

# ELM STREET LABS



CBRE

# Opportunity Snapshot



READY FOR TI  
IMMEDIATELY



CUTTING-EDGE  
PURPOSE-BUILT  
LAB BUILDING



LOCATED IN THE  
1.5 MSF EAST  
WATERTOWN  
LAB COMMUNITY



NEW, TOP TIER  
AMENITIES &  
RETAIL WITHIN  
0.25 MILES



# Life Science Tenant Cluster



100 Forge Street

REMIX THERAPEUTICS   affini THERAPEUTICS   abata THERAPEUTICS

(vigil) NEURO   mariana ONCOLOGY

485 Arsenal Street (Arsenal Yards)

KYMERA   ARKUDA THERAPEUTICS   SQZBIOTECH

Arsenal on the Charles

SHERLOCK BIOSCIENCES   forma THERAPEUTICS   DYNO THERAPEUTICS

KYMERA   Werewolf THERAPEUTICS

CABIM (Center for Advanced Biological Innovation & Manufacturing)   diso medicine   Sai

FUJIFILM   CORNER THERAPEUTICS

250 Arsenal Street

SEISMIC THERAPEUTIC

TransitionBio

SOUFFLE THERAPEUTICS

DAYZERO DIAGNOSTICS

500 Forge Street

AVENCELL   ORNA™

500 Arsenal Street

ENANTA Pharmaceuticals   SONATA THERAPEUTICS

TREELINE BIOSCIENCES

480 Arsenal Street

SENSE THERAPEUTICS   LYRA THERAPEUTICS   Larkspur

Acrivon THERAPEUTICS   prime medicine

Zikari   charles river accelerating drug development, costs.   ELOX   ALS INSTITUTE

65 Grove Street

entactbio   Lyndra

Selecta Biosciences   Apellis   BOSCH Invented for life

Stellar Bio   DOVER   nexo

99 Coolidge Avenue

SONATA THERAPEUTICS   matchpoint THERAPEUTICS

134 Coolidge Avenue

biolabs



490 Arsenal Street (The Linx)

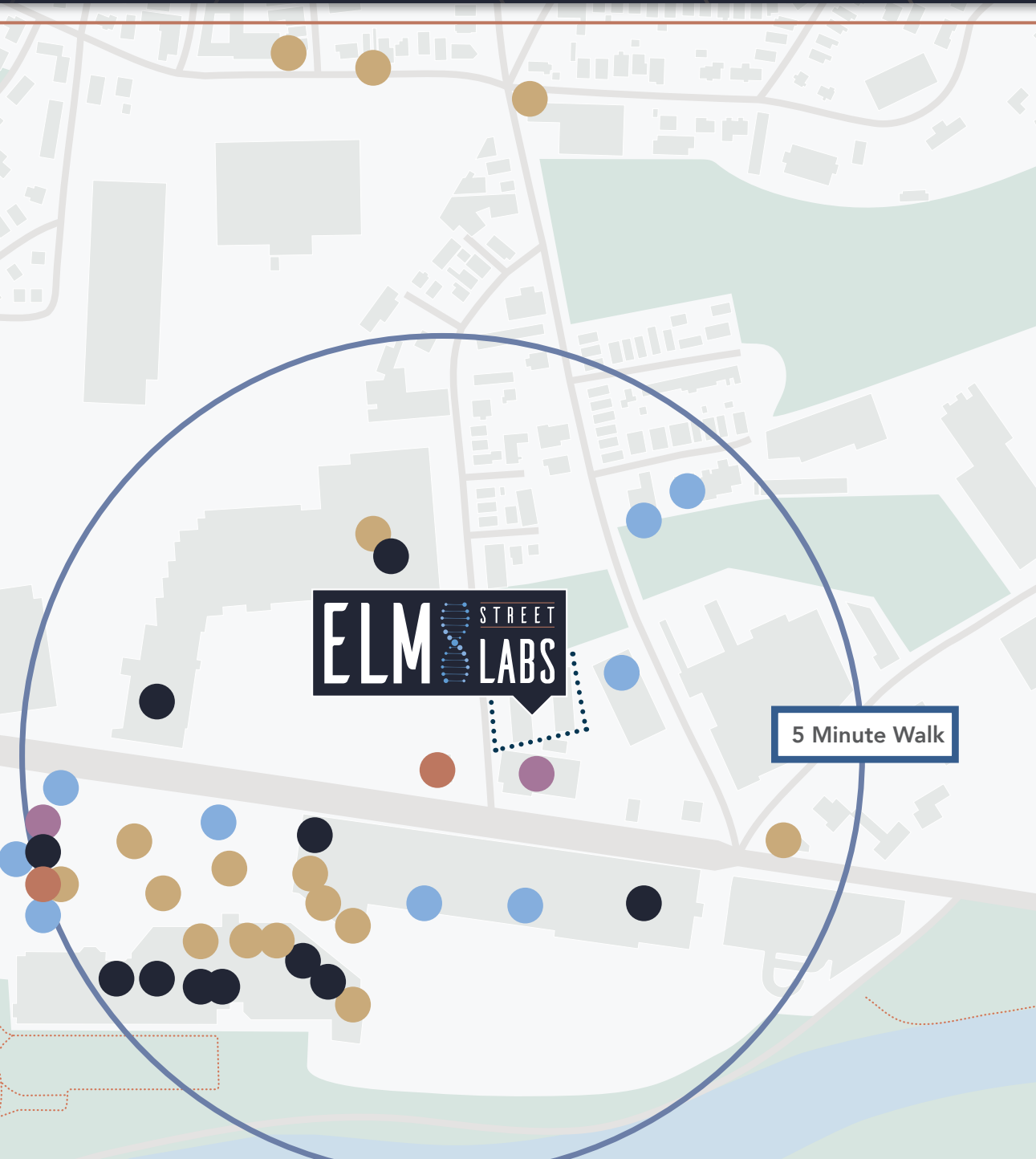
TECTONIC Therapeutic   Convergent Research

