



RIVERSIDE LABS



GREATLAND
REALTY PARTNERS

ROCKWOOD

CBRE

CURRENT PORTFOLIO

GREATLAND REALTY PARTNERS

TOTAL PORTFOLIO
2.0M+ SF



RIVERSIDE
LABS

Weston, MA



THE CAMPUS
AT MARLBOROUGH

Marlborough, MA



CAMBRIDGEPORT
LABS

Cambridge, MA



REVOLUTION LABS

Lexington, MA



LEXINGTON LABS

Lexington, MA



HARTWELL LABS

Lexington, MA



RIVERSIDE
LABS

GREATLAND PORTFOLIO

8
ASSETS

21
BUILDINGS

2M+
SQUARE FEET

\$1B
TOTAL CAPITALIZATION

2



Hartwell Labs
Lexington, MA



Lexington Labs
Lexington, MA



Revolution Labs
Lexington, MA



Riverside Labs
Weston, MA



The Campus @ Marlborough
Marlborough, MA

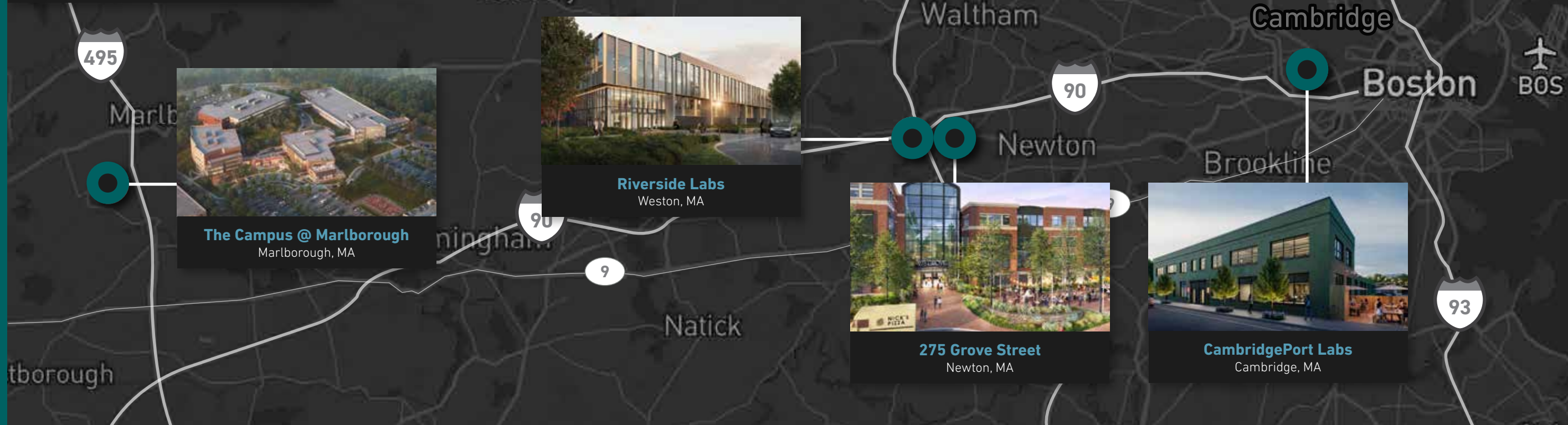


275 Grove Street
Newton, MA

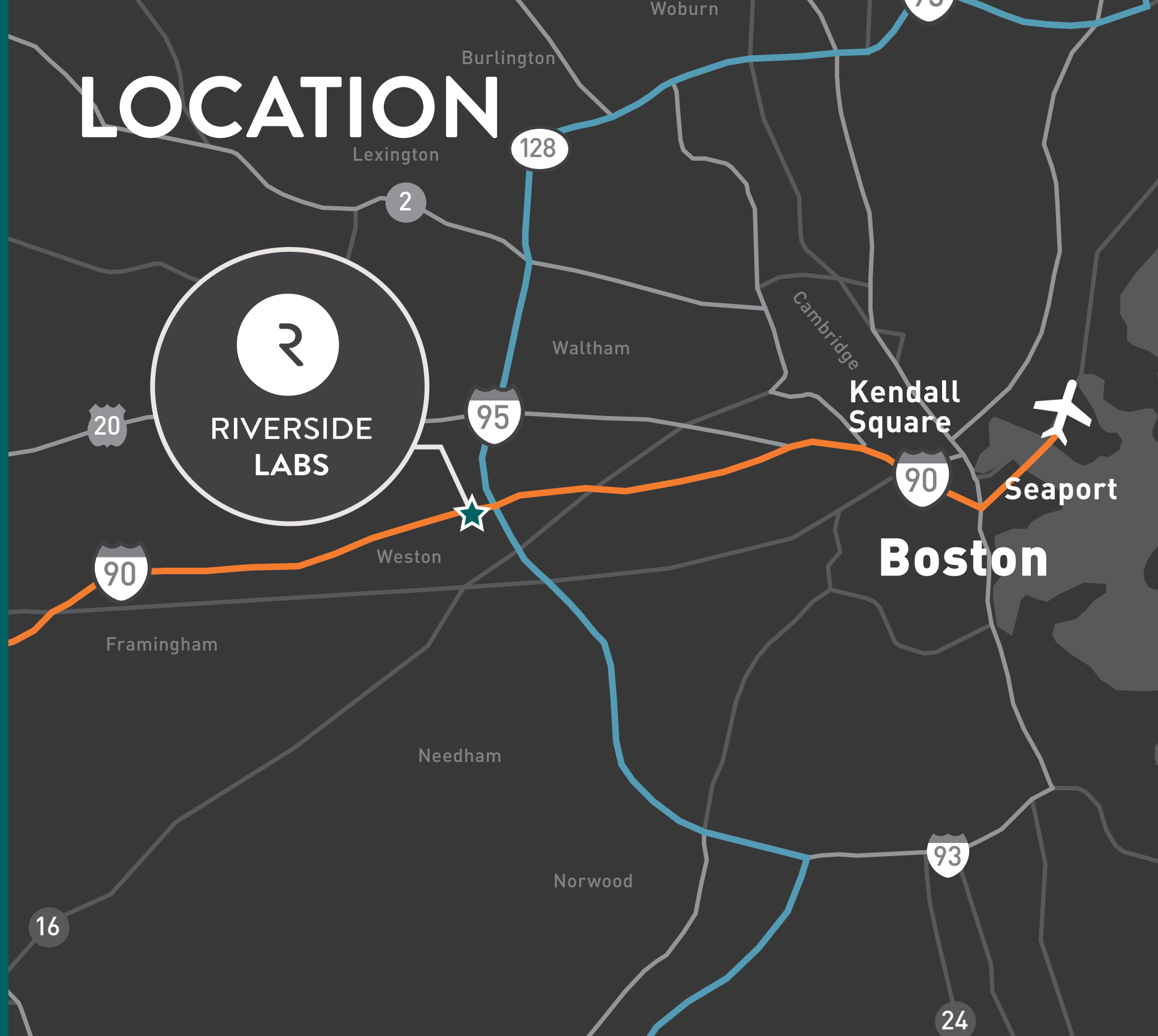


CambridgePort Labs
Cambridge, MA

3



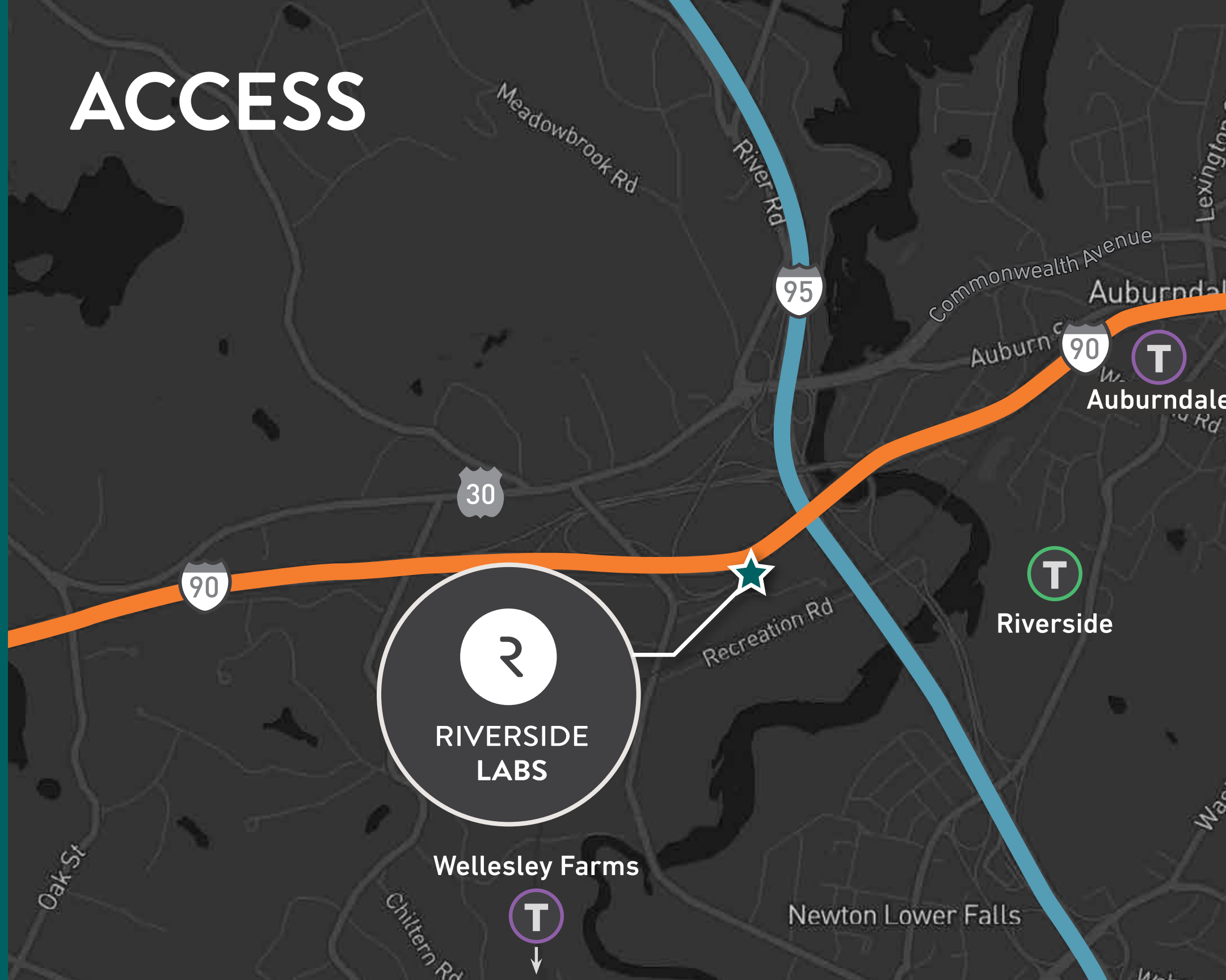
LOCATION



**POSITION
YOURSELF IN
A PLACE OF
PROMINENCE
DESIGNED FOR
VISIONARIES.**

Riverside Labs is the ideal location for people who want to create their own legacy.

ACCESS



DRIVE TIMES

Waltham
(4 miles) — 5 Min

Watertown
(7 miles) — 10 Min

Seaport District
(13 miles) — 15 Min

Kendall Square
(12 miles) — 20 Min

To Public Transportation

Wellesley Farms
(1.4 miles) — 4 Min

