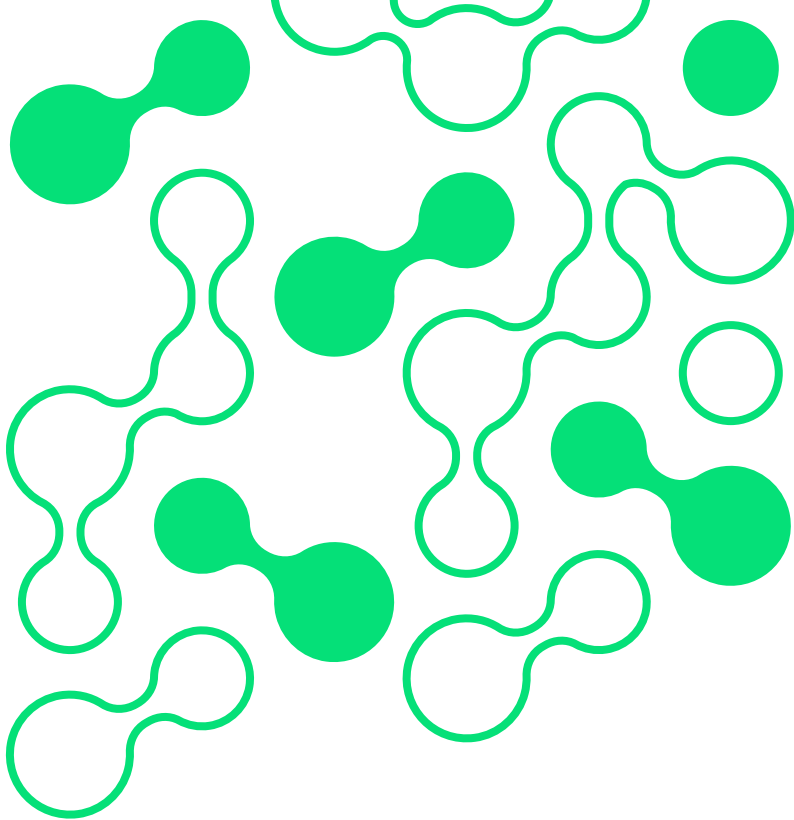
495K
TOTAL RSF

12
STORIES

45,000
SF TYPICAL FLOOR PLATE

NOW
SHELL FLOORS TI-READY



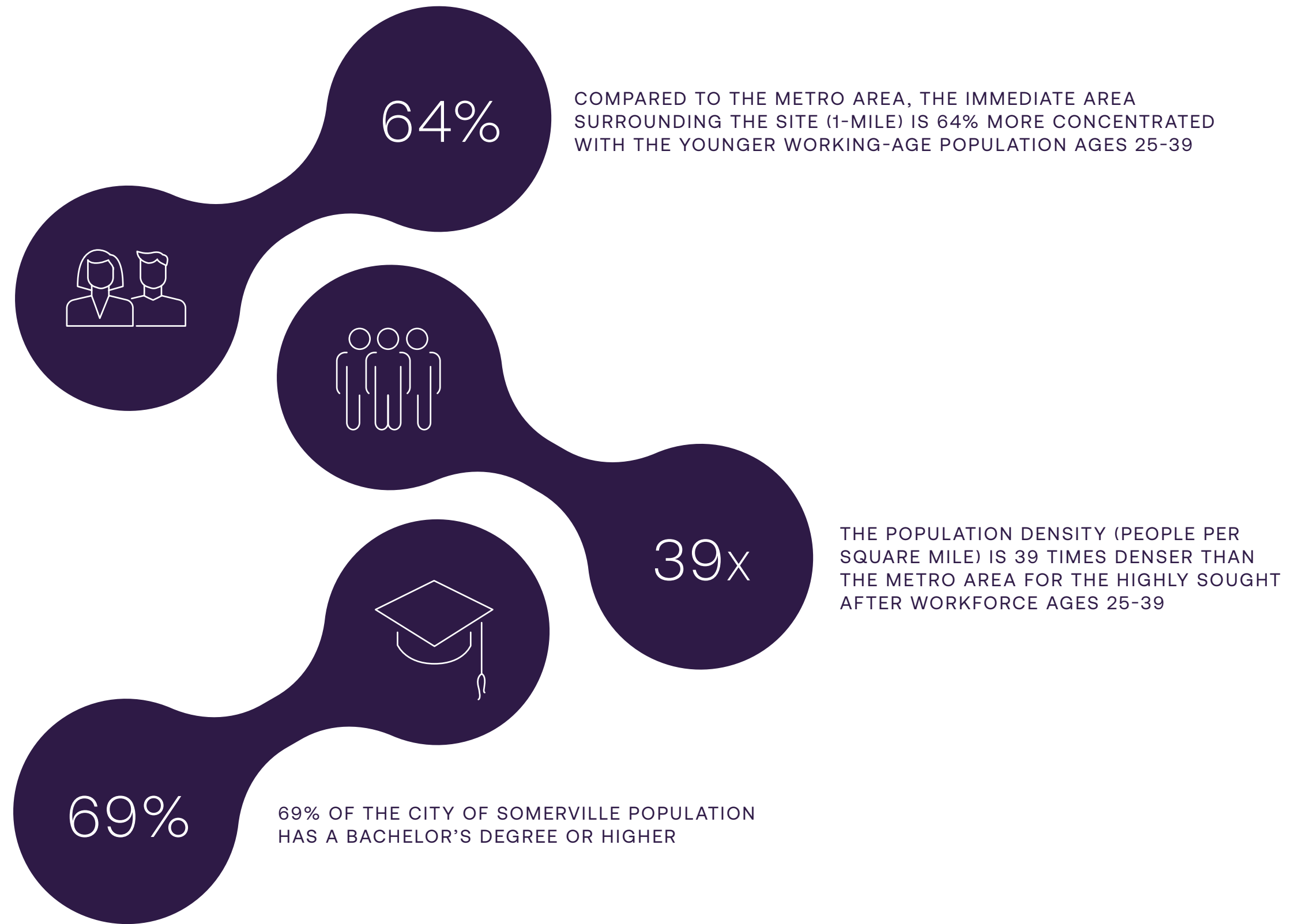


ASSEMBLY INNOVATION PARK IS SURROUNDED BY A YOUNG & HIGHLY EDUCATED WORKFORCE.