VERTEX   Neumora   C4 Therapeutics   addgene The nonprofit plasmid repository

# Local Amenities



- DINING
- RETAIL
- HOTELS
- FITNESS & LIFESTYLE
- SERVICES



## DINING

- SHAKE SHACK
- Starbucks
- CITY WORKS
- BUTTERMILK & BOURBON
- THE ORIGINAL FRANK PEPE PIZZERIA NAPOLETANA EST. 1925
- Dokeworks
- DUNKIN'
- Panera BREAD
- CHIPOTLE MEXICAN GRILL
- BEN & JERRY'S
- Condesa
- GARBANZO MEDITERRANEAN FRESH
- KURA REVOLVING SUSHI BAR
- sweetgreen

## RETAIL

- TARGET
- BEST BUY
- Roche Bros.
- NIKE
- THE HOME DEPOT
- OLD NAVY
- ULTA BEAUTY
- GAP
- T-Mobile
- TJ-maxx
- Marshalls

## FITNESS & LIFESTYLE

- pure barre
- MAJESTIC COLLEGIATE CENTER
- CrossFit
- CENTRAL ROCK GYM
- RUMBLE
- [solidcore]
- F45
- get lively HEALTH & FITNESS
- GYMIT

## HOTELS

- Residence INN BY MARRIOTT
- Hampton Inn

# Local Amenities

ELM STREET LABS



# The Opportunity



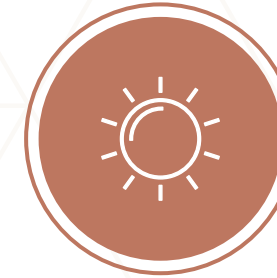
74,670 SF OF  
SPEC LAB SPACE



LOCKER ROOM  
AND SHOWERS



TYPICAL FLOOR:  
26,172 SF



1,400 SF  
ROOF DECK



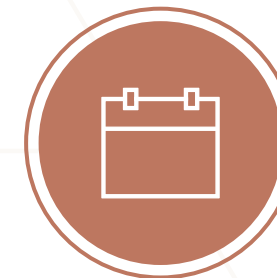
1.4/1,000 SF  
PARKING RATIO



LEED CERTIFIED  
SILVER



SECURE INTERIOR  
BIKE STORAGE



READY FOR TI  
IMMEDIATELY

# Floor Plans



## FIRST FLOOR SAMPLE PLAN

SUITE 1A: ±5,900 SF

SUITE 1B: 16,425 SF



### SUITE 1A TOTAL

LAB DETAILS	
LARGE LAB (16 BENCH)	1
TC LABS	2
LAB SUPPORT ROOM	1
OFFICE DETAILS	
OPEN AREA DESKS	10
FOCUS ROOMS	2
HUDDLE ROOMS	2
MEDIUM CONFERENCE ROOM	1

### SUITE 1B TOTAL

LAB DETAILS	
LARGE LAB (74 BENCHES)	1
TC LABS	4
OFFICE DETAILS	
OPEN AREA DESKS	34
PRIVATE OFFICES	3
LARGE CONFERENCE ROOM	1
SMALL CONFERENCE ROOM	2
HUDDLE ROOM	1
FOCUS ROOMS	2
PHONE BOOTH	2