Riverside
(1.9 miles) — 5 Min

Auburndale
(1.8 miles) — 6 Min

Logan International Airport
(15 miles) — 18 Min

AMENITIES IN THE NEIGHBORHOOD



RIVERSIDE LABS

RIVERBEND BAR & GRILLE

star market, Tom's Pizza & Sandwich Shop, bocca bella CAFE & BISTRO, FT FITNESS TOGETHER, BRUEGGER'S BAGELS AUTHENTIC NEW YORK STYLE, Starbucks, WALLY'S WICKED GOOD ICE CREAM & TREATS, WARD4 RESTAURANT/BAR, DUNKIN', Knotty Pine, CARDIO HIGH, BREADSONG BAKERY

WOW, CVS pharmacy, FLORA'S, BOSTON BODY PILATES, BLUE STAFF RESTAURANT, WEST NEWTON PIZZA, Starting Strength BOSTON, COMELLA'S Homemade Italian Food, Cherry Tree Bar & Grill, SWEET TOMATOES PIZZA, BLUEBIRD BAR WEST NEWTON, PADDY'S PUBLIC HOUSE, Judo's Kitchen, FIT4, SHOGUN JAPANESE, MANGO THAI CUISINE, Blue Ribbon RESTAURANT

CVS pharmacy, ITCLU3, MARKS PIZZA & SUBS, DUNKIN', PAPA RAZZI TRATTORIA BAR, CK SHANGHAI, Starbucks, Wellesley NORTH END, PETER'S PIZZA, Jim's Place Asian Cuisine & SUSHI BAR (WELLESLEY), COOKS WINDOW WELLESLEY Pizzeria and Catering, FA BOXING, EXPRESS COACHING

NEWTON-WELLESLEY HOSPITAL

WHITE LION BAKING COMPANY, DRIFT PILATES, STONE LOVEN Pizzeria Co., BARRY'S VILLAGE DELI, THE WABAN MARKET, Starbucks, WABAN WELLNESS

