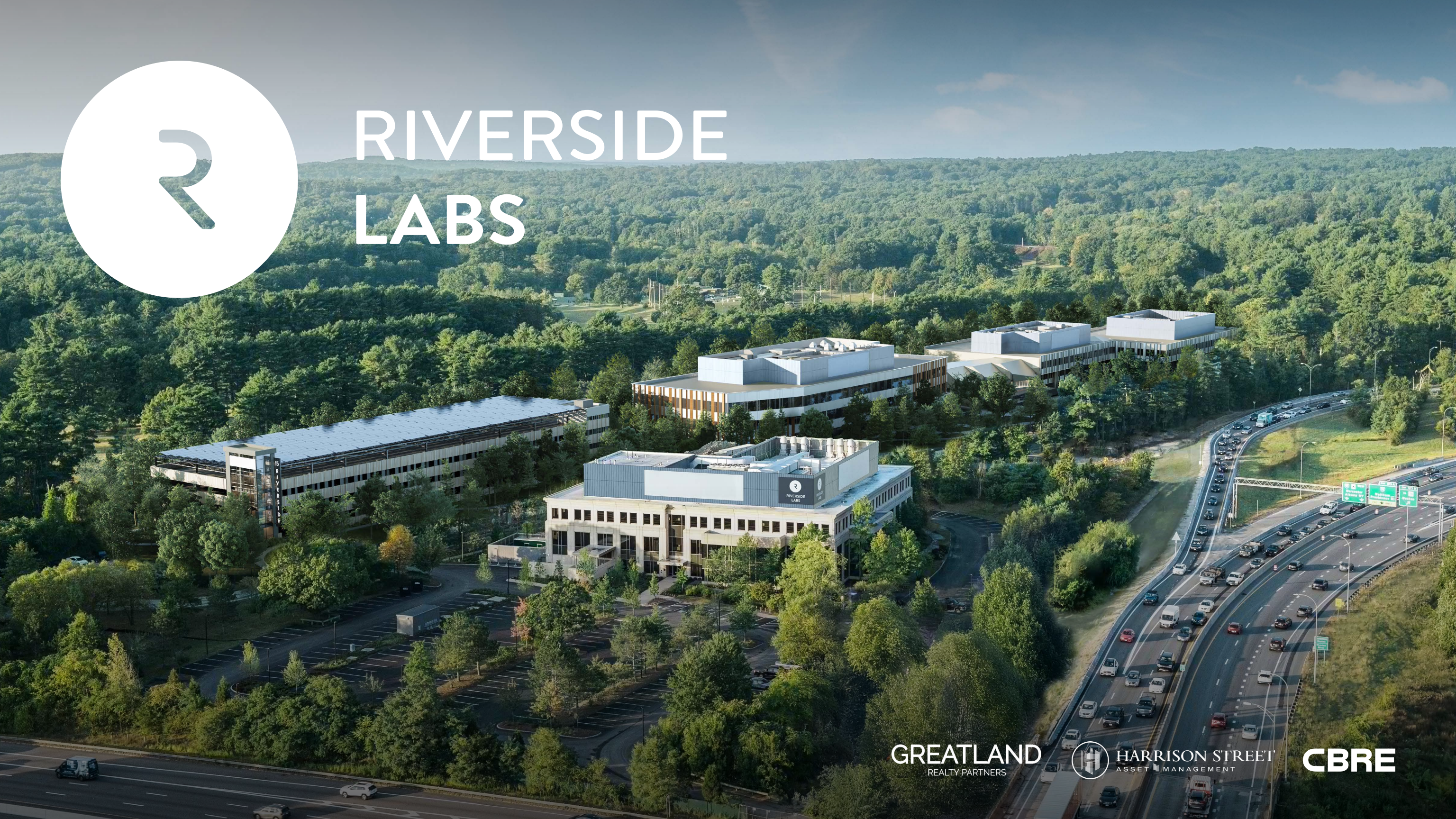




RIVERSIDE LABS



GREATLAND
REALTY PARTNERS



HARRISON STREET
ASSET MANAGEMENT

CBRE

CURRENT PORTFOLIO

GREATLAND REALTY PARTNERS

TOTAL PORTFOLIO
2.0M+ SF



RIVERSIDE
LABS

Weston, MA



THE CAMPUS
AT MARLBOROUGH

Marlborough, MA

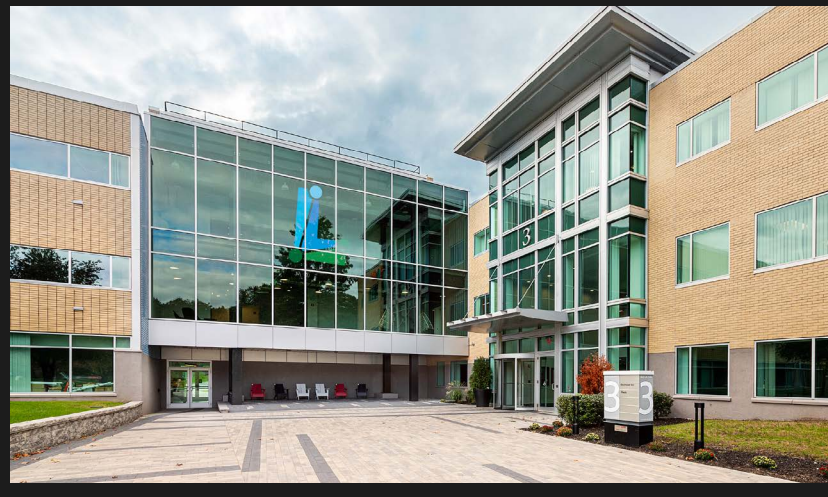


**CAMBRIDGEPORT
LABS**

Cambridge, MA



Lexington, MA



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

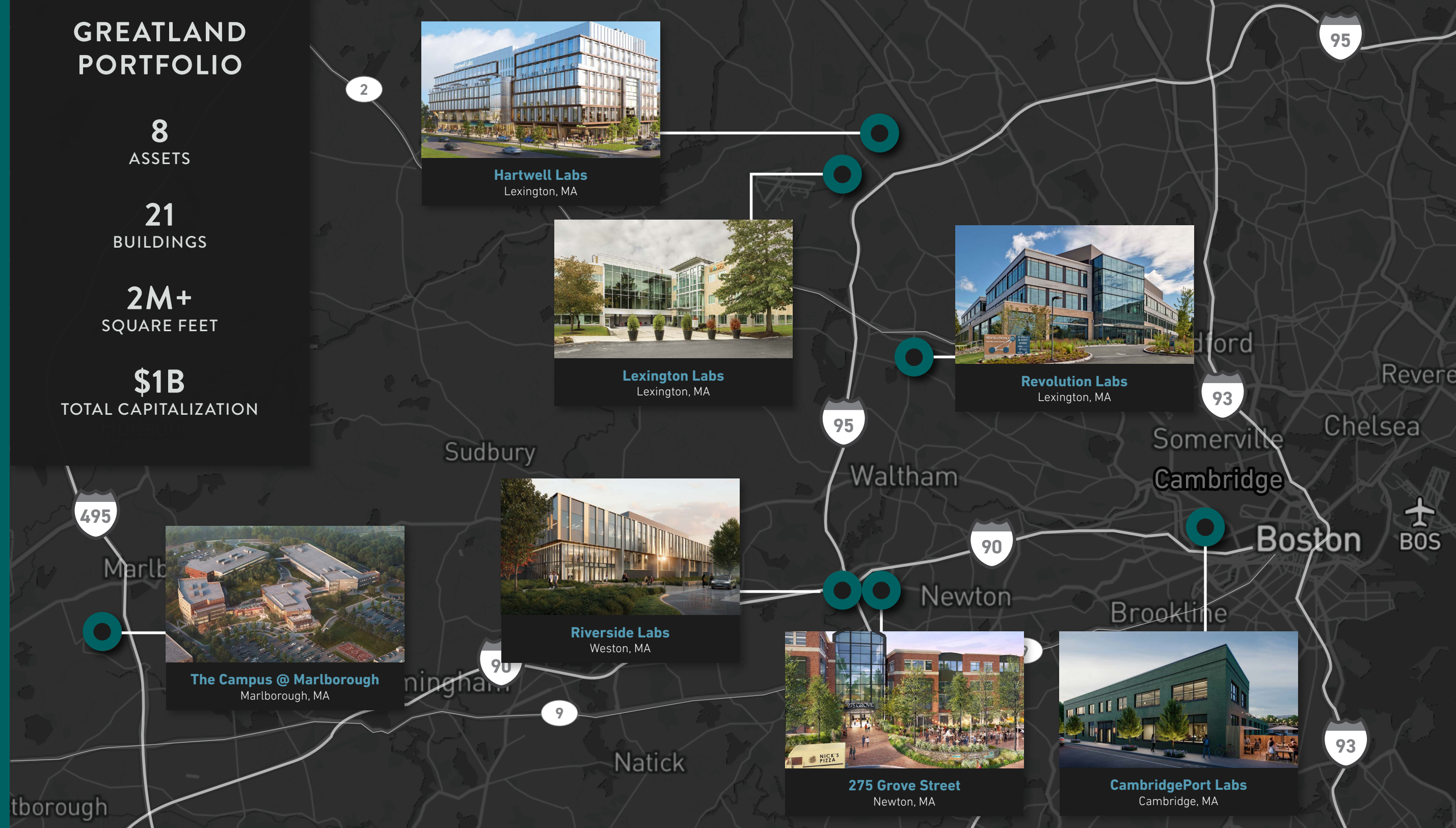


275 Grove Street
Newton, MA

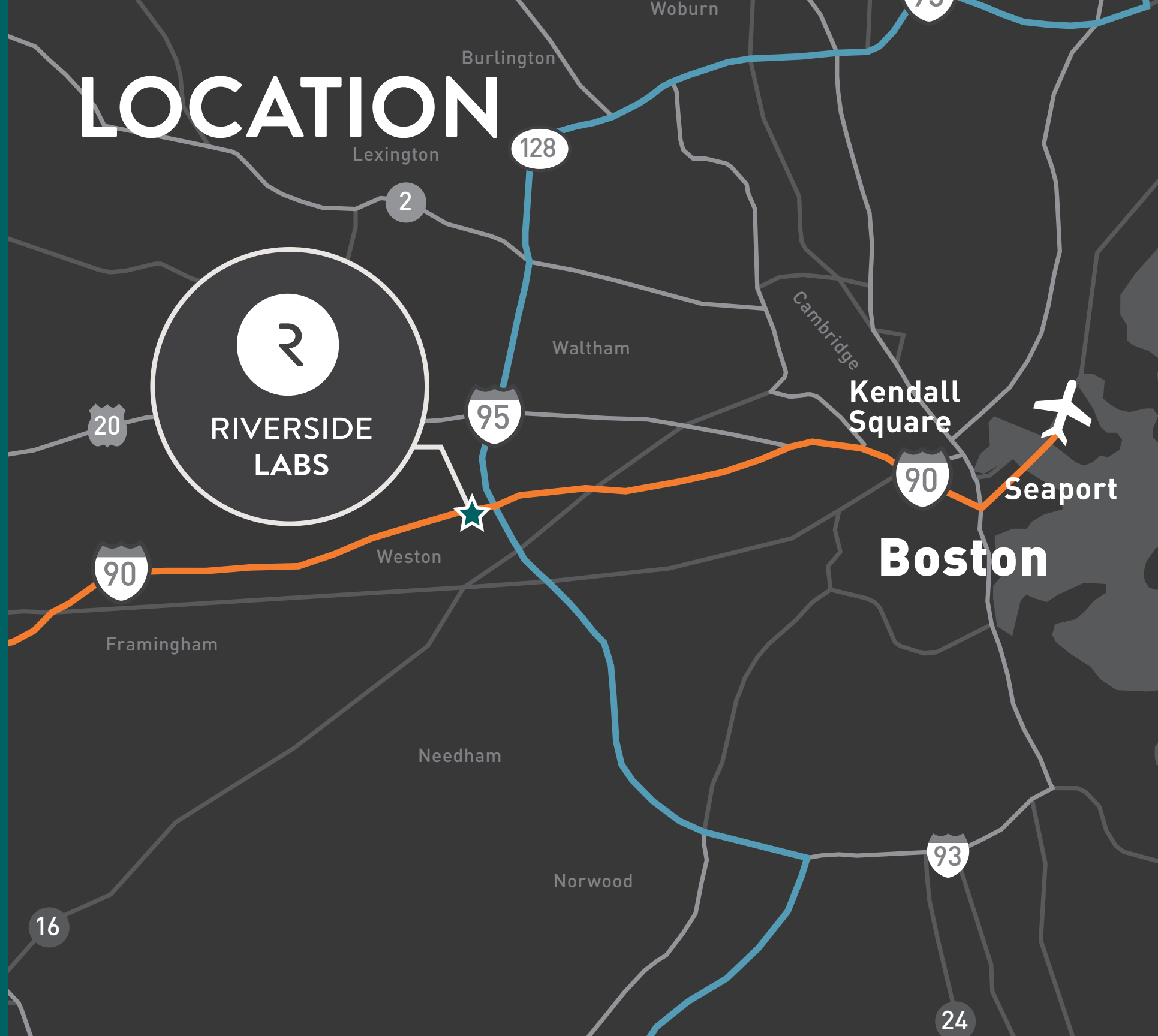


CambridgePort Labs
Cambridge, MA

3



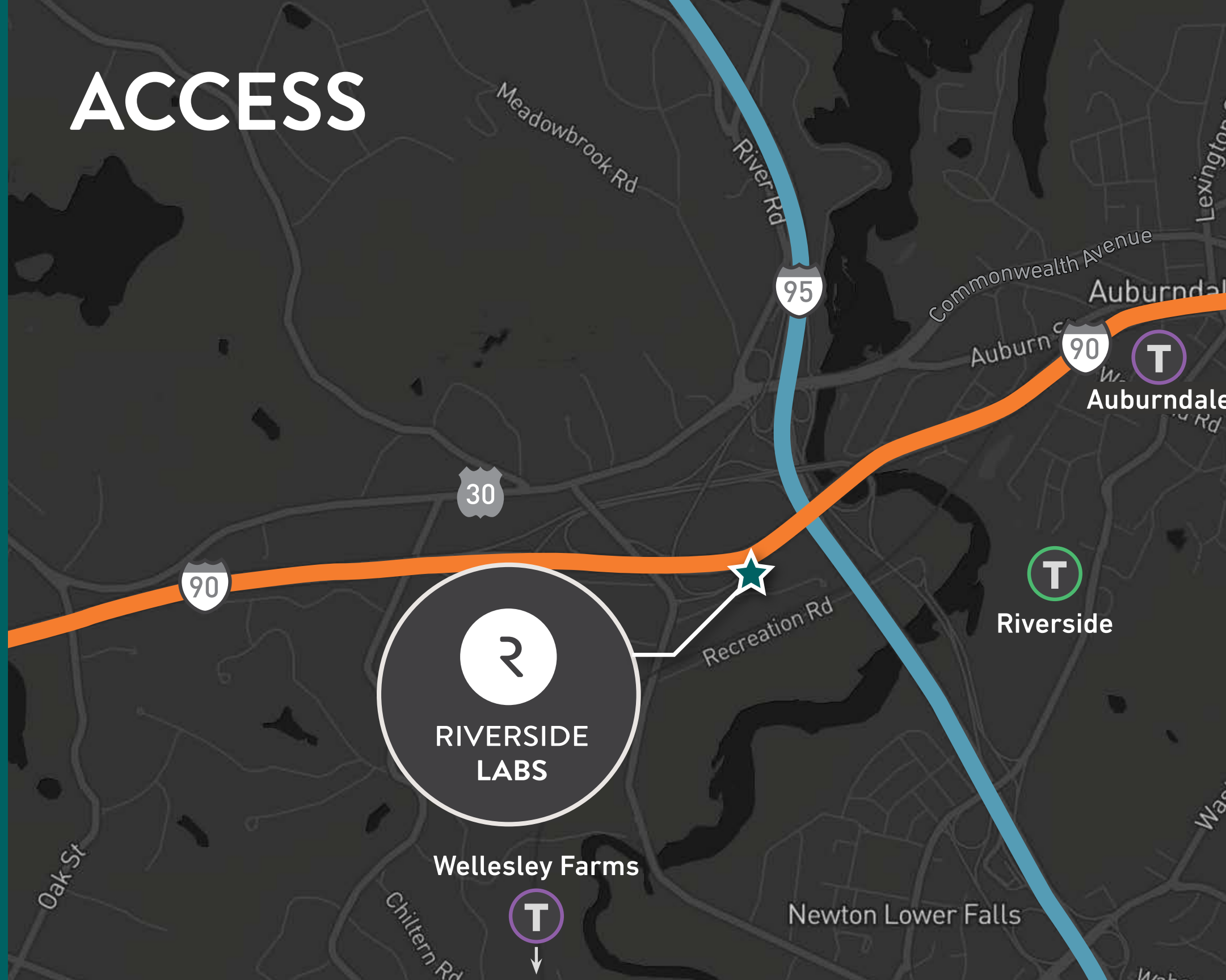
LOCATION



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



RIVERBEND
BAR & GRILLE

star market

Tom's Pizza & Sandwich Shop

bocca bella CAFÉ & 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 SALT RESTAURANT

WEST NEWTON PIZZA

Starting Strength BOSTON

COMELLA'S Homemade Italian Food

the Cherry Tree Bar & Eatery

SWEET TOMATOES REAPPLY PIZZA

BLUEBIRD BROS WEST NEWTON

PADDY'S PUBLIC HOUSE

Judith's Kitchen

FIT4

SHOGUN JAPANESE

MANGO THAI CUISINE

Blue Ribbon

RENDI KITCHEN

CVS pharmacy

ITCLUB

MARKS PIZZA & SUBS

DUNKIN'

PAPA RAZZI TRATTORIA • BAR

CK SHANGHAI

Starbucks

Wellesley NORTH END

PETER'S PIZZA

Jin's Fine Asian Cuisine & SUSHI BAR (WELLESLEY)

COOKS WINDOW WELLESLEY Pizzeria and Catering

TRAIN BOSTON

FITNESS ADVANTAGE BOXING

EXPRESS GOURMET ALWAYS FRESH

NEWTON-WELLESLEY HOSPITAL

WHITE LION BAKING COMPANY

DRIFT PILATES

STONE LOVEN Pizza Co.