SOMERVILLE BY THE NUMBERS

Educational Attainment & Density





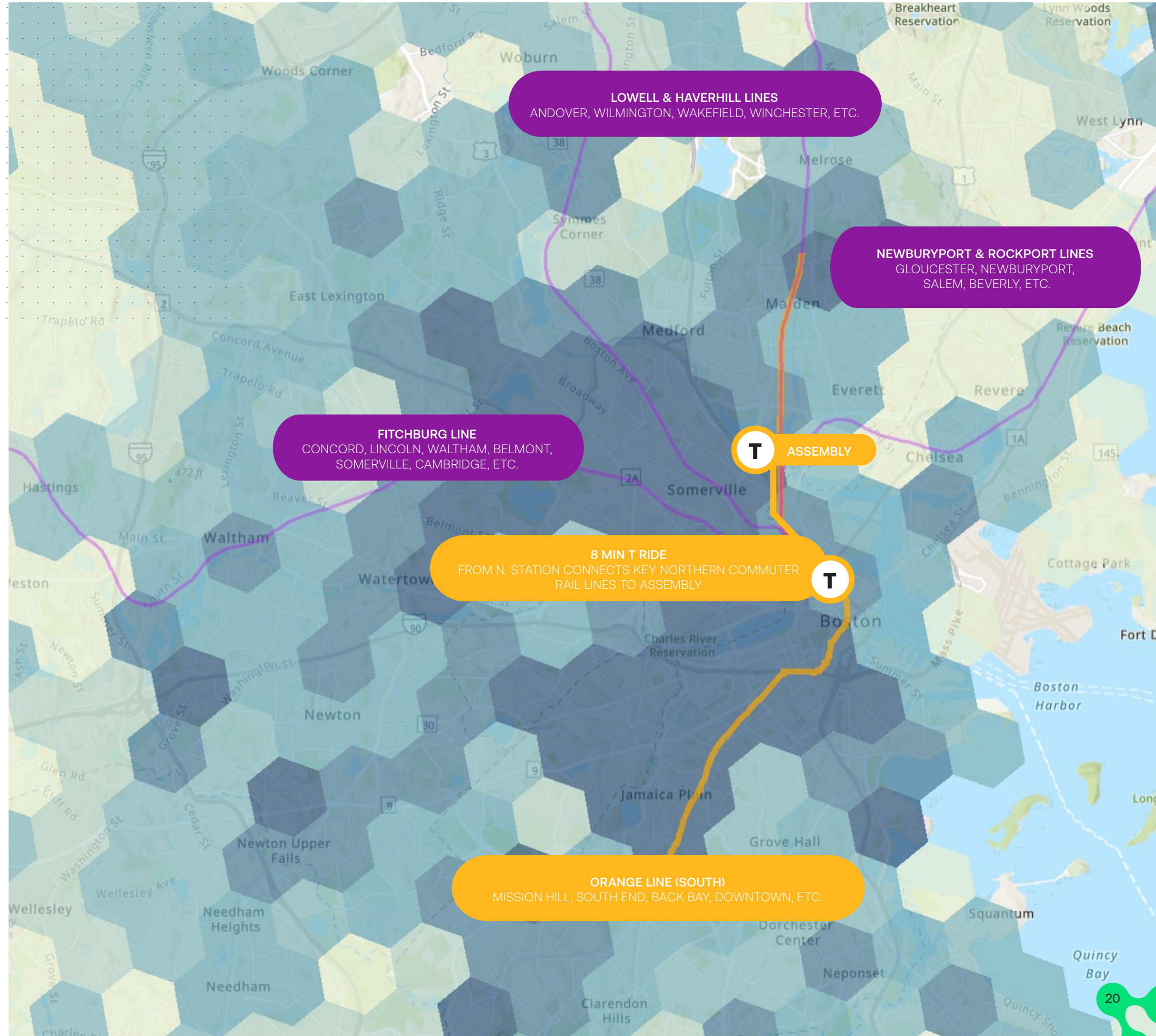
LIFE SCIENCE TALENT DENSITY

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





YOUR LEASING PARTNERS

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