Wellesley Farms

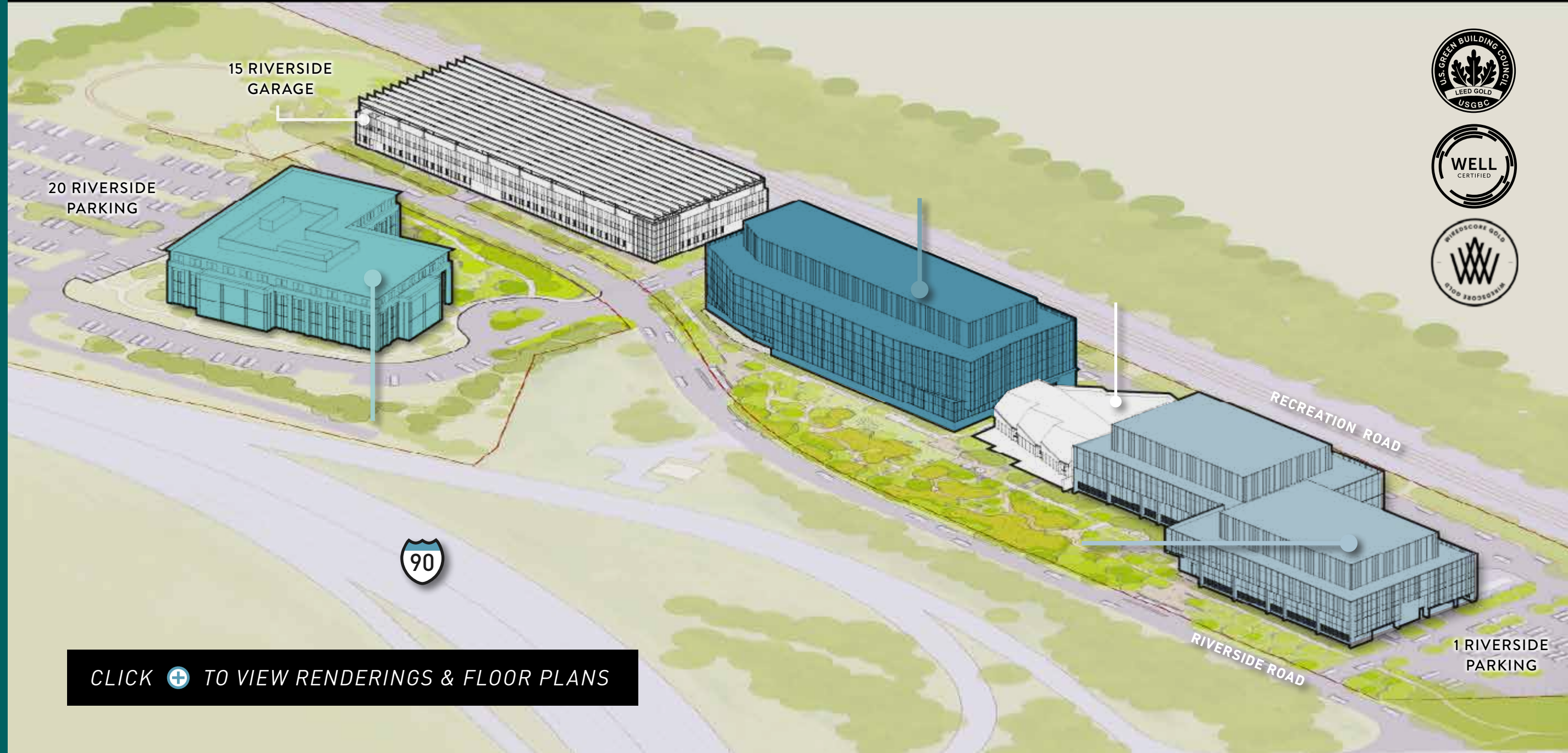
WELLESLEY LOWER FALLS

Waban



RIVERSIDE
LABS

SITE PLAN



15 RIVERSIDE
GARAGE

20 RIVERSIDE
PARKING

RECREATION ROAD



RIVERSIDE ROAD

1 RIVERSIDE
PARKING



CLICK  TO VIEW RENDERINGS & FLOOR PLANS

RIVERSIDE LABS



THE RIDGE ENTRANCE



THE RIDGE





RIVERSIDE
LABS

THE RIDGE

CRAFT FOOD HALLS



✓ SOUSVIDERIE

✓ PROJECT X

✓ VESSEL

CRAFT
FOOD
HALLS

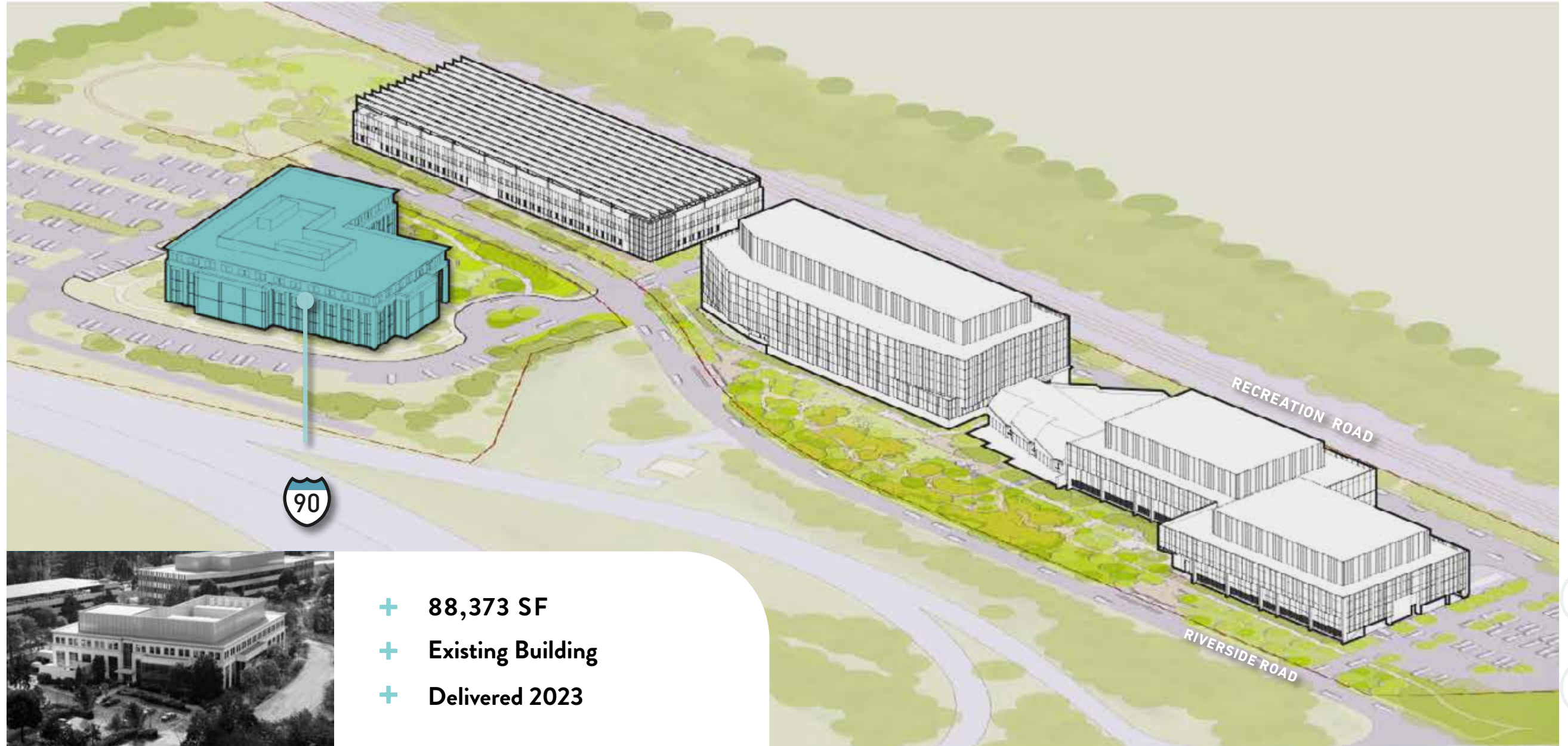
More Info:



LOVE ENERGY FOOD



20 RIVERSIDE



- + 88,373 SF
- + Existing Building
- + Delivered 2023

20 RIVERSIDE

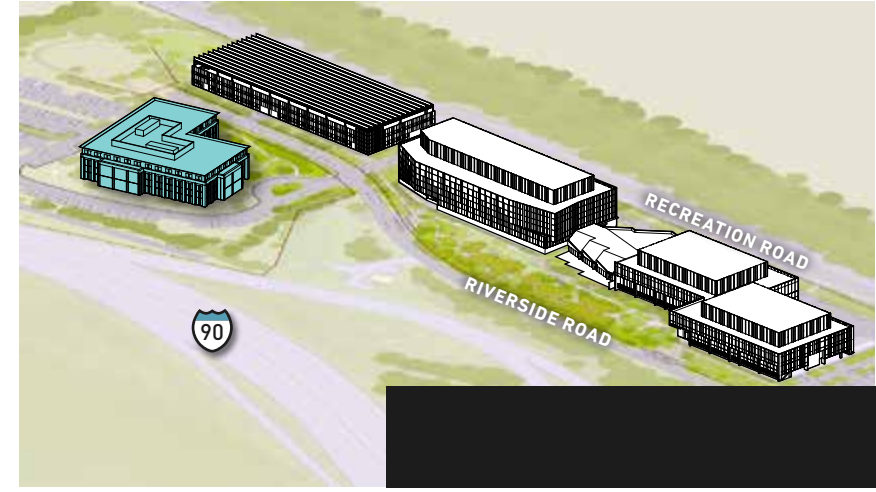


20 RIVERSIDE LOBBY

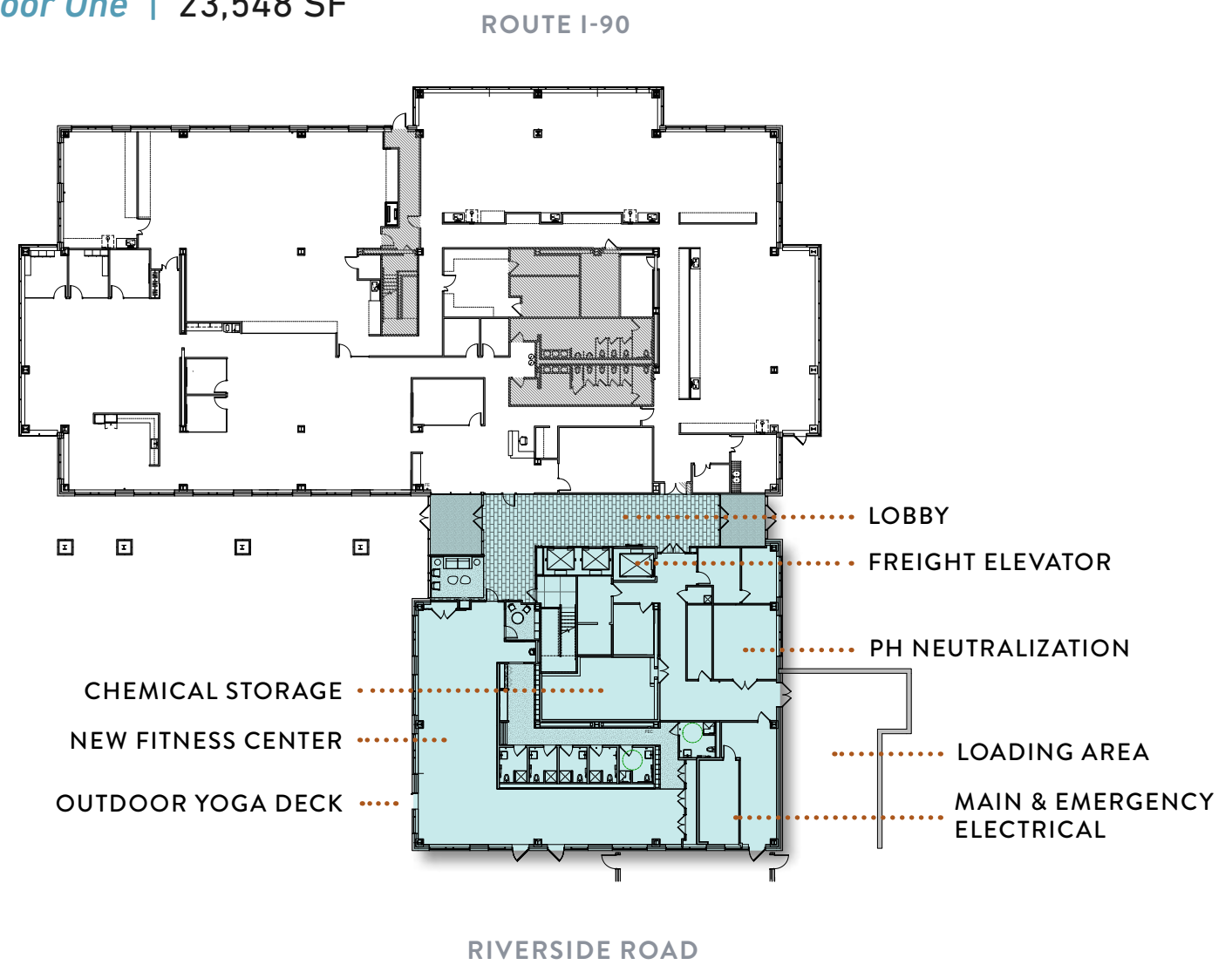


20 RIVERSIDE

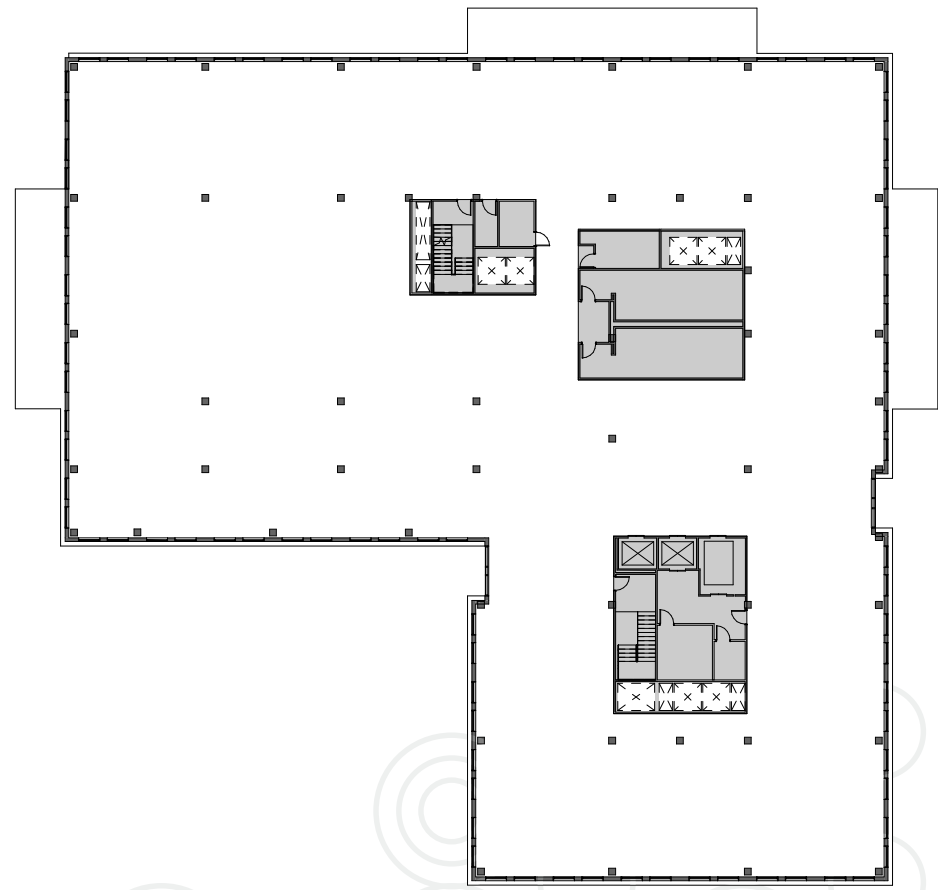
FLOOR PLAN



Floor One | 23,548 SF



Floor Three | 31,769 SF



20 RIVERSIDE

FLOOR PLANS - SPEC PLAN

Floor One | 23,548 SF

ROUTE I-90



Lab Program 60% of the Tenant Space

Lab Support

- 1 Large Equipment Room or Specialty Lab
- 1 Tissue Culture Room
- 1 Glass Wash Room
- 1 Waste Storage Room
- 1 Dedicated Utility Room

Open Lab

- Up to 127 Benches/Stations
- 1 Fume Hood
- Shipping & Receiving area

Office Program 40% of the Tenant Space

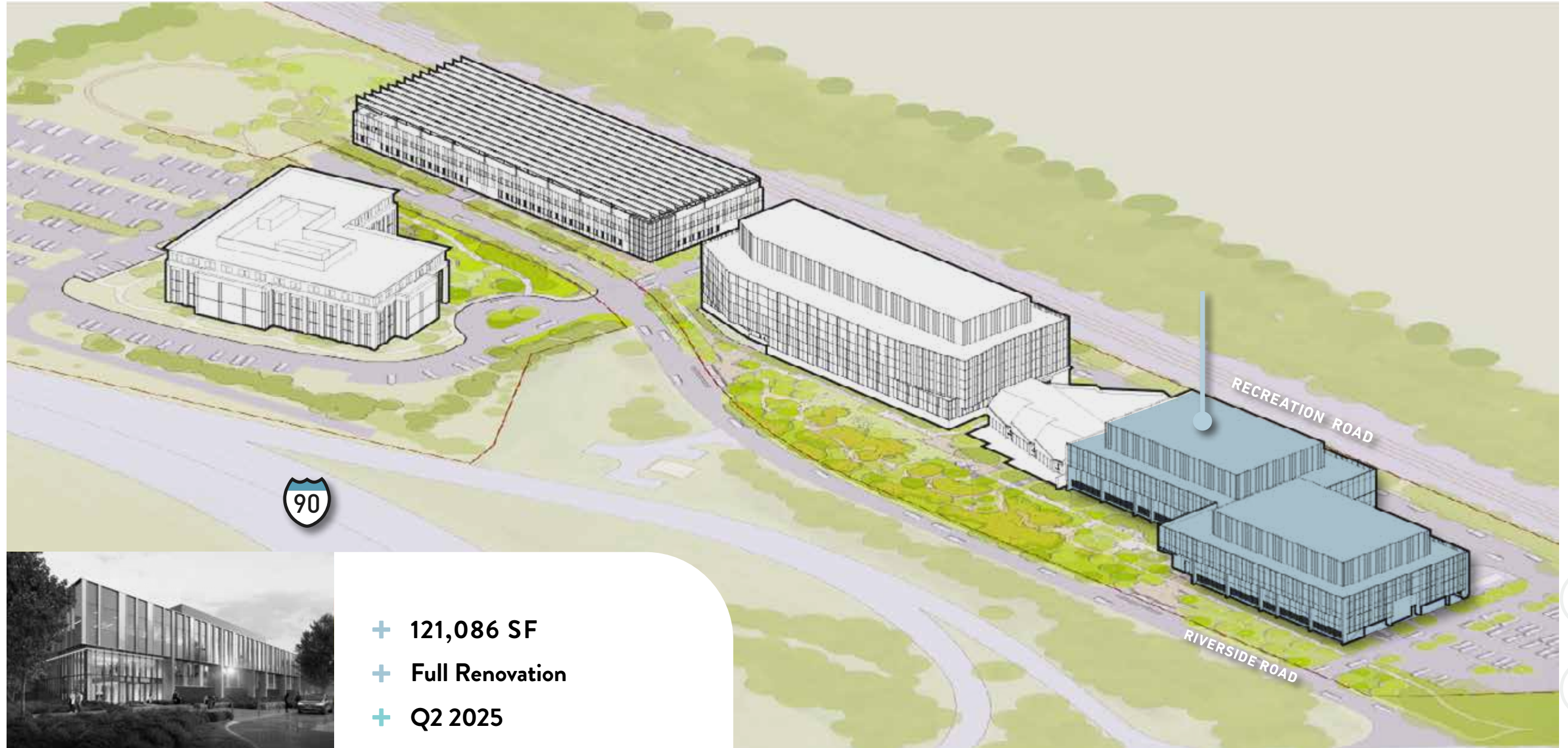
- 2 Large Conference Rooms (largest to accommodate at least 16 people)
- 3 Meeting/Huddle Rooms
- 2 Offices
- Open Office Area can accommodate a minimum of 52 people
- Soft Seating Areas
- Copy/Print Area
- Reception Area
- Cafe
- 1 Wellness Room

