



451D

BOSTON, MASSACHUSETTS

LAB & OFFICE SPACE AVAILABLE



GI PARTNERS

RELATED
BEAL

CBRE



OFFICE / LAB / TELCO

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: 479,694 SF

Year Built/Renovated: 1910/2019

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
- // 353 parking spaces (37 underneath building)
- // Enclosed bike storage
- // Wired Certified Gold property



ACCESS



Five-minute walk
to Silver Line Way T Station



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



Four-minute shuttle service
to South Station



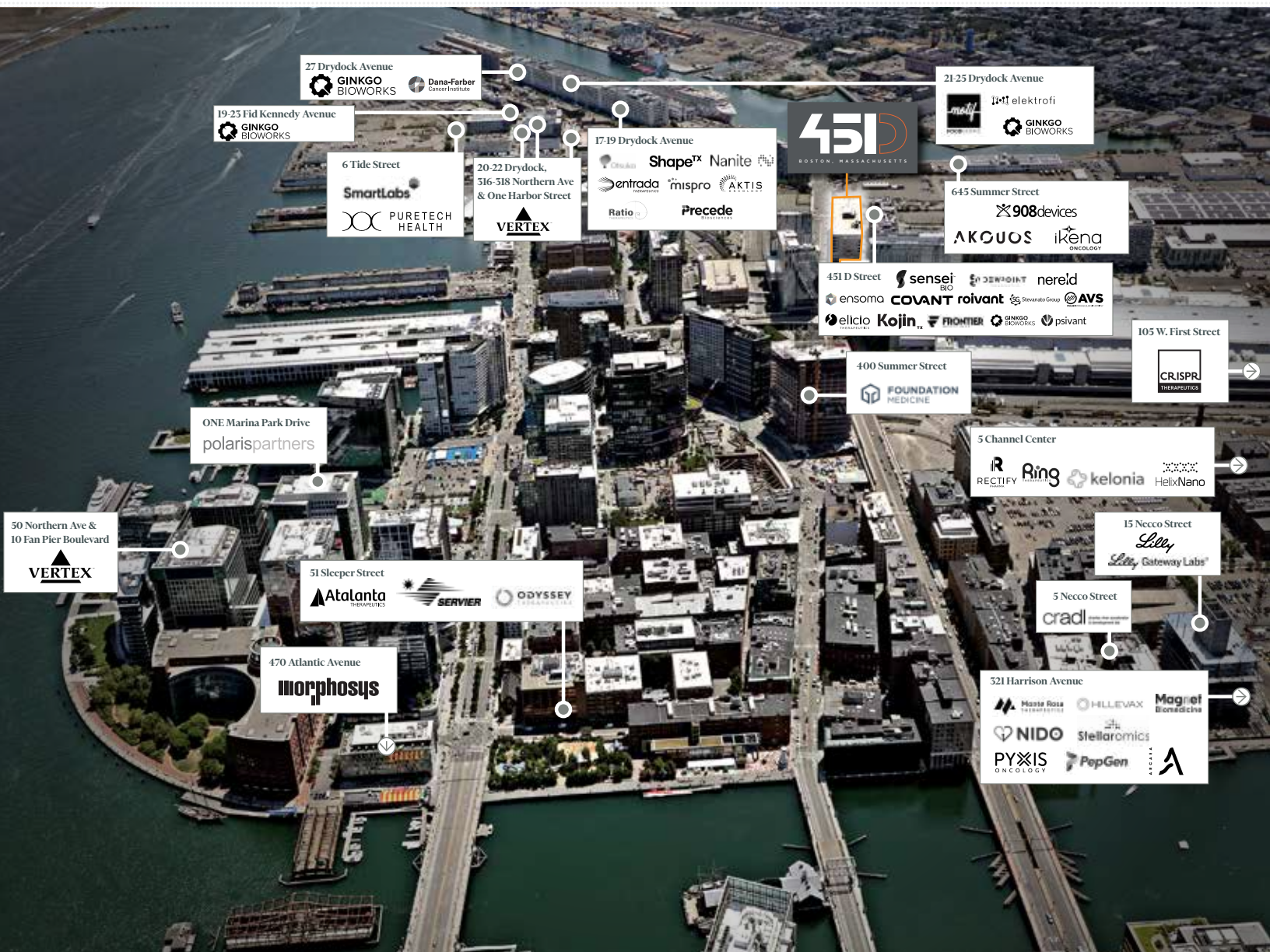
Five-minute drive
to Logan International Airport

Ten-minute shuttle service
to North Station

BLUEbikes.

Six Area Blue Bikes stations

SURROUNDING LIFE SCIENCES ECOSYSTEM





CONTACTS

// JON FRENI

Senior Vice President
+1 617 912 7044
jonathan.freni@cbre.com

// MCKENNA REPKO

Senior Vice President
+1 617 936 2295
mckenna.repko@cbre.com

// LAUREN DRAKELEY

Senior Associate
+1 203 560 0086
lauren.drakeley@cbre.com

CBRE • 33 Arch Street, 28th Floor, Boston, MA 02110 • T +1 617 912 7000 • WWW.CBRE.US

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

GI PARTNERS

RELATED
BEAL

CBRE