

451D

BOSTON, MASSACHUSETTS

LAB & OFFICE SPACE AVAILABLE

RELATED
BEAL

CBRE



O F F I C E / L A B / T E L C O

451 D STREET is located in Boston's vibrant Innovation/Seaport District and offers numerous amenities including on-site parking and a fitness center, plus shuttle service to North and South Stations.

BUILDING BASE DESCRIPTION

// PROPERTY SPECIFICATIONS

Building Size: 477,132 SF

Year Built/Renovated: 1910/2016

Floors: Nine floors

Floor Load: 150 lbs/SF live load (west side) and 300 lbs/SF live load (east side)

Clear Height: 11'4"-12'3"

Column Spacing: 14'6" (west side) and 18' (east side)

Elevators: Six passenger elevators and one 4,000-lb. freight elevator (replacement 2018/20)

Fire Protection: Automatic wet sprinklered building to accommodate predominantly light hazard occupancy spaces

Loading Dock: One shared truck-height central loading dock

// ELECTRICAL

Primary Feed to Building: 13.8 kV service entrance feeds six 4000A, 480V, 3Ph main switchboards

Communications: Multiple service entrances located at the basement level. Service providers include Verizon, Verizon Business, Light Tower, AT&T and Cogent. Provisions for a future service entrance at the E Street side of the building exist as well

Tenant Standby Power: Central lab standby gas-fired generator to provide 5 Watts/SF for the lab spaces (based on a 50% lab/50% office to 60% lab/40% office ratio - suite specific)

Emergency Power: 275 kW diesel life safety generator that serves common area lighting, fire alarm, elevator and fire pump. Tenant spaces utilize battery systems for their emergency lighting requirements

// HVAC

Lab: Central lab exhaust and makeup air systems to accommodate 1.5 cfm/SF to 2.0 cfm/SF (suite specific)

Office: Two 500-ton cooling towers and one 330-ton cooling tower serve three condenser water riser systems. Tenant provides water source heat pump units for space heating and cooling

Heating Plant: Three 1.7 million Btu gas-fired boilers supplement the condenser water loop



BUILDING HIGHLIGHTS

- // Brand-new tenant amenity center featuring a lounge area, kitchen, and conference center
- // Refreshed on-site cafe offering breakfast and lunch
- // 3,000 SF on-site fitness center with towel service
- // 11'4"-12'3" clear heights
- // 536 parking spaces (40 underneath building)
- // Enclosed bike storage
- // Wired Certified Platinum property

ACCESS



Five-minute walk to Silver Line Way T Station



Four-minute shuttle service to South Station
10-minute shuttle service to North Station