Back of House

- Chemical Storage
- Freight Elevator
- PH Neutralization Room
- Loading

Fitness Center/Showers & Lockers

1 RIVERSIDE



- + 121,086 SF
- + Full Renovation
- + Q2 2025

1 RIVERSIDE ENTRY



1 RIVERSIDE ENTRY



1 RIVERSIDE LOBBY

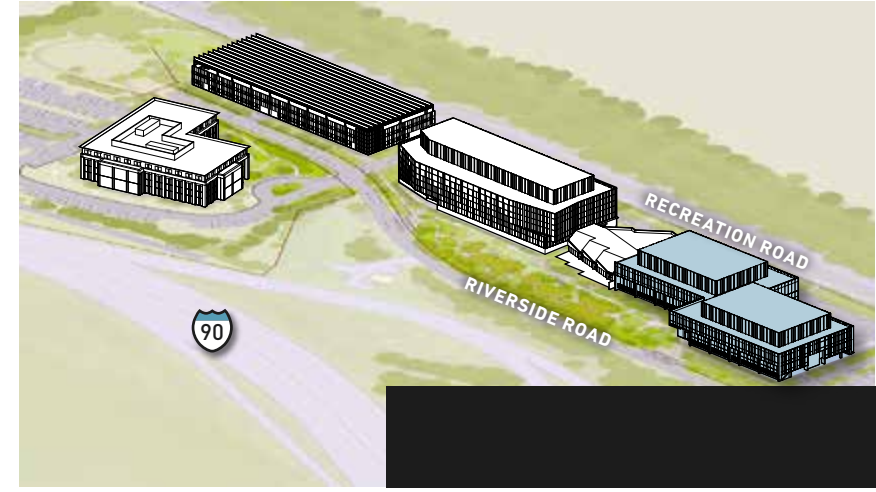


1 RIVERSIDE WORKSPACE

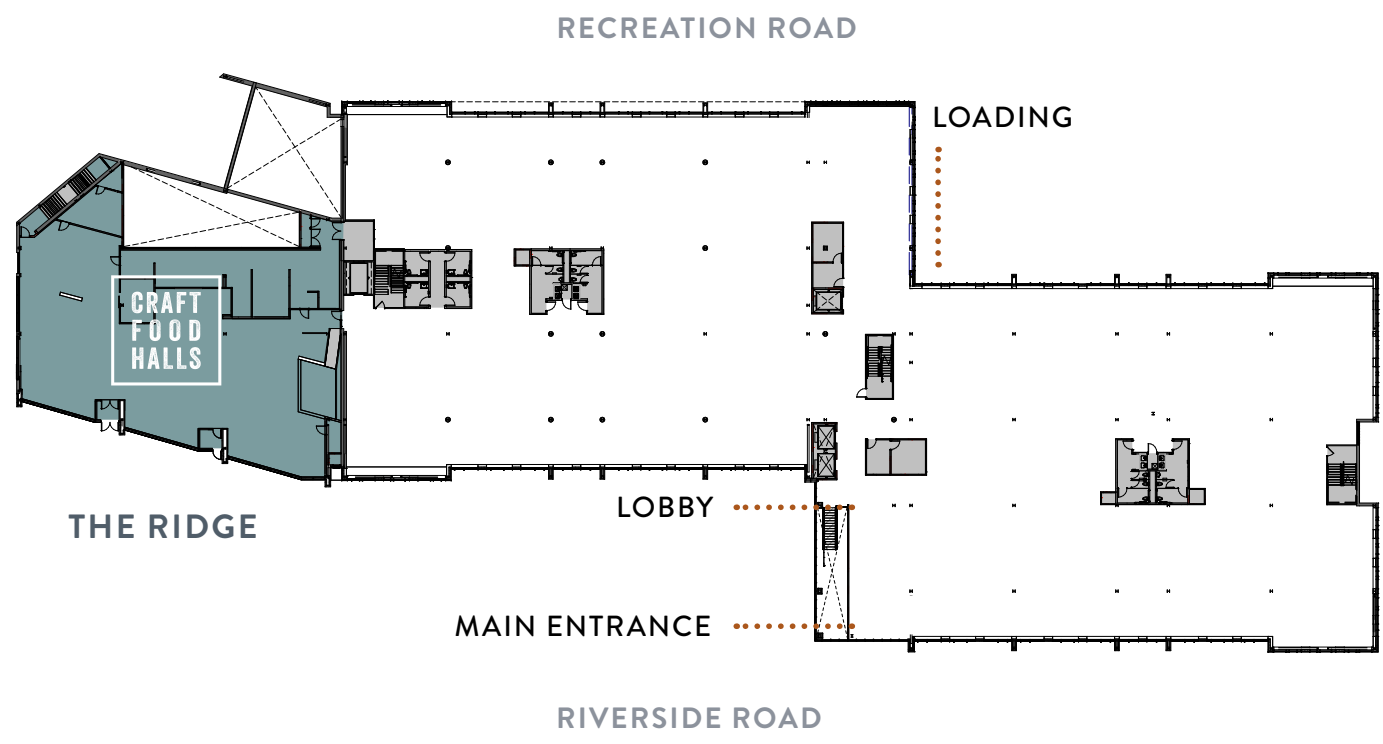


1 RIVERSIDE

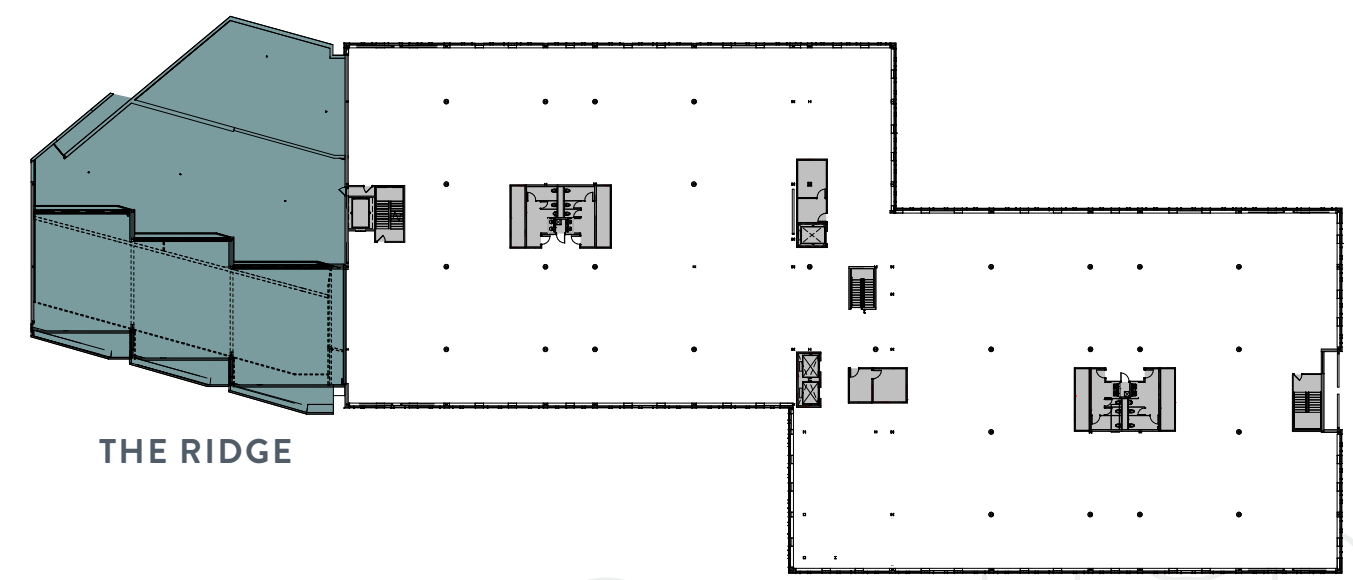
FLOOR PLAN



Floor Two | 58,399 SF



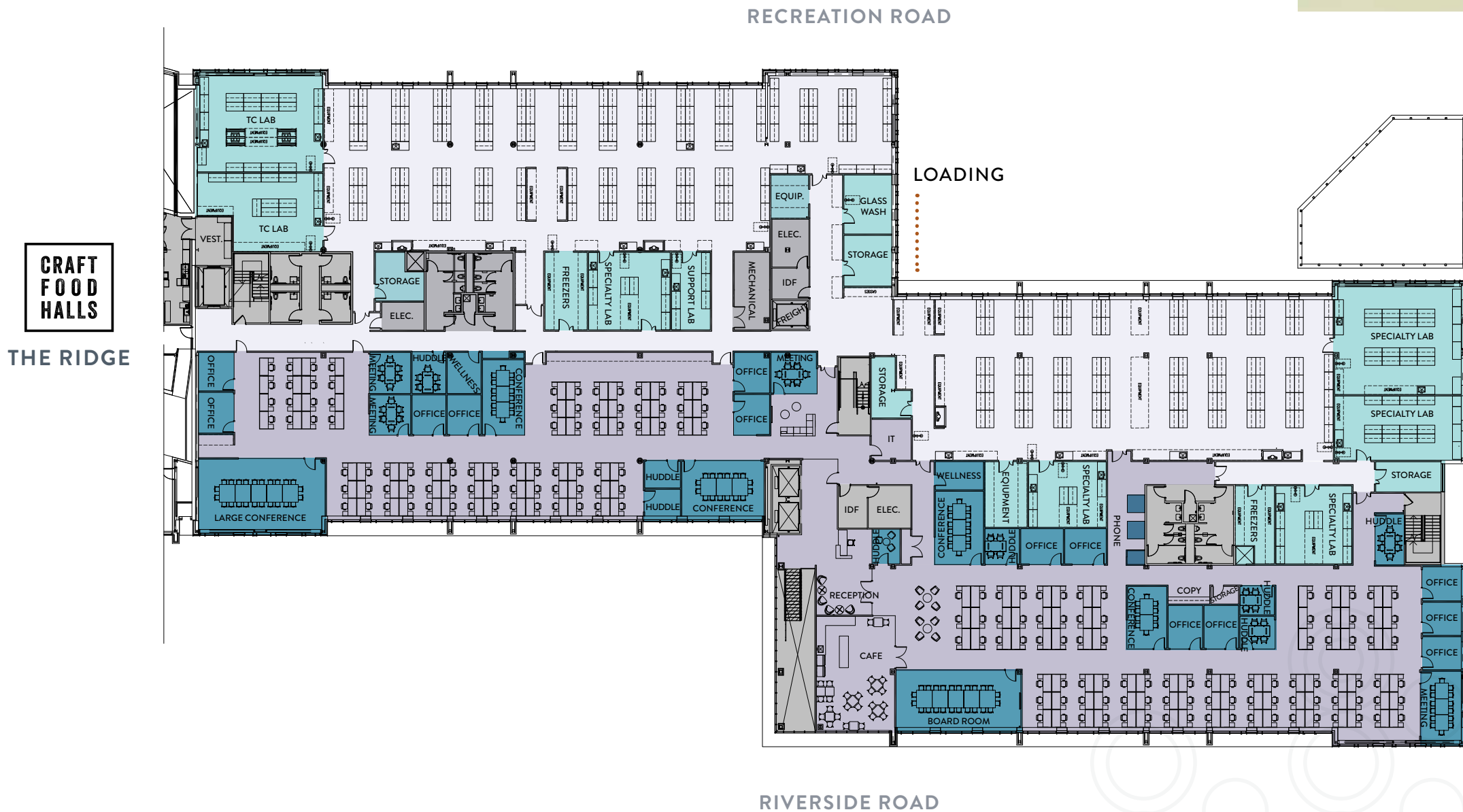
Floor Three | 62,686 SF



1 RIVERSIDE

FLOOR PLANS - PROPOSED LAB LAYOUT

Floor Three | 62,686 SF