BARRY'S VILLAGE DELI

THE WABAN MARKET

Starbucks

WABAN WELLNESS

← **T**
Wellesley Farms

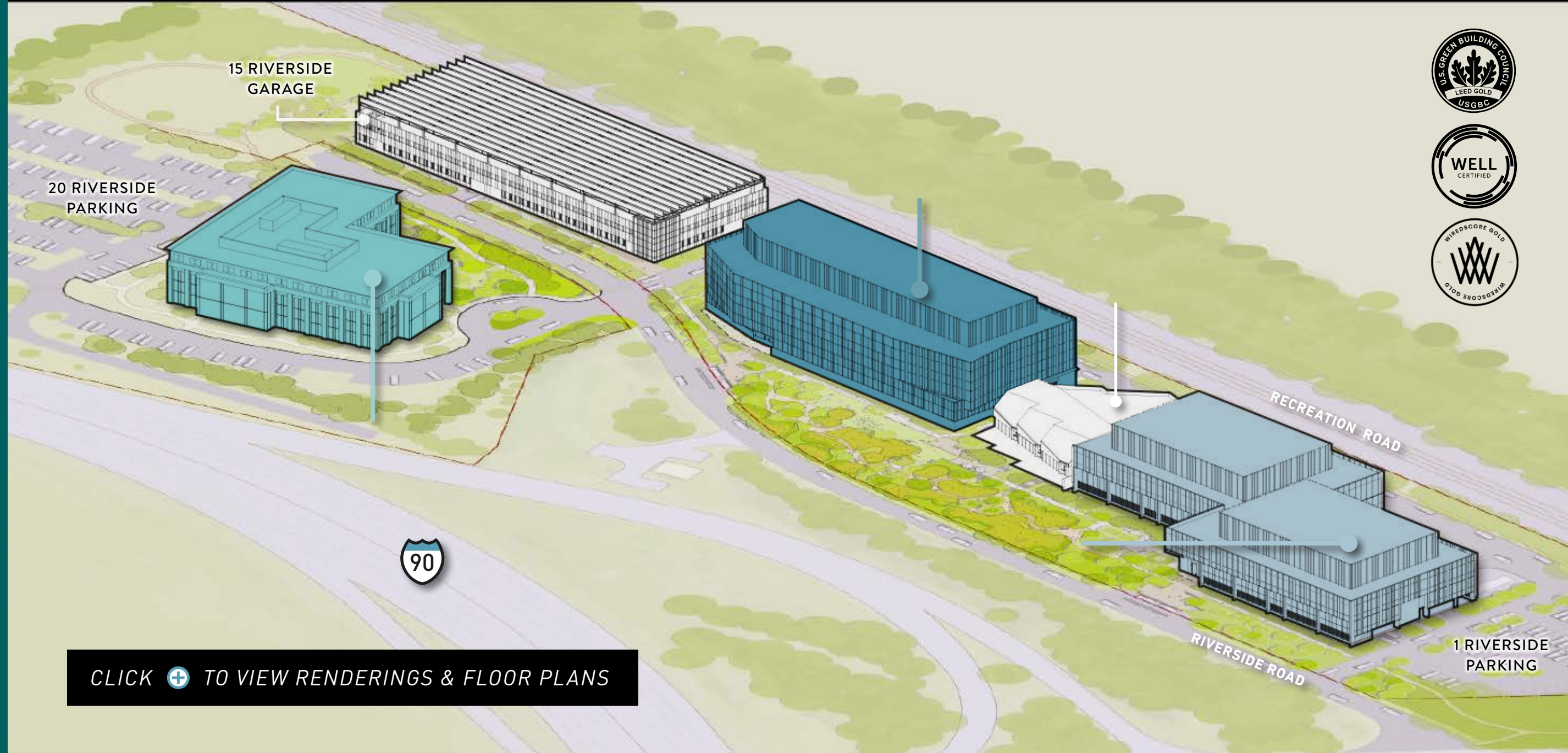
WELLESLEY LOWER FALLS

T
Woodland

T
Waban



SITE PLAN



CLICK  TO VIEW RENDERINGS & FLOOR PLANS

RIVERSIDE LABS



THE RIDGE ENTRANCE





RIVERSIDE
LABS

THE RIDGE



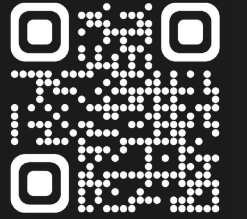
THE RIDGE

CRAFT FOOD HALLS

- ✓ SOUSVIDERIE
- ✓ PROJECT X
- ✓ VESSEL

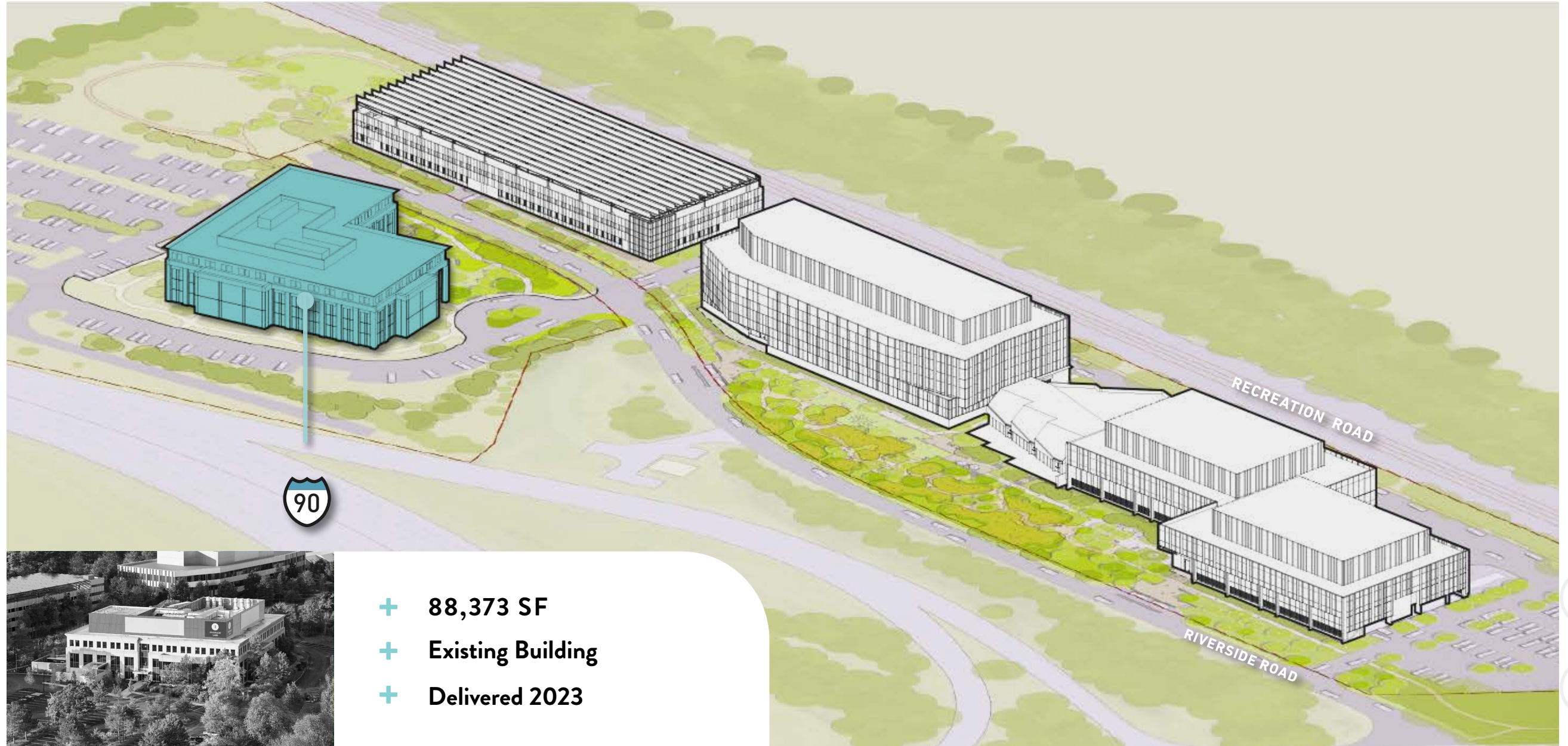
CRAFT
FOOD
HALLS

More Info:



LOVE ENERGY FOOD

20 RIVERSIDE



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

20 RIVERSIDE

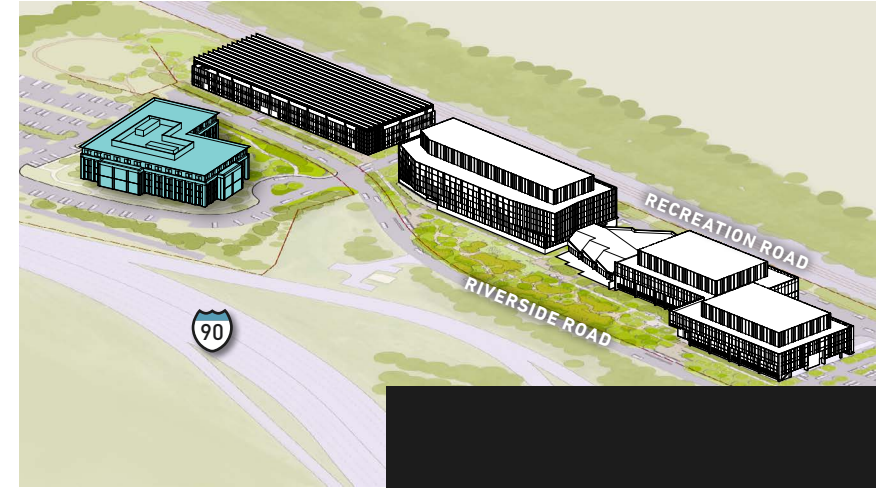


20 RIVERSIDE LOBBY

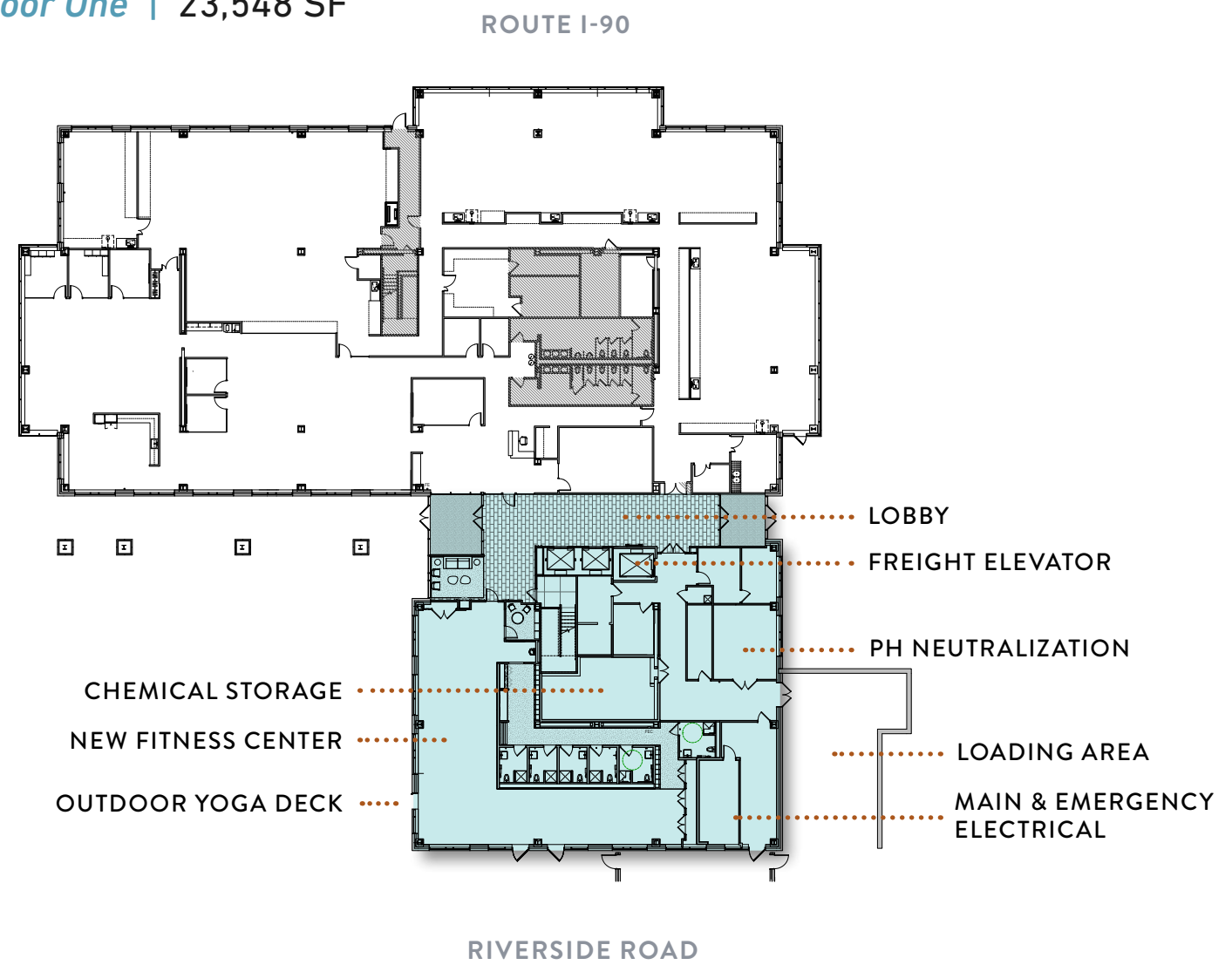


20 RIVERSIDE

FLOOR PLAN



Floor One | 23,548 SF



Floor Three | 31,769 SF



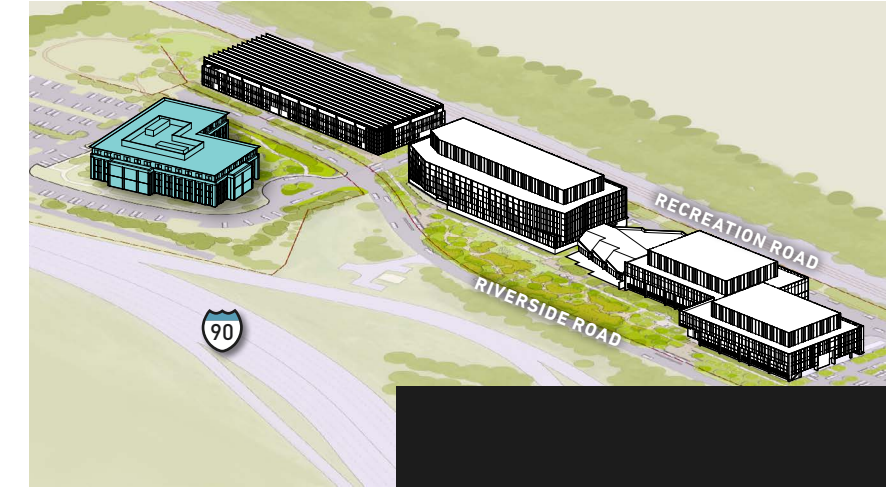
20 RIVERSIDE

FLOOR PLANS - SPEC PLAN

Delivered

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

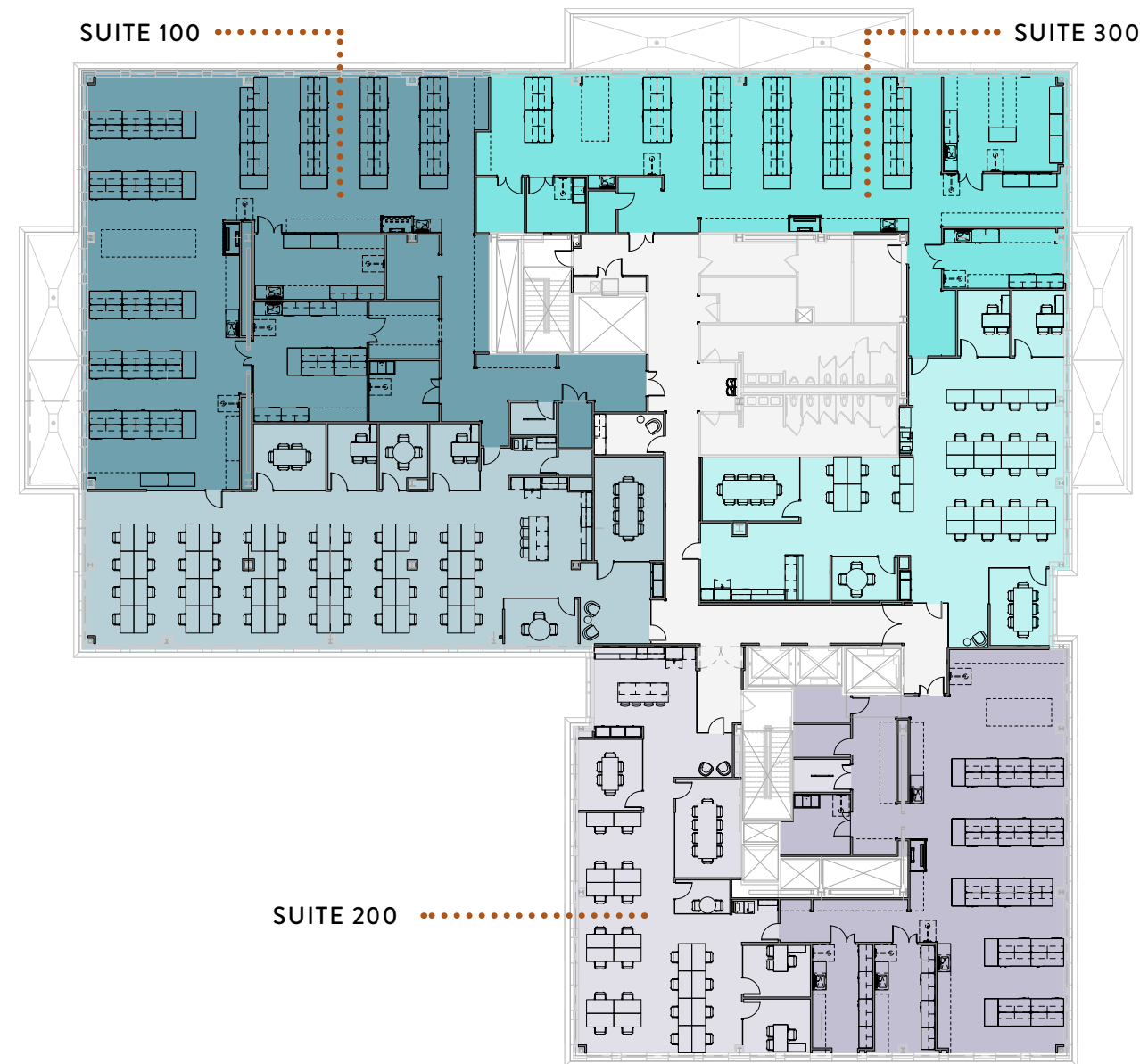
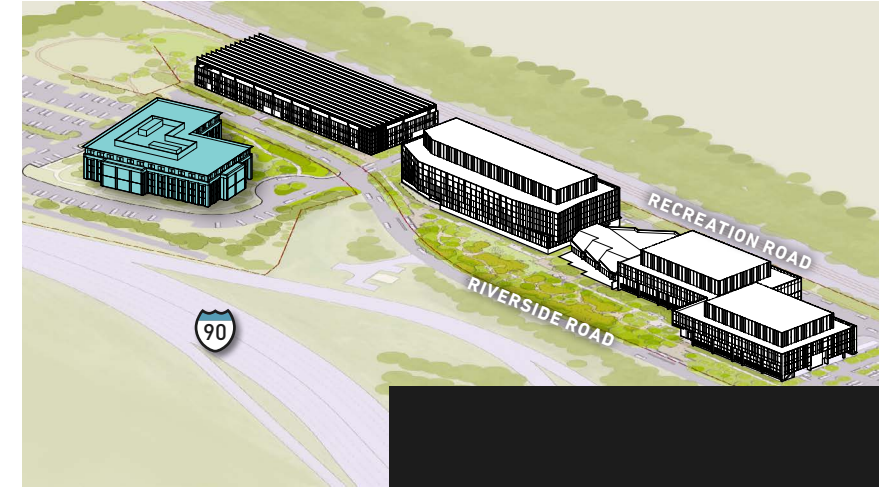
Fitness Center/Showers & Lockers

20 RIVERSIDE

FLOOR PLANS - SPEC PLAN

Delivered

Floor Three | 31,769 SF



SUITE 100 | 13,978 SF

Lab Program 60% of the Tenant Space

Lab Support

- 1 Large Equipment Room
- 2 Tissue Culture Rooms
- 1 Glass Wash Room
- 1 Storage Room

Open Lab

- Up to 54 Benches/Stations
- 1 Fume Hood
