

CHARLESTOWN ➤ LABS

420 RUTHERFORD AVENUE
CHARLESTOWN, MA



RELATED
BEAL ➤ Life Science

CBRE

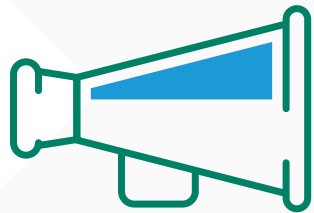
➤ Deeply Invested In Boston

A real estate development specialist in the Boston area since the 1970s, Related Beal Life Science offers advanced capabilities that uniquely deliver on the needs of life science companies, their investors and employees — **cultivating powerhouse breakthrough opportunities.**

- **40 years** of Life Science experience
- **150+** biotech, medical device and R&D tenants
- **4 million+ SF** in development



➤ Lab Space Available



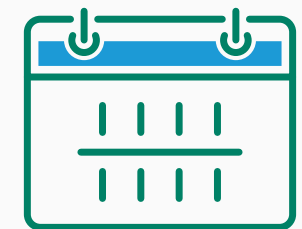
BRANDING
& SIGNAGE
OPPORTUNITIES



ON-SITE
PARKING



112,000 SF CLASS A,
PURPOSE-BUILT LAB
CONSTRUCTION



Q2 2024
DELIVERY

440
Rutherford

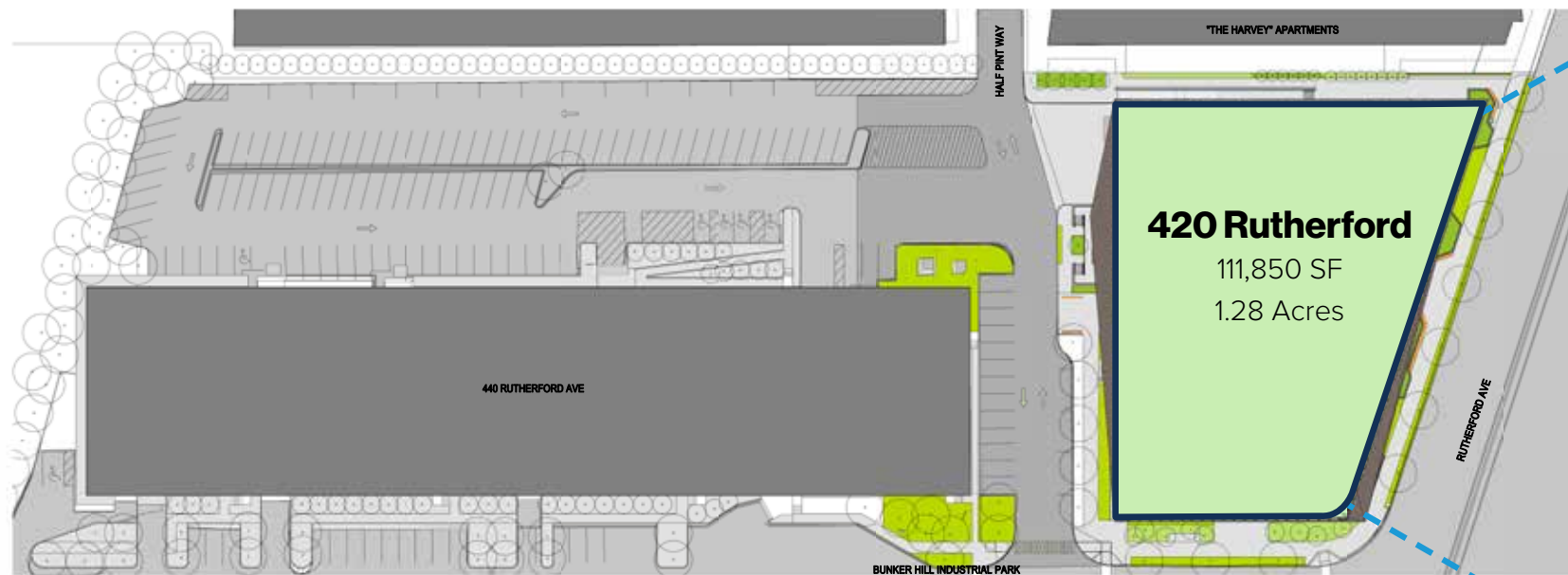
420
Rutherford

Property Specifications

PROPERTY ADDRESS	420 Rutherford Avenue, Charlestown, MA
BUILDING TYPE	Purpose Built Lab Building
BUILDING SIZE	111,850 RSF
LAND AREA	55,745 SF (1.28 Acres)
STRUCTURE	Structural Steel Frame with Concrete Composite Floor Slab