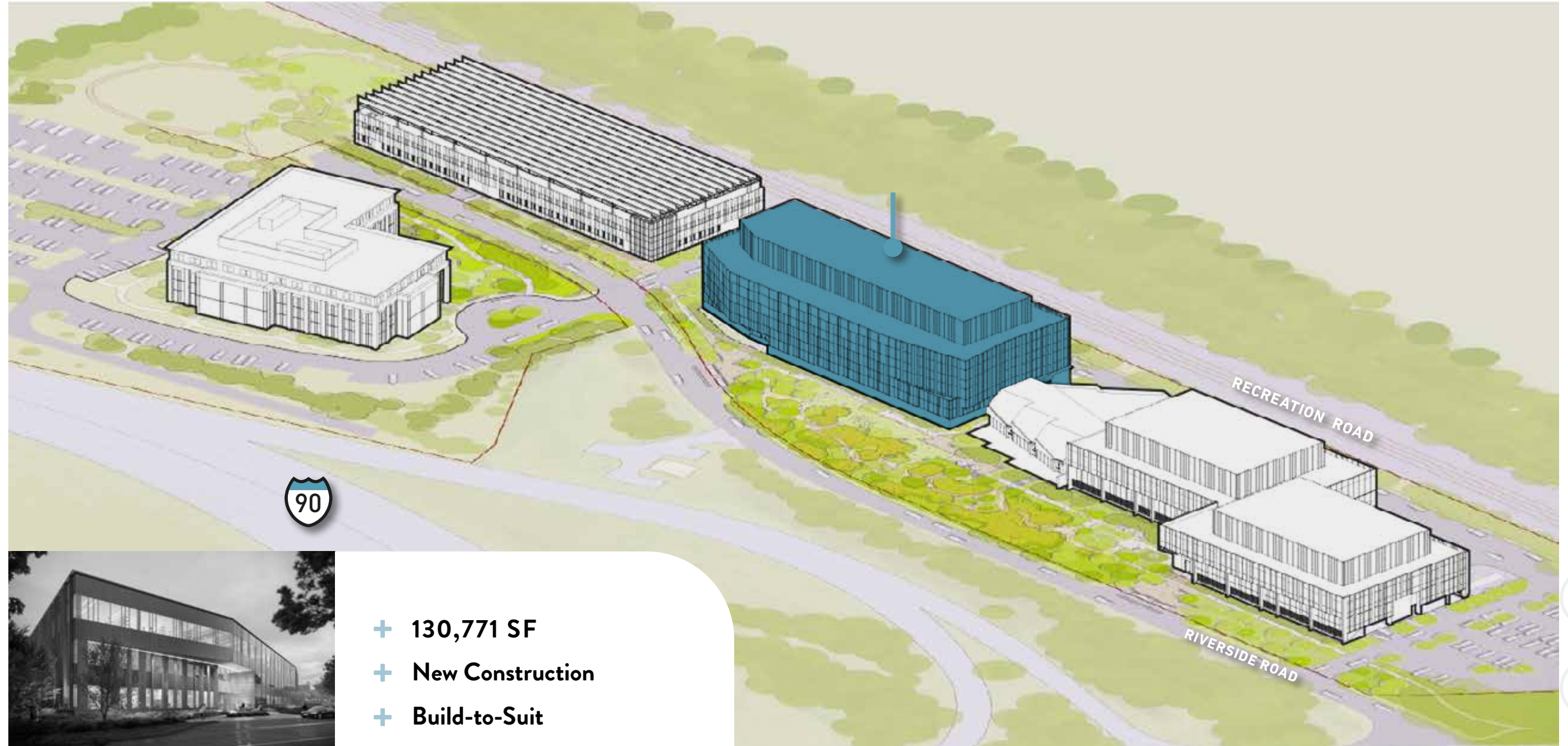
Lab Program

- Lab Support**
 - 2 Tissue Culture Rooms
 - 7 Specialty/Equipment Rooms
 - 2 Freezer Rooms
 - 1 Glass Wash Room
 - 1 Support Lab
 - 1 Dedicated Utility Room
 - 4 Storage Rooms
- Open Lab**
 - Up to 334 Benches/Stations
 - 3 Fume Hoods
 - Shipping & Receiving area

Office Program

- 2 Large Conference Rooms (can accommodate 24 people)
- 4 Medium Conference Rooms
- 4 Small Conference Rooms
- 8 Huddle Rooms
- 13 Offices
- 2 Wellness Rooms
- 3 Phone Booths
- Open Area (can accommodate a minimum of 175 people)
- Cafe
- Reception Area
- Copy/Storage