- Shipping & Receiving Area

Office Program 40% of the Tenant Space

- 1 Large Conference Room
- 3 Meeting/Huddle Rooms
- 2 Offices
- Open Office Area can accommodate a minimum of 46 people
- Copy/Print Area
- Cafe
- Reception Area

SUITE 200 | 8,578 SF

Lab Program 60% of the Tenant Space

Lab Support

- 2 Tissue Culture Rooms
- 1 Glass Wash Room
- 1 Storage Room

Open Lab

- Up to 26 Benches/Stations
- 1 Fume Hood

Office Program 40% of the Tenant Space

- 1 Large Conference Room
- 2 Meeting/Huddle Rooms
- 2 Offices
- Open Office Area can accommodate a minimum of 22 people
- Copy/Print Area
- Cafe
- Reception Area

SUITE 300 | 9,213 SF

Lab Program 60% of the Tenant Space

Lab Support

- 2 Tissue Culture Rooms
- 1 Glass Wash Room
- 1 Storage Room

Open Lab

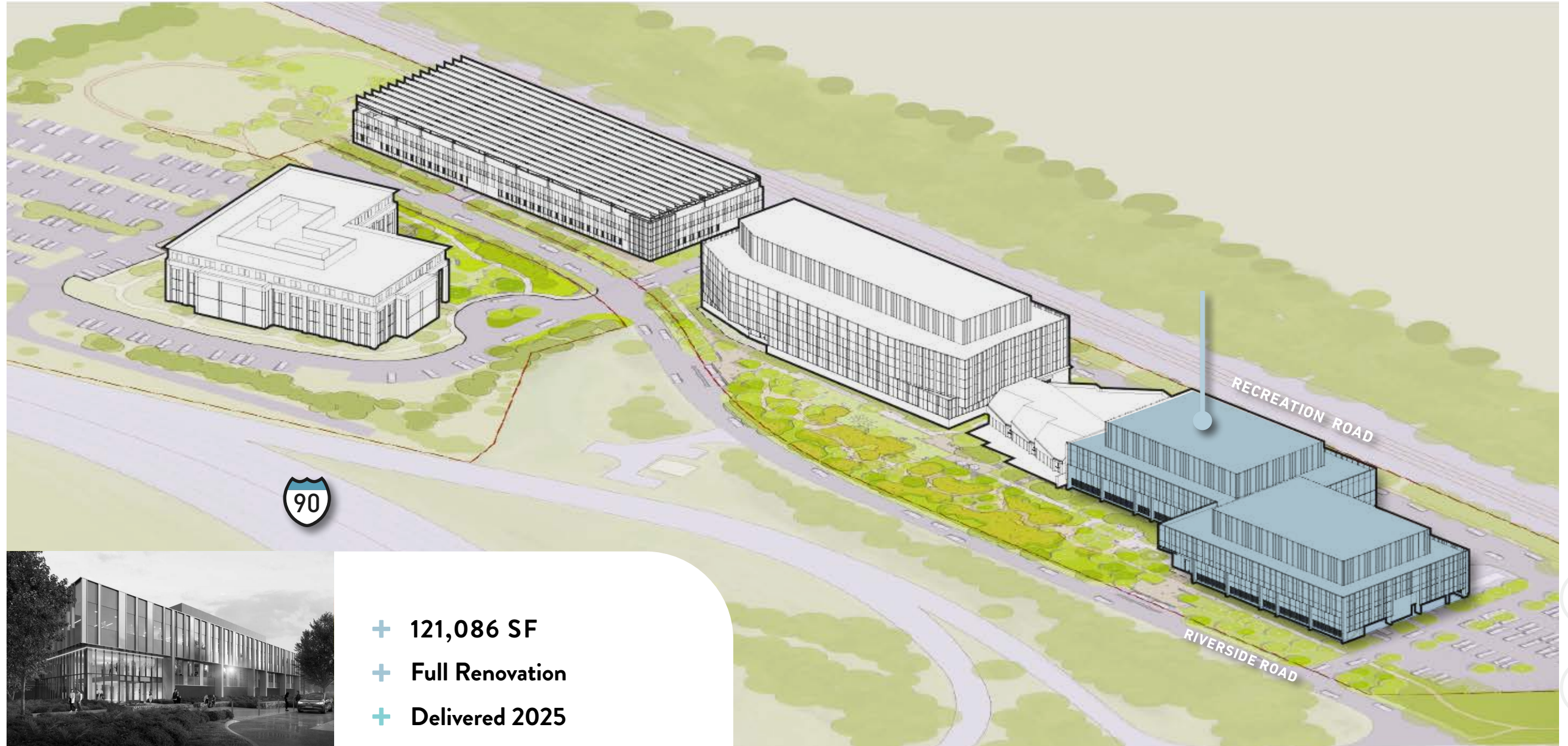
- Up to 32 Benches/Stations
- 1 Fume Hood