# Floor Plans



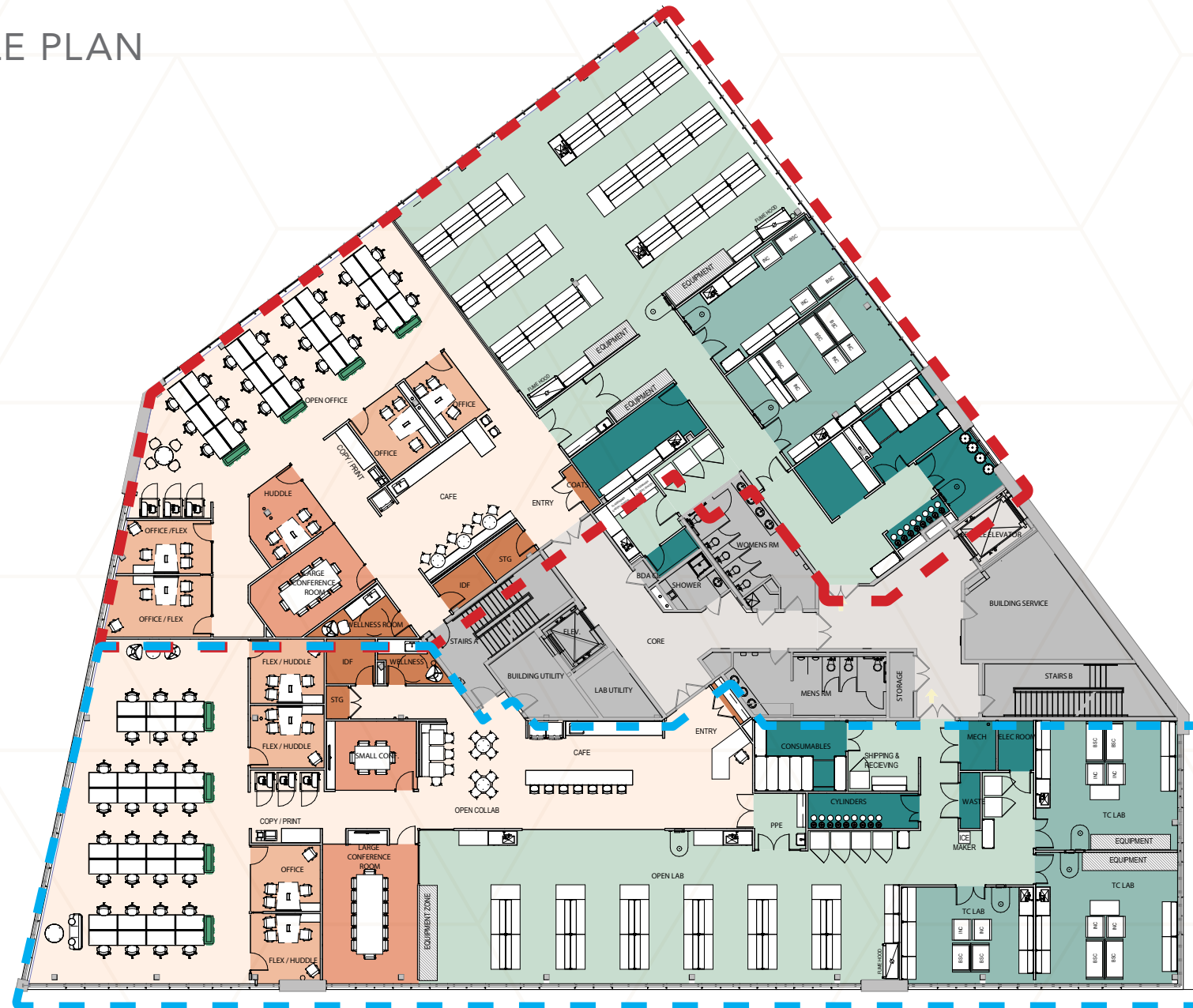
## SECOND FLOOR SAMPLE PLAN

Suite 2A: ±13,000 SF

Suite 2B: ±13,000 SF

### TOTAL

LAB DETAILS	
LARGE LAB	2
20 BENCHES	
42 BENCHES	
TC LABS	5
OFFICE DETAILS	
OPEN AREA DESKS	64
PRIVATE OFFICES	4
LARGE CONFERENCE ROOMS	2
SMALL CONFERENCE ROOMS	1
HUDDLE ROOMS	8
PHONE BOOTHS	3



### SUITE 2A TOTAL

LAB DETAILS	
LARGE LAB (42 BENCHES)	1
TC LABS	2
OFFICE DETAILS	
OPEN AREA DESKS	24
PRIVATE OFFICES	2
LARGE CONFERENCE ROOM	1
HUDDLE ROOMS	3
PHONE BOOTHS	3

### SUITE 2B TOTAL

LAB DETAILS	
LARGE LAB (20 BENCHES)	1
TC LABS	3
OFFICE DETAILS	
OPEN AREA DESKS	36
PRIVATE OFFICES	2
LARGE CONFERENCE ROOM	1
SMALL CONFERENCE ROOM	1
HUDDLE ROOMS	4
FOCUS ROOMS	3