15 RIVERSIDE



- + 130,771 SF
- + New Construction
- + Build-to-Suit

15 RIVERSIDE ENTRY



15 RIVERSIDE ENTRY



15 RIVERSIDE LOBBY

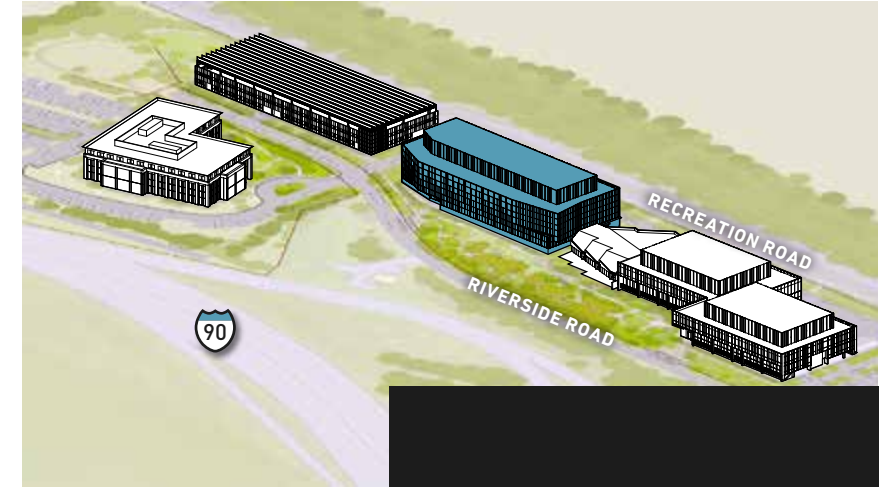


15 RIVERSIDE WORKSPACE

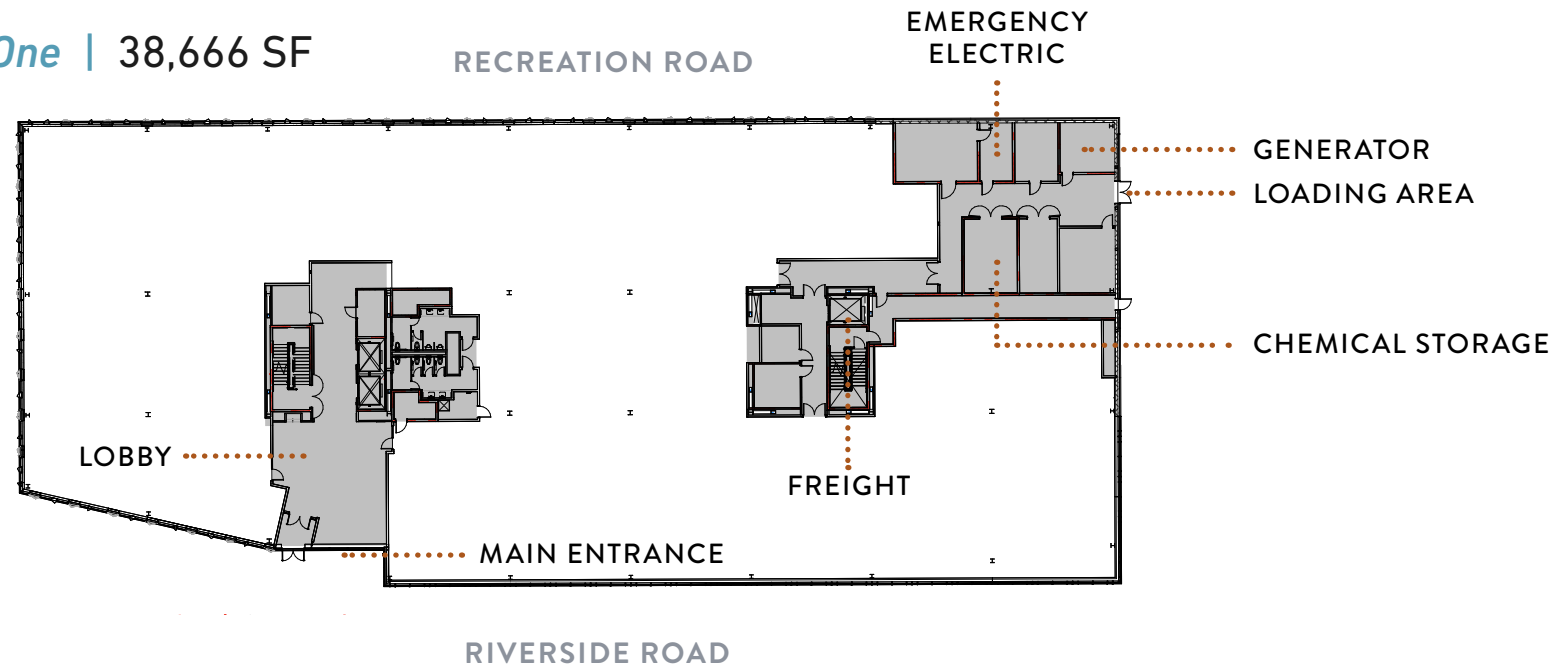


15 RIVERSIDE

FLOOR PLANS - NEW CONSTRUCTION



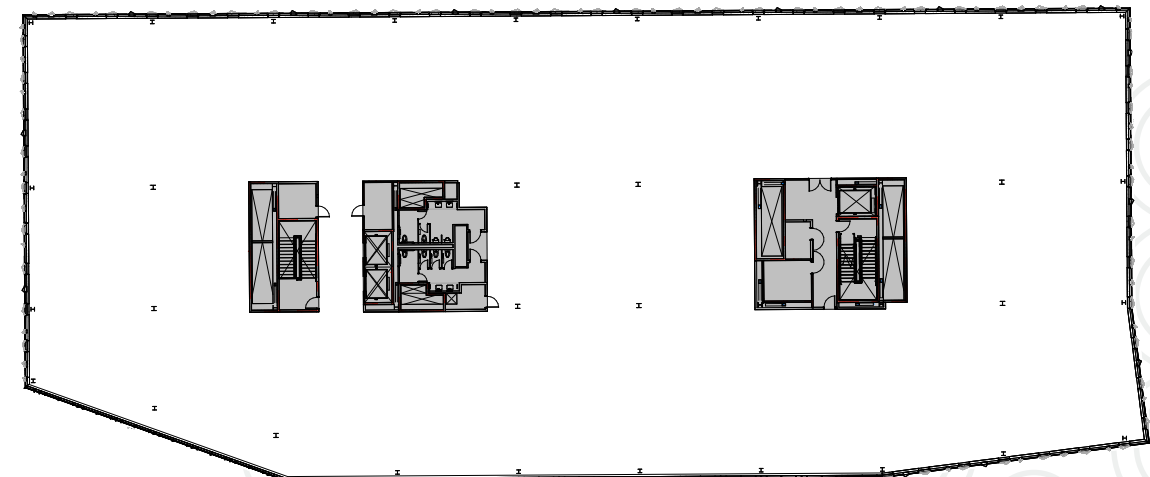
Floor One | 38,666 SF



Floor Two | 45,622 SF



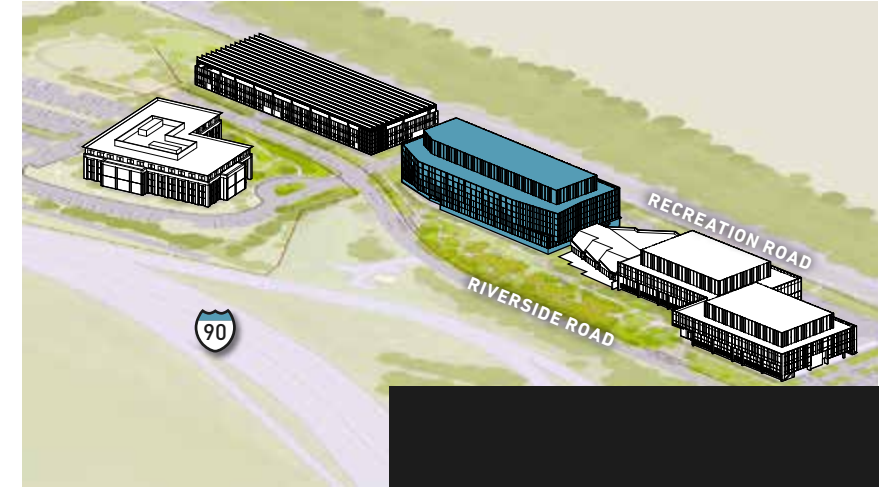
Floor Three | 46,483 SF



15 RIVERSIDE

FLOOR PLANS - PROPOSED LAB LAYOUT

Floor Two | 45,622 SF



Lab Program

Lab Support

- 2 Tissue Culture Rooms
- 6 Specialty/Equipment Rooms
- 1 Freezer Room
- 1 Microscope Room
- 1 Cold Room
- 1 Glass Wash Room
- 2 Support Labs & 1 Support Lab Area
- 1 Dedicated Utility Room
- 4 Storage Rooms