FOUNDATION	Spread Footings with Ground Improvement
FLOOR TO FLOOR HEIGHT	FI 1: 18' FI 2: 15' FI 3: 15'
TYPICAL DESIGN FLOOR LIVE LOAD	Lab/Office: 100 lbs/PSF Mechanical: 150lbs/PSF
LAB FLOOR VIBRATION CRITERIA	4,000 mips
COLUMN SPACING	33' Typical Bay
LOADING	Two Bays
POWER	Lab: 15 W/RSF Office: 8 W/RSF
EMERGENCY BACK-UP POWER	5 W/RSF of Lab Premises
HVAC	Lab: 2.0 CFM/SF Office: 0.3 CFM/SF
PH NEUTRALIZATION	Central pH Neutralization
CHEMICAL STORAGE	Chemical storage on first floor on a prorated basis
BUILDING AMENITIES	Conference room, roof deck, outdoor terrace, fitness, showers, locker facilities, bike storage + repair
PARKING RATIO	0.5 spaces / 1,000 SF



➤ Site Plan & Typical Floor Plan





Floor 1 Plan

±22,000 SF

Space Details:

52 Lab Benches

34 Office Workstations

- Lab Space
- Office Space
- Conference Center
- Loading Dock
- Bike Storage
- Fitness & Lockers/Showers
- Base Building Mechanical, Lab Support & Chemical Storage





Floor 2 Plan

±43,600 SF
Hypothetical Subdivision

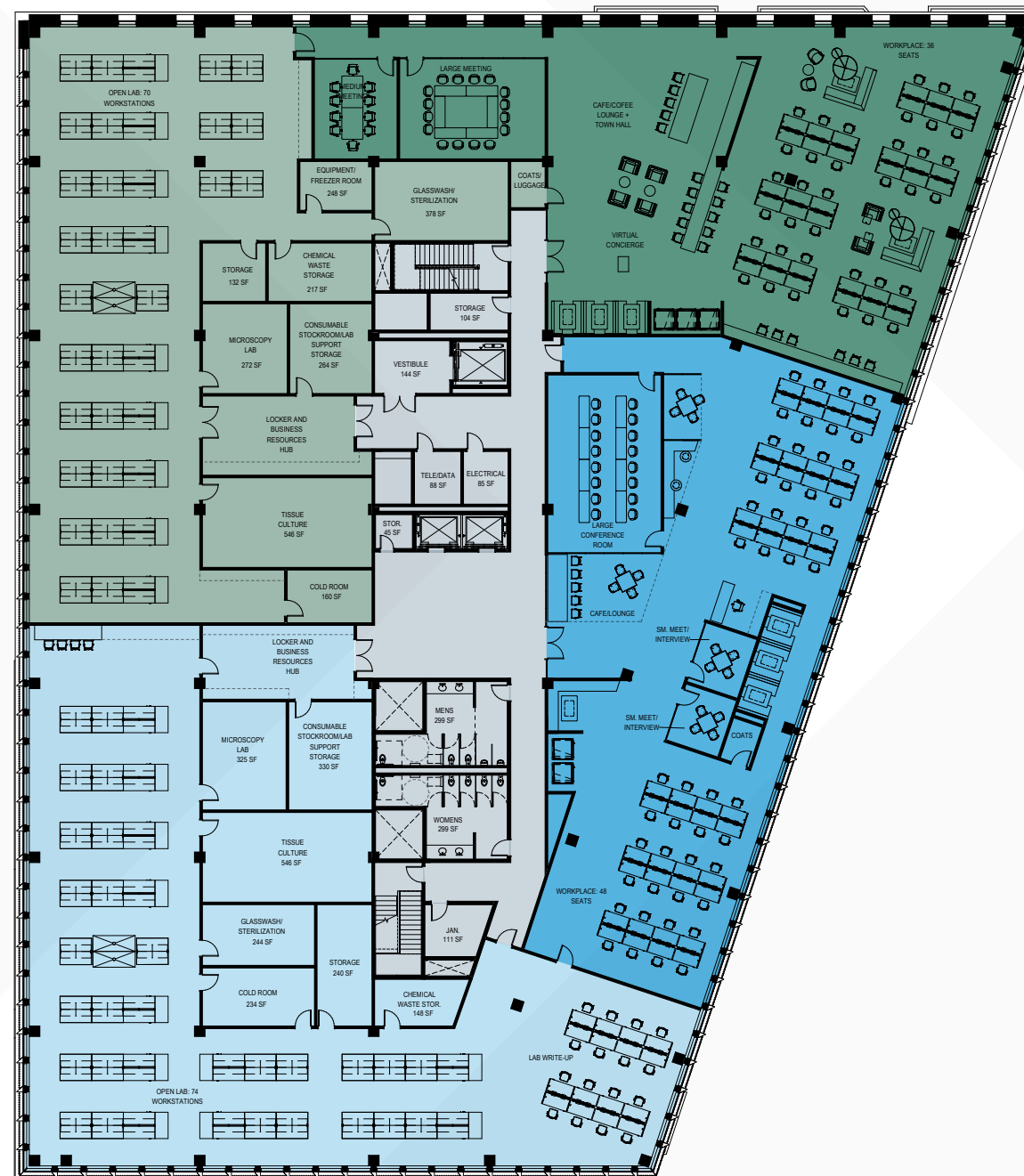
Tenant 1:

- 70 Lab Benches
- 36 Office Workstations

Tenant 2:

- 74 Lab Benches
- 48 Office Workstations

Base Building Mechanical & Core





Floor 3 Plan

±43,000 SF

Space Details:

110 Lab Benches

88 Office Workstations

- Lab Space
- Office Space
- Base Building Mechanical



 Entrance











Unmatched Connectivity

- Short walk to MBTA Sullivan and Community College Stations providing subway service and access to a number of bus routes
- One stop from North Station, one of Boston’s major transit hubs 5-minute walk to MBTA orange line
- 10-minute walk to North Station
- 15-minute walk to downtown Boston

Travel Distances

ROUTE 99	0.1 miles
INTERSTATE 93	0.5 miles
ROUTE 1	1.0 mile
ASSEMBLY ROW	1.2 miles
DOWNTOWN BOSTON	1.4 miles
KENDALL SQUARE, CAMBRIDGE	1.6 miles
INTERSTATE 90	3.0 miles
LOGAN INTERNATIONAL AIRPORT	4.9 miles



➤ Neighborhood Transformation

- **Cambridge Crossing**, a \$2B mixed-use development, including 2,900 residences and 2 MSF space of laboratory and office buildings
- **Hood Business Park**, a 1.2 MSF urban campus
- **Assembly Square**, a \$1.6 billion residential and retail development
- Less than two miles from **Kendall Square**, a dynamic and active life science cluster
- **Neighborhood improvements** including reenvisioning Rutherford Avenue

\$150M Rutherford Avenue/Sullivan Square Completion Anticipated 2025





Charlestown Neighborhood



RELATED
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Urban Wild



RELATED
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Tradesman



Area Amenities

Assembly Square Amenities

Bed Bath & Beyond
Cafe Nero
Fuji
J.Crew
JP Licks
Legal Sea Foods
Lucky Strike

Mike's Pastry
Southern Kin
TJ Maxx
The Smoke Shop
Trader Joe's
Staples
ZO Greek

CHARLESTOWN

LABS

RUTHERFORD AVE

Charlestown

Within 5-10 Minutes

Blackmoor Bar and Kitchen
Boston Veterinary Clinic
Brewer's Fork
CVS
Charlestown Tea & Treats
D Eddy Restaurant
Decca Boston
Dovetail
Element Salon and Spa
Emack & Bolios
Family Kitchen
Figs by Todd English
Ghost Pepper Taco & Tequila Bar
Good Company
Henry Bear's Park
Kipos Pizzeria & Restaurant

Landry's Bicycles
Mister Q's Café
Monument Restaurant & Tavern
Naco Taco
Sorelle Bakery & Café
Starbucks
Sullivan's Pub
Sweet Rice
Tangierino
Tatte Bakery & Café
The Handle Bar
The Warren Tavern
Tradesman
Urban Wild
Whole Foods

LECHMERE

CAMBRIDGE
CROSSING

Cambridge

NORTH
STATION



Area Lab Users

Schrafft Center



Hood Park



Boynton Yards



CHARLESTOWN LABS

Cambridge Crossing



Kendall Square





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