Two-minute drive to the Mass Pike (I-90) and I-93



Five-minute drive to Logan International Airport

BLUEbikes

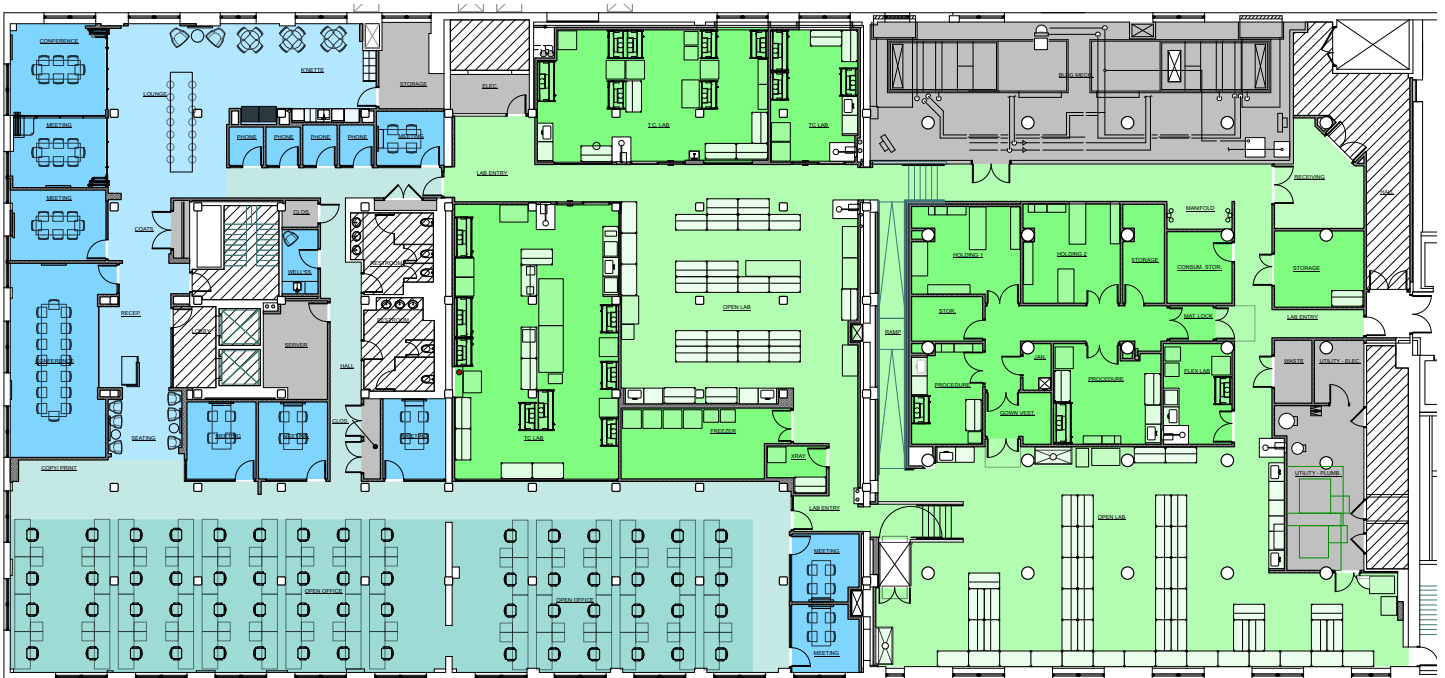
Six area Blue Bikes stations





27,190 SF ON THE 5TH FLOOR

Available May 1, 2024



OFFICE PROGRAM:

- // 1 Entry/Reception
- // 1 Large Conference Room
- // 1 Medium Conference Room
- // 8 Meeting Rooms
- // 4 Phone/Focus Rooms
- // 1 Kitchen & Lounge
- // 1 Open Office
- 60 Workstations

LAB PROGRAM:

- // 3 Lab Entry
- // 3 Tissue Culture Labs
- // 1 Receiving
- // 1 Freezer Room
- // 1 X Ray Room
- // 1 Manifold
- // 1 Flex Lab
- // 1 Lab Storage
- // 2 Open Labs
- 73 Lab Benches
- 2 Fume Hoods

- // 1 Lab Utility
- // 1 Vivarium
- 2 Procedure Rooms
- 2 Holding Rooms
- 2 Storage Rooms

SUPPORT PROGRAM:

- // 1 Server / Storage Room
- // 1 Wellness Room
- // 1 Coat Closet
- // Direct Freight Elevator Access

5,206 SF ON THE 7TH FLOOR

March 1, 2025



OFFICE PROGRAM:

- // 1 Entry/Reception
- // 1 Large Conference Room
- // 1 Small Conference Room
- // 1 Huddle Room
- // 1 Phone/Focus Room
- // 1 Kitchen & Lounge
- // 1 Open Office
 - 29 Workstations
- // 1 Coat Closet
- // 1 Server Closet