Open Lab

- Up to 222 Benches/Stations
- 3 Fume Hoods
- Shipping & Receiving area

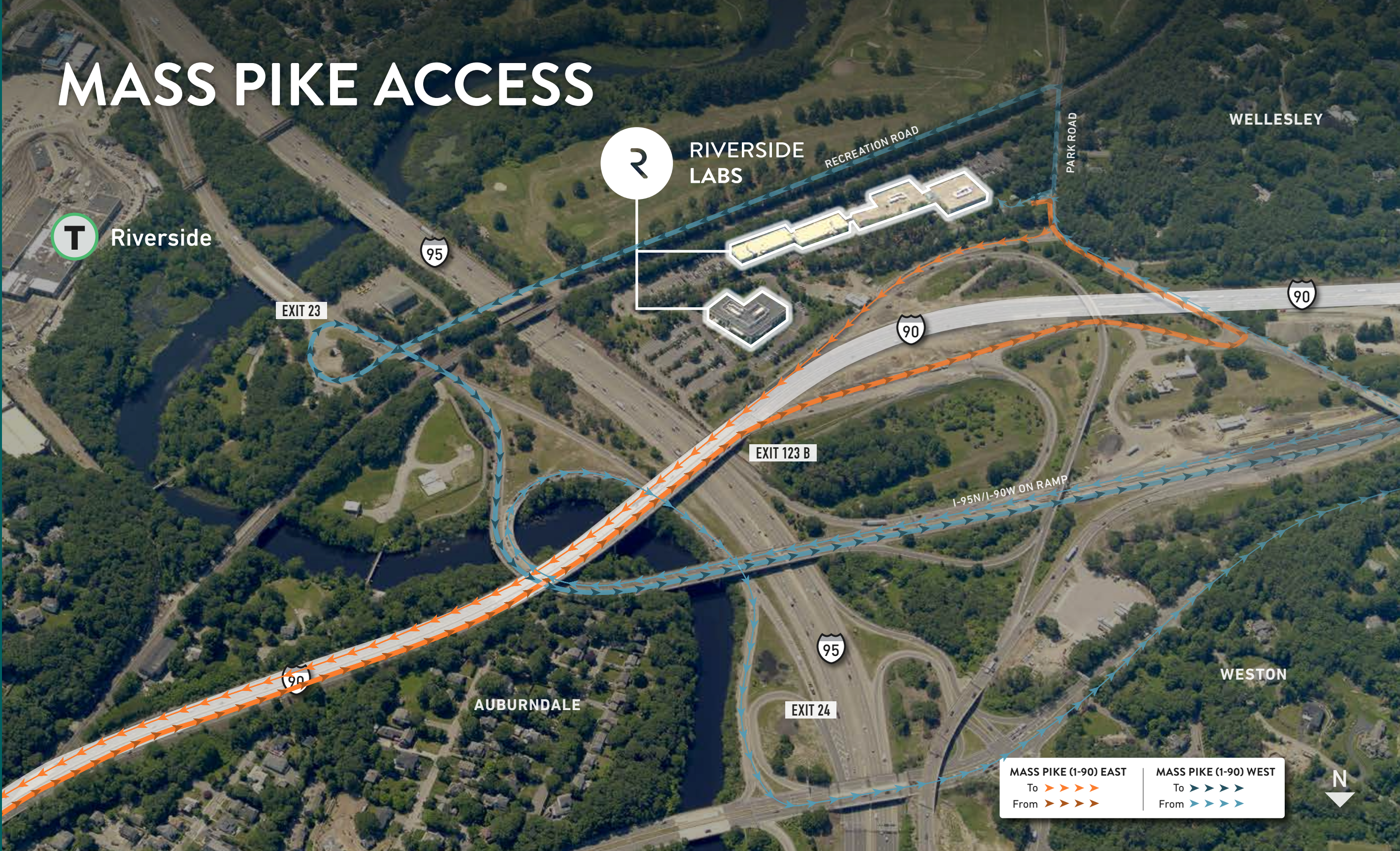
Office Program

- 1 Large Conference Rooms (can accommodate 18 people)
- 2 Medium Conference Rooms
- 4 Small Conference Rooms
- 1 Huddle Room
- 8 Offices
- 1 Wellness Room
- 3 Phone Rooms
- Open Area (can accommodate a minimum of 104 people)
- Cafe
- Reception Area
- Copy/Storage

APPENDIX



MASS PIKE ACCESS



T Riverside

RIVERSIDE LABS

WELLESLEY

EXIT 23

EXIT 123 B

I-95N/I-90W ON RAMP

AUBURNDALE

EXIT 24

WESTON

| MASS PIKE (I-90) EAST | | MASS PIKE (I-90) WEST | |
|-----------------------|------|-----------------------|------|
| To | →→→→ | To | ←←←← |
| From | ←←←← | From | →→→→ |





RIVERSIDE
LABS

I-95 ACCESS

T Riverside

R RIVERSIDE
LABS

EXIT 23

EXIT 123 B

EXIT 24

RECREATION ROAD

PARK ROAD

WELLESLEY

WESTON



| INTERSTATE 95 NORTH | | INTERSTATE 95 SOUTH | |
|---------------------|--------|---------------------|--------|
| To | ➔➔➔➔➔➔ | To | ➔➔➔➔➔➔ |
| From | ➔➔➔➔➔➔ | From | ➔➔➔➔➔➔ |



UNRIVALED BRAND VISIBILITY

EXCLUSIVE SIGNAGE ON INTERSTATES 90 & 95

HIGHWAY BRANDING OPPORTUNITY
VISIBLE TO 230,000 CARS PER DAY

BUILDING SPECS.

1 Riverside

| | |
|------------------------------|--|
| Size | 121,086 RSF |
| Type | Full renovation |
| Floor to Floor Height | 1st: N/A 2nd: 12'-5" 3rd: 12'-0" |
| Parking | 244 spaces |
| | 2 truck bays 1 compactor bay |
| Loading | Second Loading Area next to The Ridge: 1 service car 2 truck bays 1 compactor bay |
| Elevators | 2 passenger cars 2 service cars - 1 car is next to The Ridge |
| HVAC | 1.75 CFM/SF for lab areas (60%) 0.25 CFM/SF for office areas (40%) |
| Electric | 15 W/SF for lab areas (60%) 6.5 W/SF for office areas (40%) |
| Life Safety | Addressable Fire Alarm |
| LEED, WELL, and WIRED Scores | Gold |

15 Riverside

| | |
|------------------------------|---|
| Size | 130,771 RSF |
| Type | New construction |
| Floor to Floor Height | 1st: 14'-0" 2nd: 14'-0" 3rd: 14'-6" |
| Parking | 383 spaces |
| Loading | 2 truck bays 1 compactor bay |
| Elevators | 2 passenger cars 1 service car |
| HVAC | 1.75 CFM/SF for lab areas (60%) 0.25 CFM/SF for office areas (40%) |
| Electric | 15 W/SF for lab areas (60%) 6.5 W/SF for office areas (40%) |
| Life Safety | Addressable Fire Alarm |
| LEED, WELL, and WIRED Scores | Gold |

20 Riverside

| | |
|------------------------------|---|
| Size | 88,373 RSF |
| Type | Full Lab Conversion |
| Floor to Floor Height | 1st: 15'-0" 2nd: 13'-4" 3rd: 13'-8" |
| Parking | 223 spaces |
| Loading | 1 truck bay 1 compactor bay |
| Elevators | 2 passenger cars 1 service car |
| HVAC | 1.75 CFM/SF for lab areas (60%) 0.25 CFM/SF for office areas (40%) |
| Electric | 15 W/SF for lab areas (60%) 6.5 W/SF for office areas (40%) |
| Life Safety | Addressable Fire Alarm |
| LEED, WELL, and WIRED Scores | Gold |



RIVERSIDE LABS

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