Office Program 40% of the Tenant Space

- 1 Large Conference Room
- 2 Meeting/Huddle Rooms
- 2 Offices
- Open Office Area can accommodate a minimum of 26 people
- Copy/Print Area
- Cafe
- Reception Area



1 RIVERSIDE



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

1 RIVERSIDE ENTRY



1 RIVERSIDE ENTRY



1 RIVERSIDE LOBBY

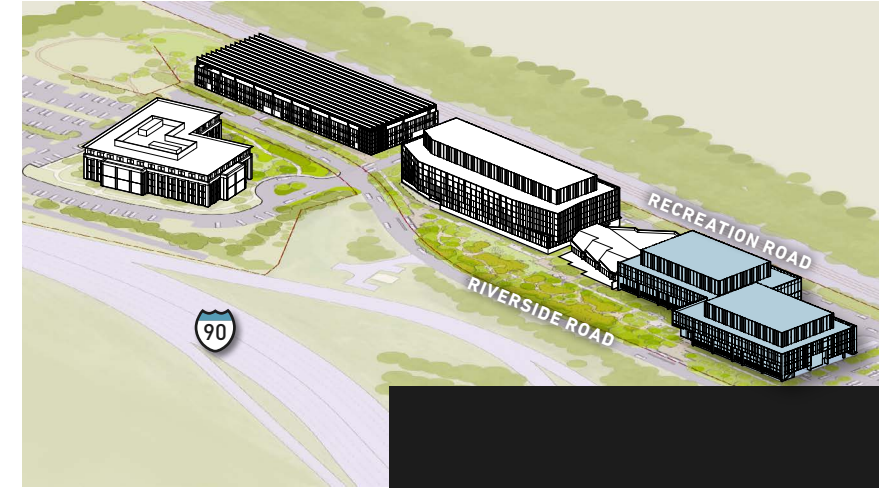


1 RIVERSIDE WORKSPACE

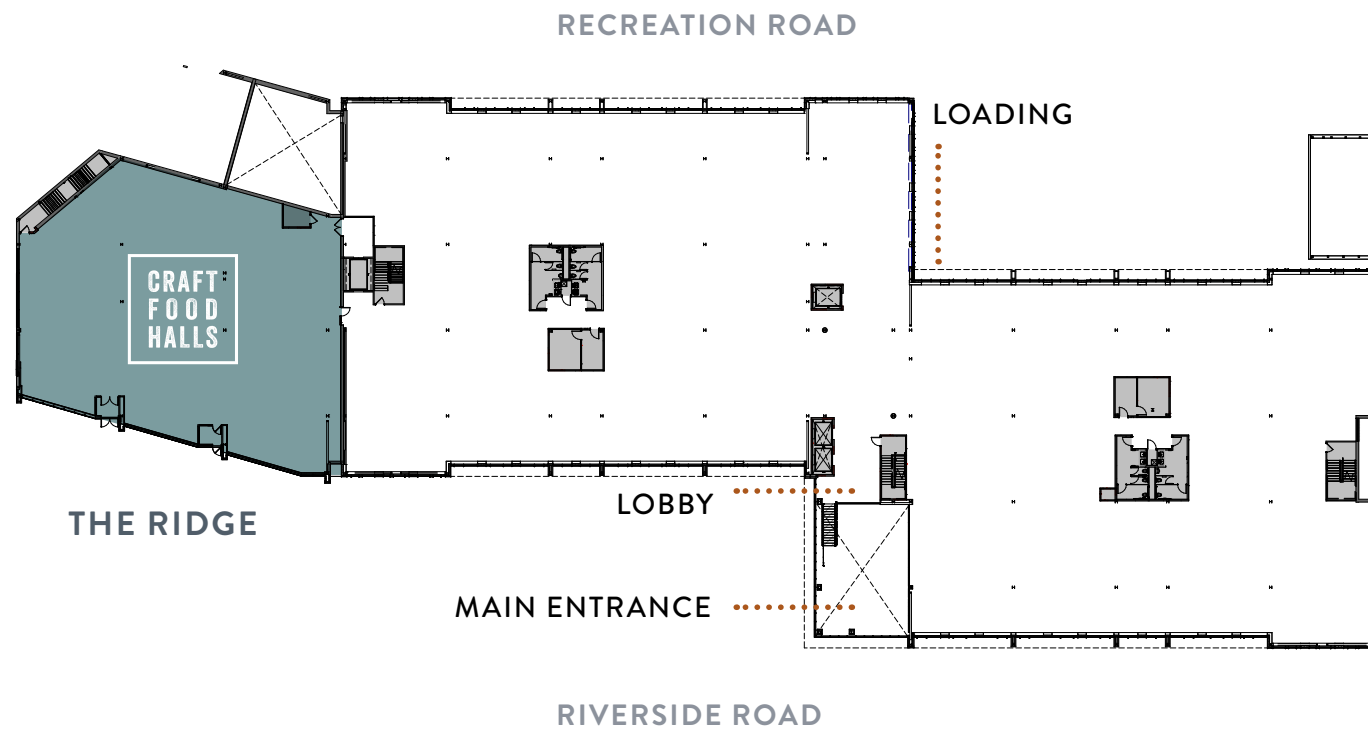


1 RIVERSIDE

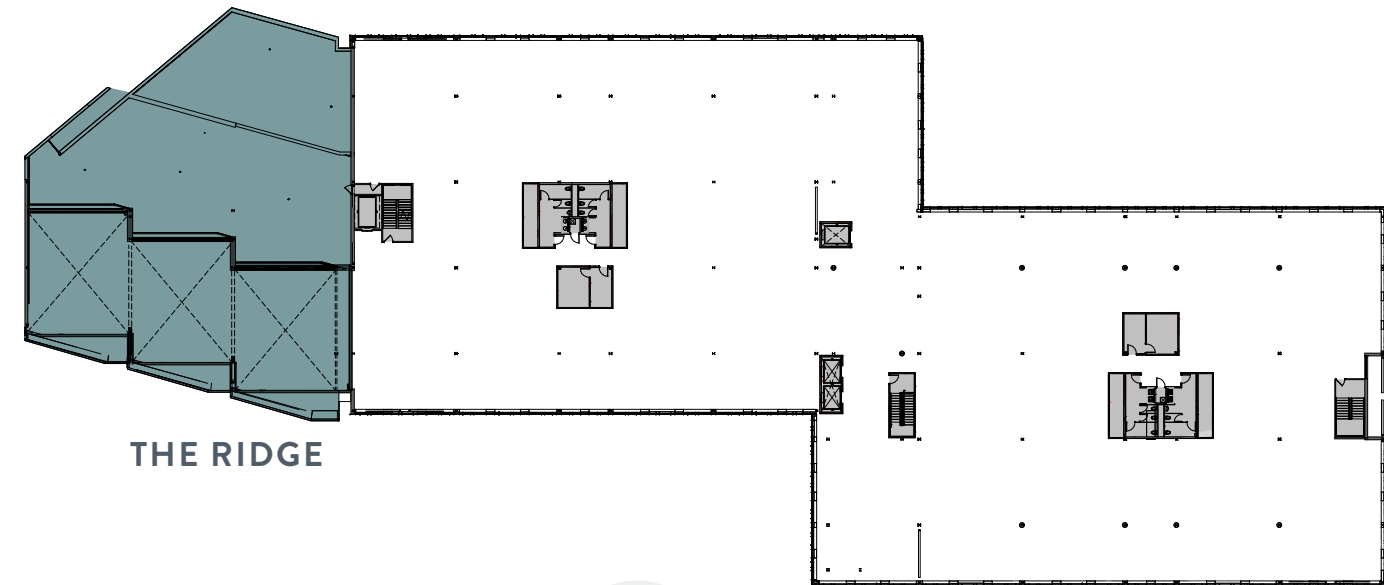
FLOOR PLAN



Floor Two | 58,399 SF



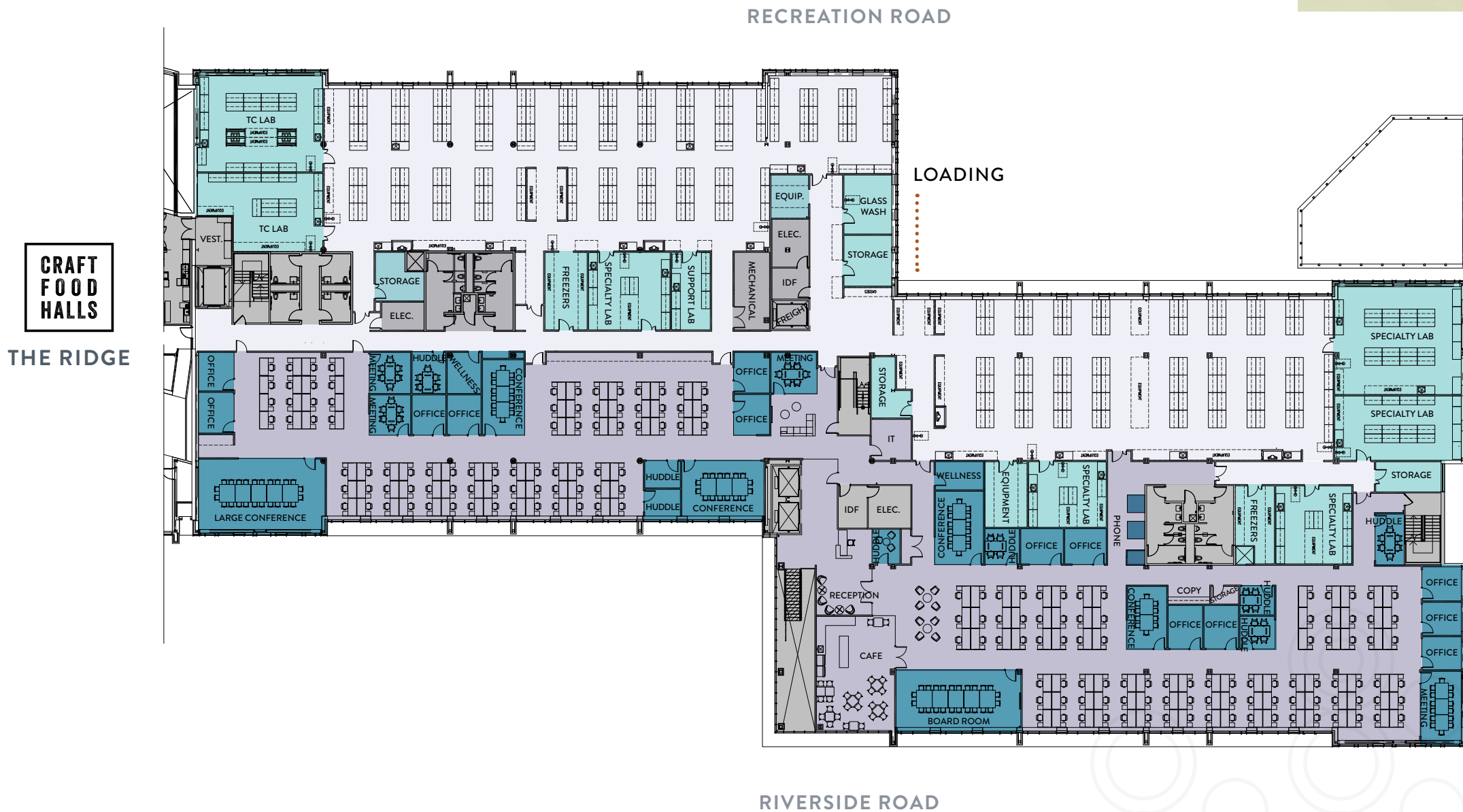
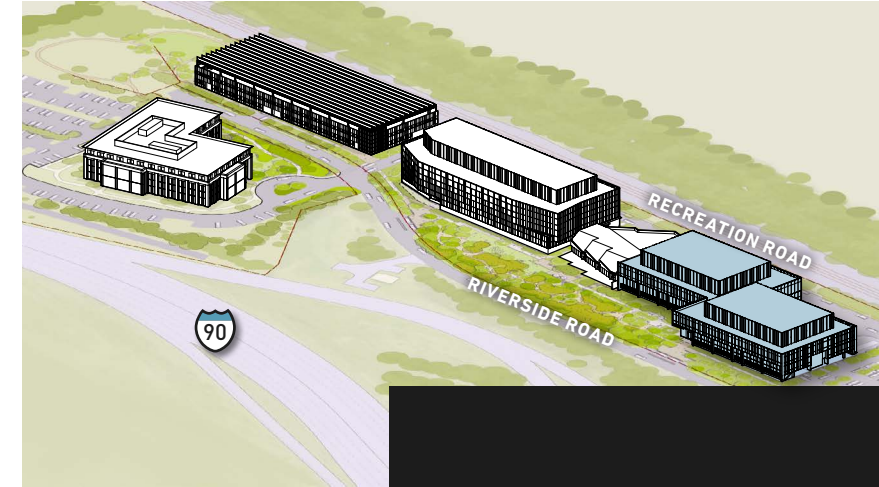
Floor Three | 62,686 SF



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

1 RIVERSIDE

HIGH BAY OPTIONALITY

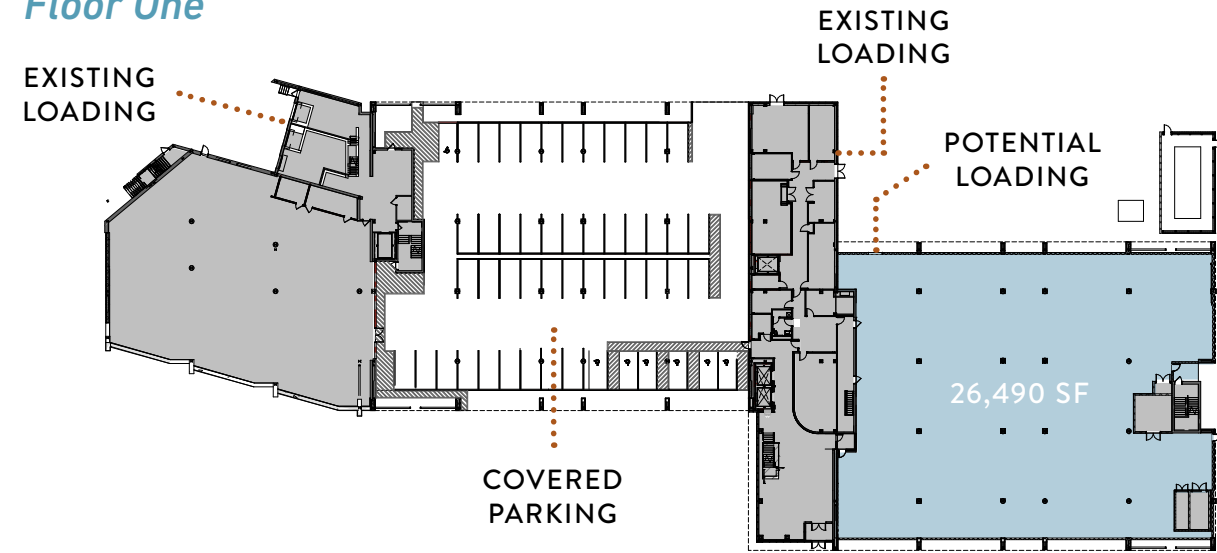
20'-32'
Deck Height

4,000 Amps
of Power

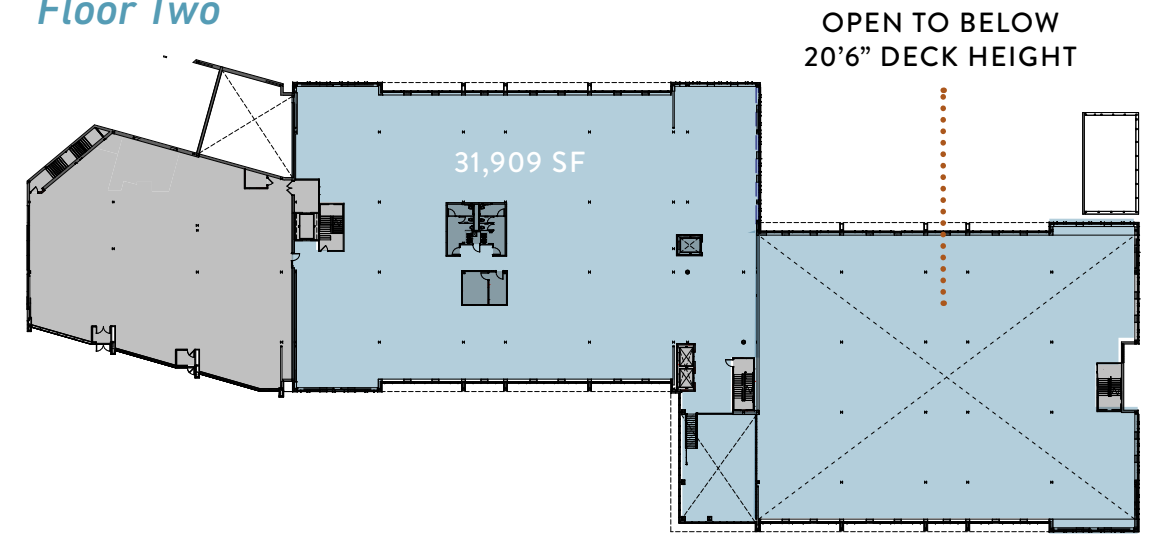
Loading
Flexibility

Robust HVAC
(2.0 CFM)