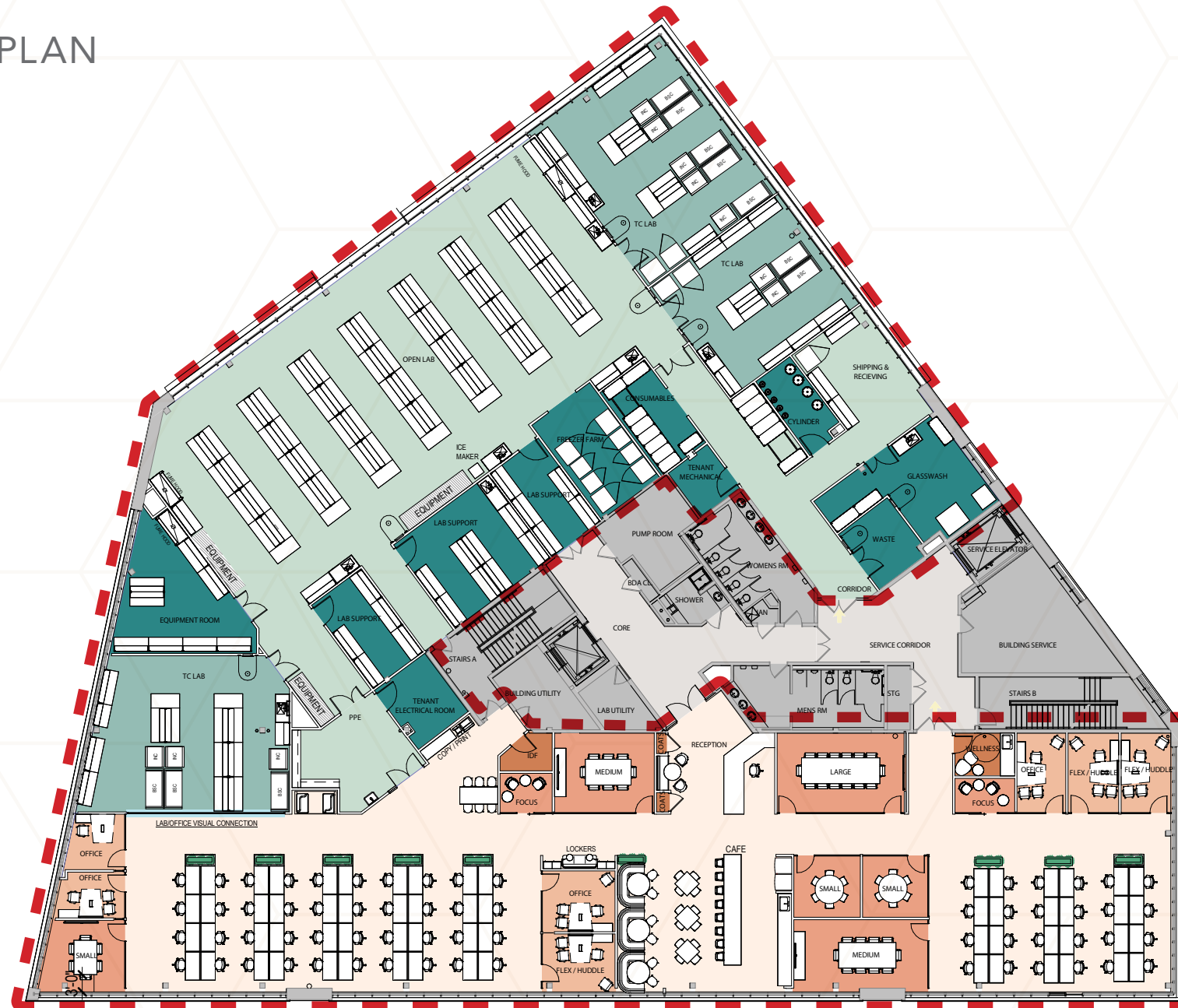


# Floor Plans



## THIRD FLOOR SAMPLE PLAN

26,110 SF



### SUITE 3A TOTAL

LAB DETAILS	
LARGE LAB (65 BENCHES)	1
TC LABS	3
LAB SUPPORTS	3
COLD ROOM	1
GLASSWASH	1
OFFICE DETAILS	
OPEN AREA DESKS	64
PRIVATE OFFICES	4
LARGE CONFERENCE ROOM	1
MEDIUM CONFERENCE ROOMS	2
SMALL CONFERENCE ROOMS	3
TEAM HUDDLES	3
FOCUS ROOMS	2
PHONE BOOTHS	1

# Progress Photos - January 2024



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