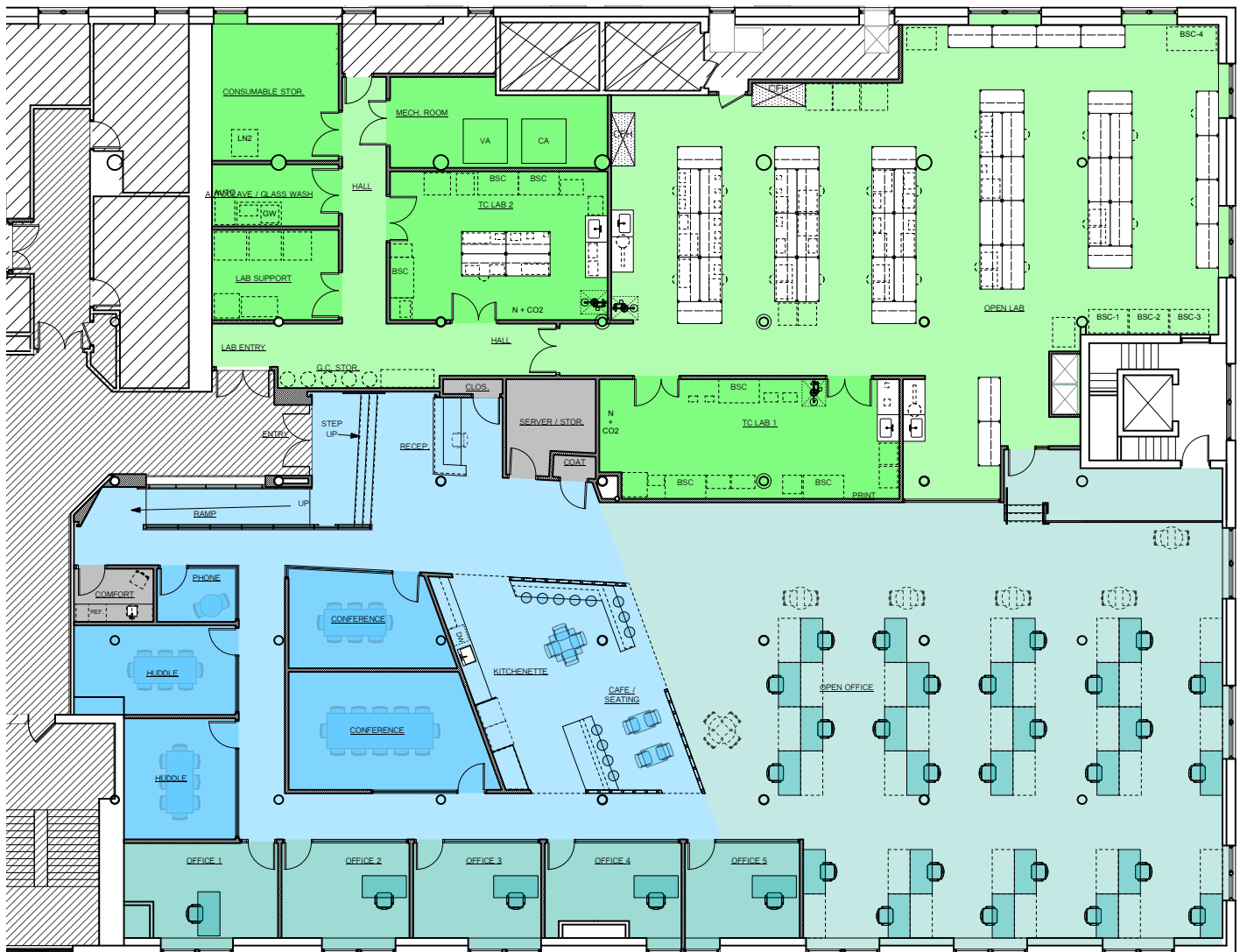
LAB PROGRAM:

- // 1 Tissue Culture Lab
- // 2 Flex Labs
- // 2 Lab Storage Rooms
- // 1 X Ray Room
- // 1 Manifold
- // 1 Flex Lab
- // 1 Open Lab
 - 25 Lab Benches
 - 2 Fume Hoods



17,231 SF ON THE 9TH FLOOR

Available Immediately



OFFICE PROGRAM:

- // Furnished Entry/Reception Area
- // 2 Conference Rooms
- // 2 Huddle Rooms
- // 1 Phone Room
- // 5 Private Offices
- // Open Office Area
 - 51 Workstations
- // 1 Kitchen
- // Cafe Area With Ample Seating

LAB PROGRAM:

- // Open Lab Area with:
 - 54 Lab Benches
 - 2 Fume Hoods
- // 2 Tissue Culture Labs
- // 1 Lab Support Room
- // Autoclave / Glass Wash Area
- // Consumable Storage Room
- // Mechanical Room
 - Compressed Air System
 - Vacuum Air System

SUPPORT PROGRAM:

- // 1 Server / Storage Room
- // 1 Wellness Room
- // 1 Coat Closet
- // Direct Freight Elevator Access



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