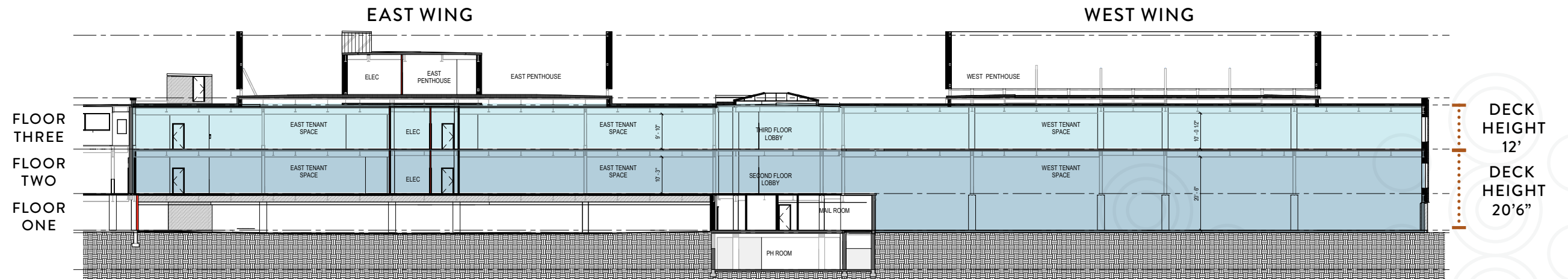
Floor One



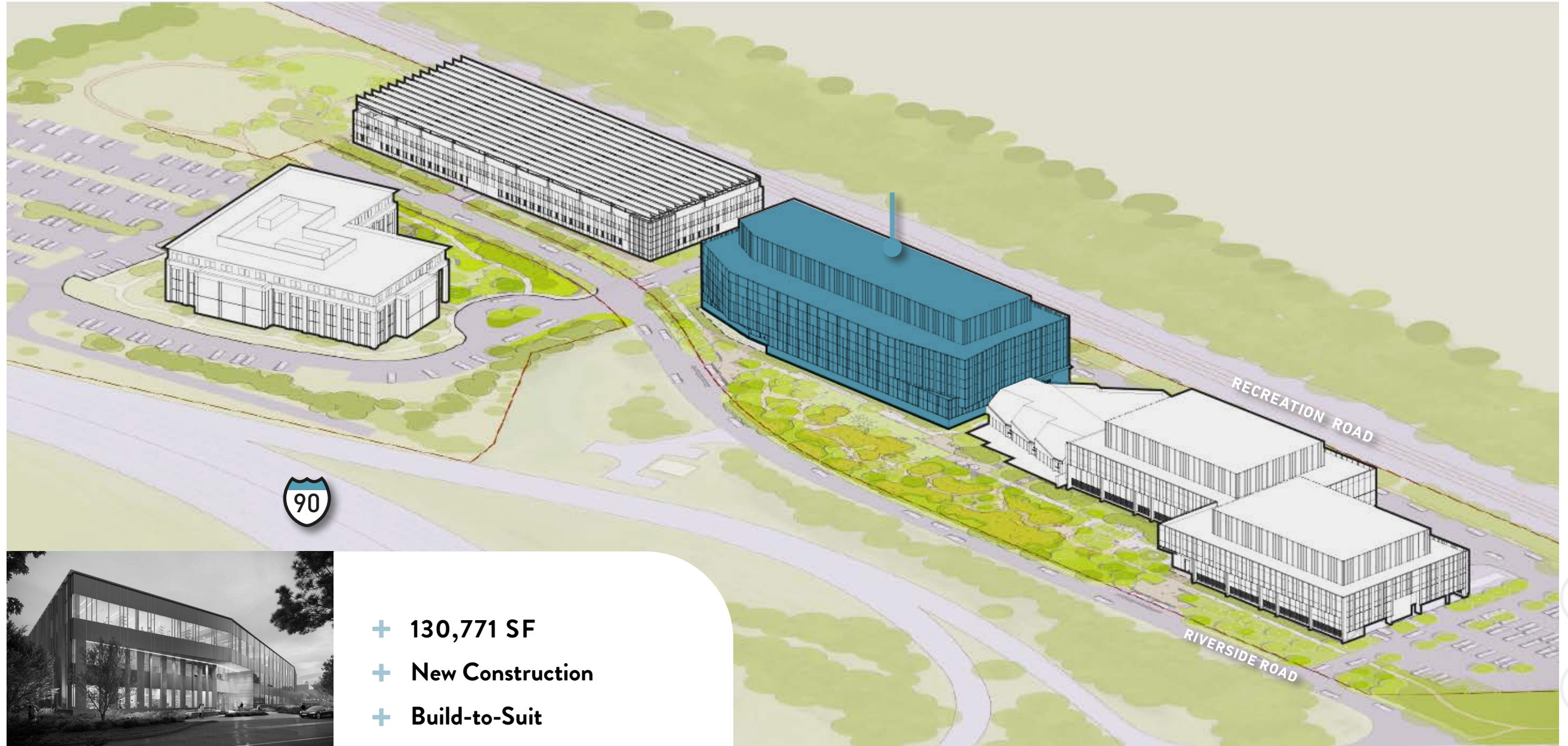
Floor Two



RIVERSIDE ROAD



15 RIVERSIDE



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

15 RIVERSIDE ENTRY



15 RIVERSIDE ENTRY



15 RIVERSIDE LOBBY

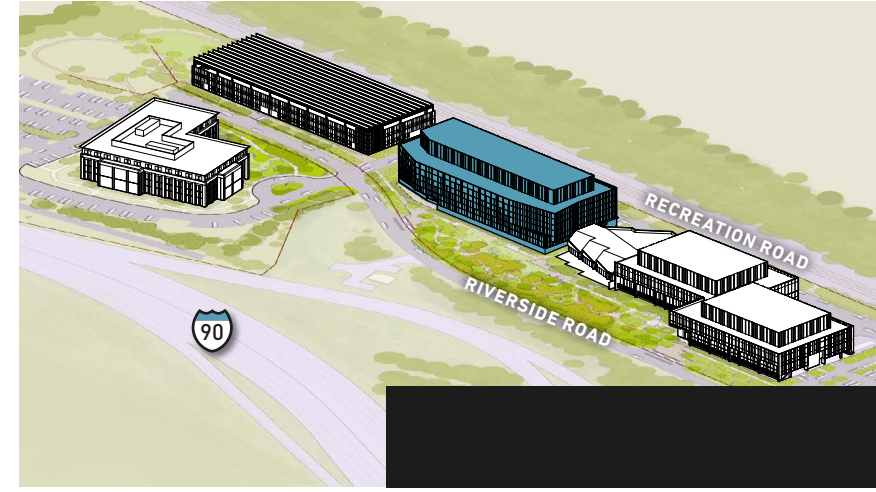


15 RIVERSIDE WORKSPACE

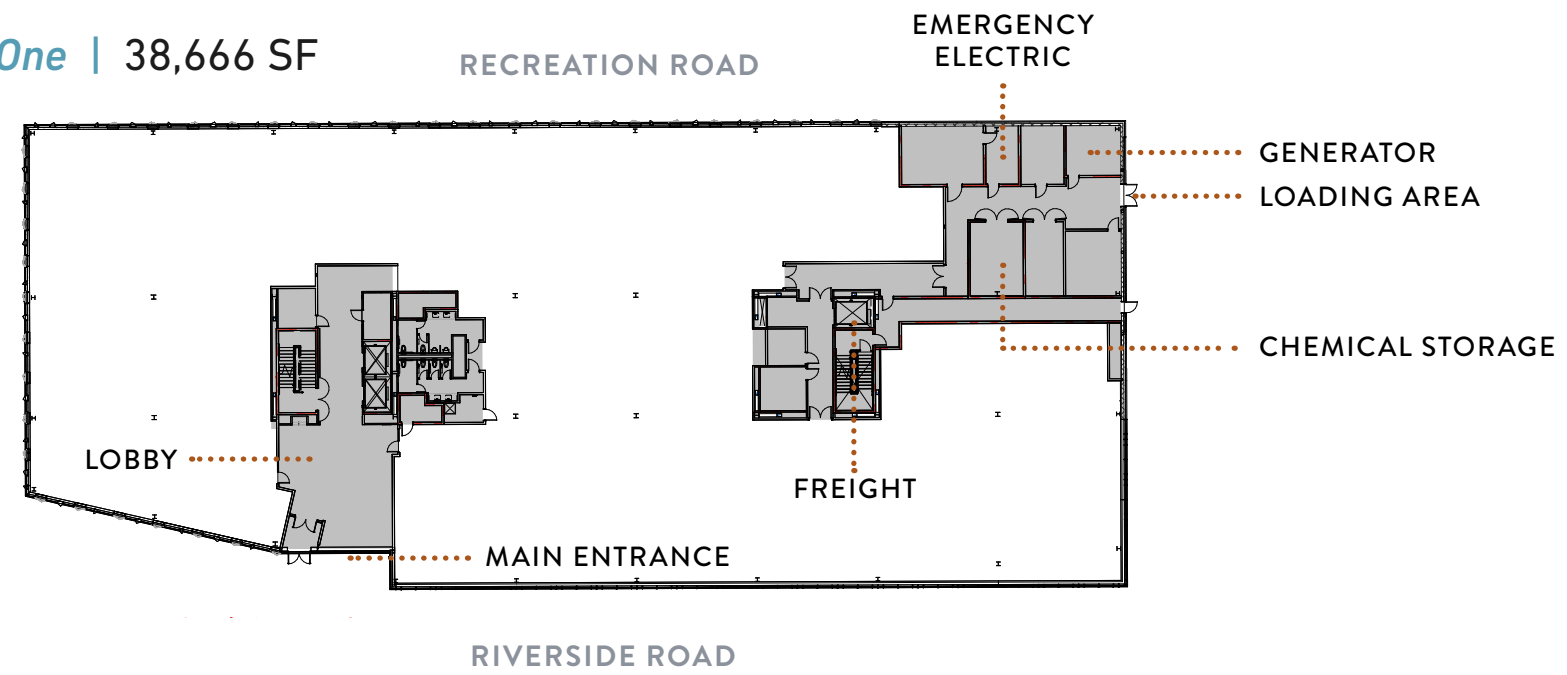


15 RIVERSIDE

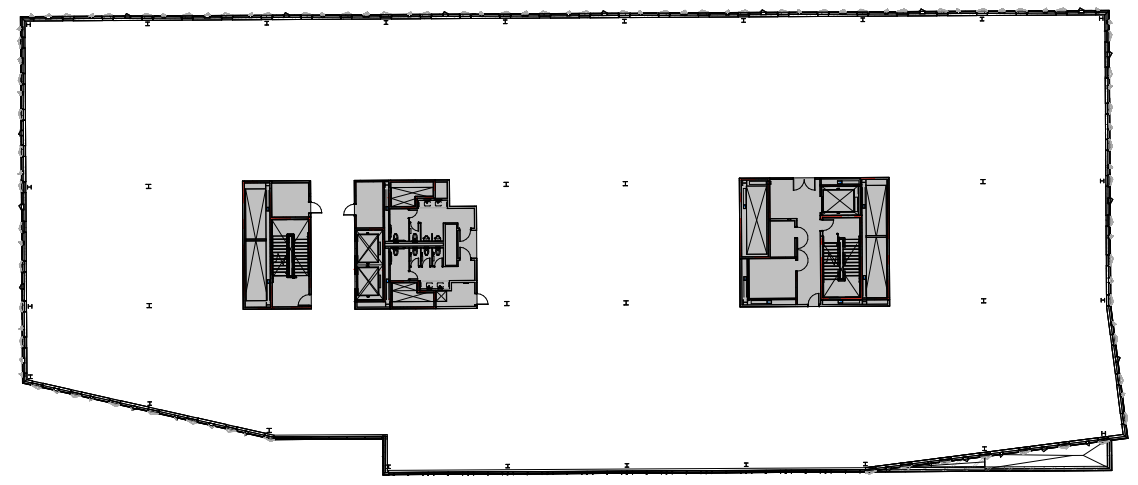
FLOOR PLANS - NEW CONSTRUCTION



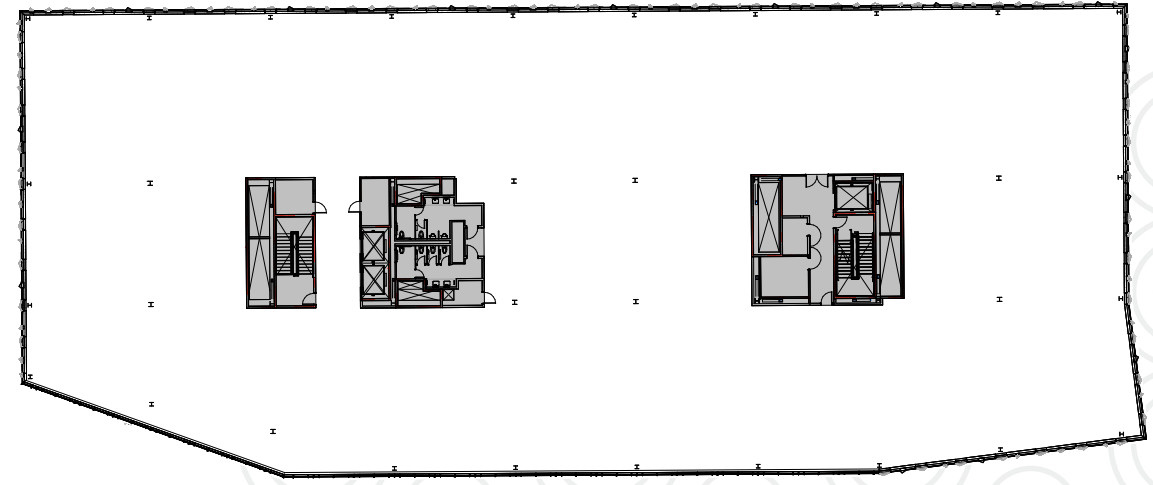
Floor One | 38,666 SF



Floor Two | 45,622 SF



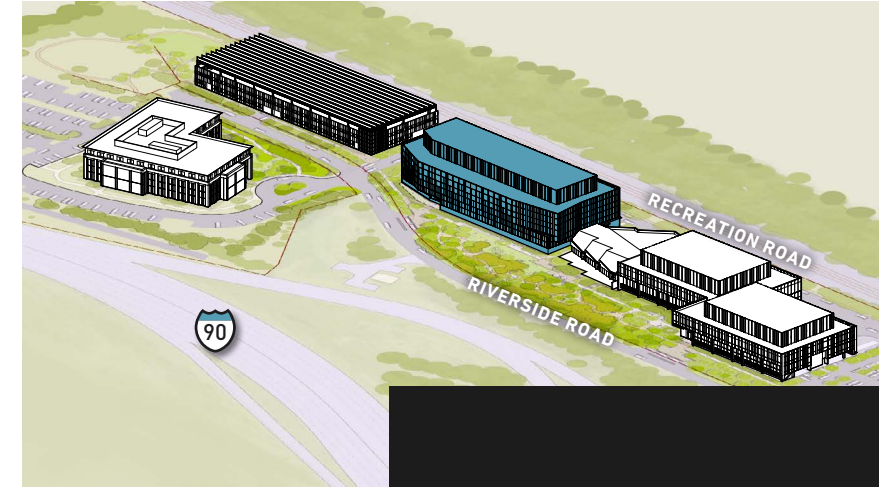
Floor Three | 46,483 SF



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

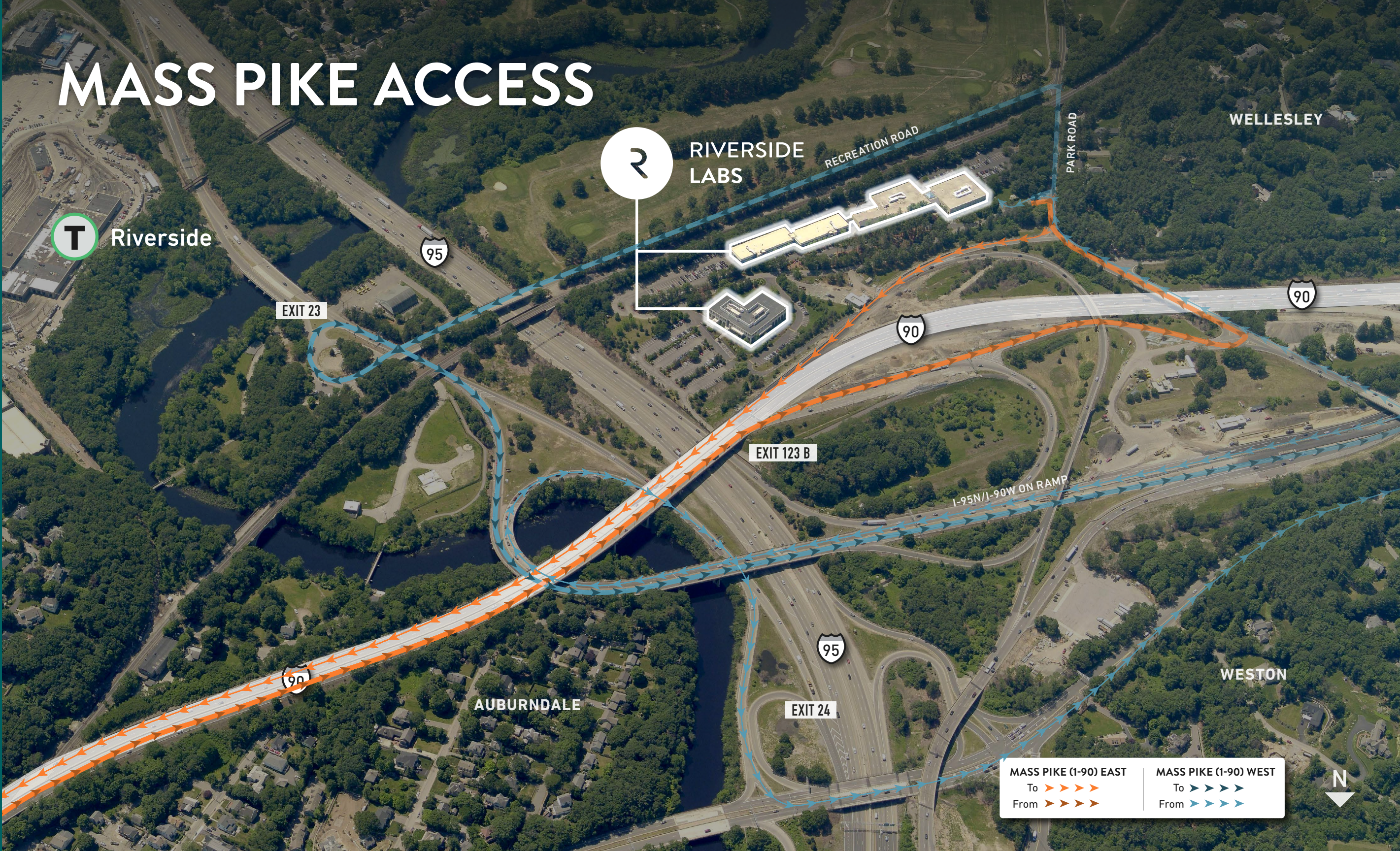
Office Program

- 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

EXIT 23

EXIT 123 B

EXIT 24

RECREATION ROAD

PARK ROAD

WELLESLEY

AUBURNDALE

WESTON

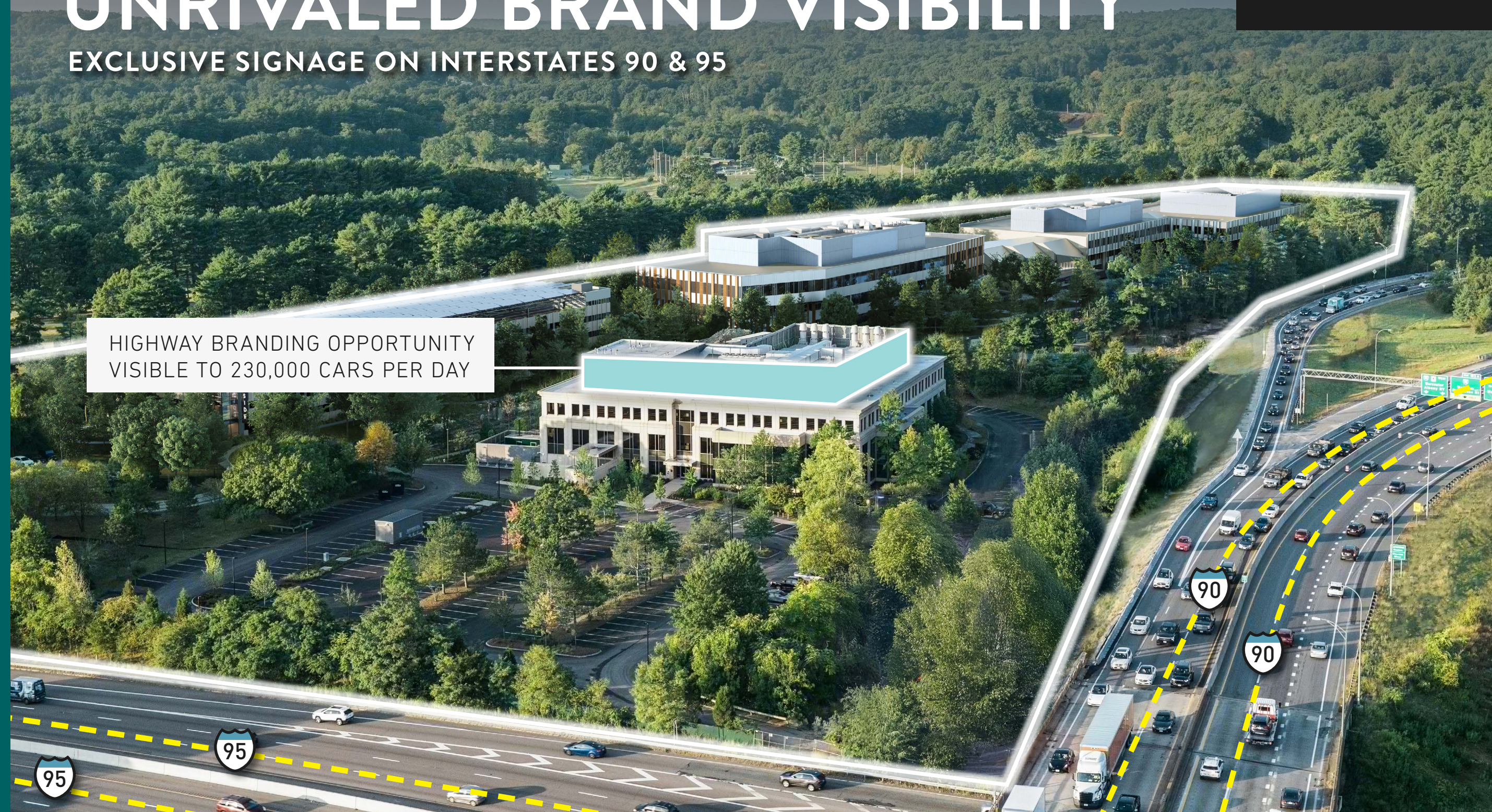
MASS PIKE (I-90) EAST		MASS PIKE (I-90) WEST	
To		To	
From		From	



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
Loading	2 truck bays 1 compactor bay 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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