



# 451

BOSTON, MASSACHUSETTS

LAB & OFFICE SPACE AVAILABLE



GI PARTNERS

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:** 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



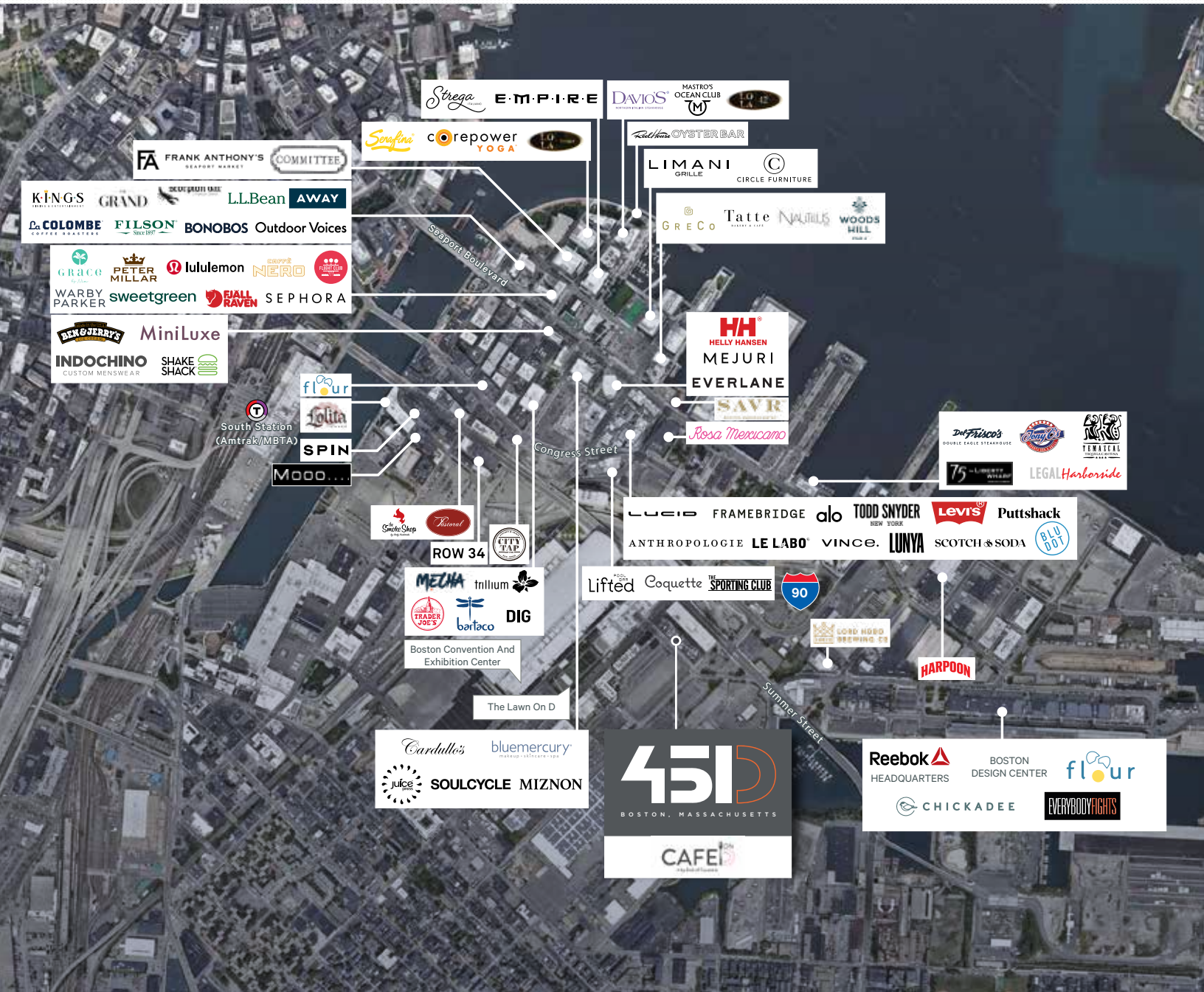
## BUILDING HIGHLIGHTS

- // 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

**BLUE**bikes.

Six Area Blue Bikes stations

# 27,190 SF ON THE 5TH FLOOR

Available Immediately



## 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

## SUITE SPECS:

- // 60/40 Lab to Office
- // 2.0 CFM

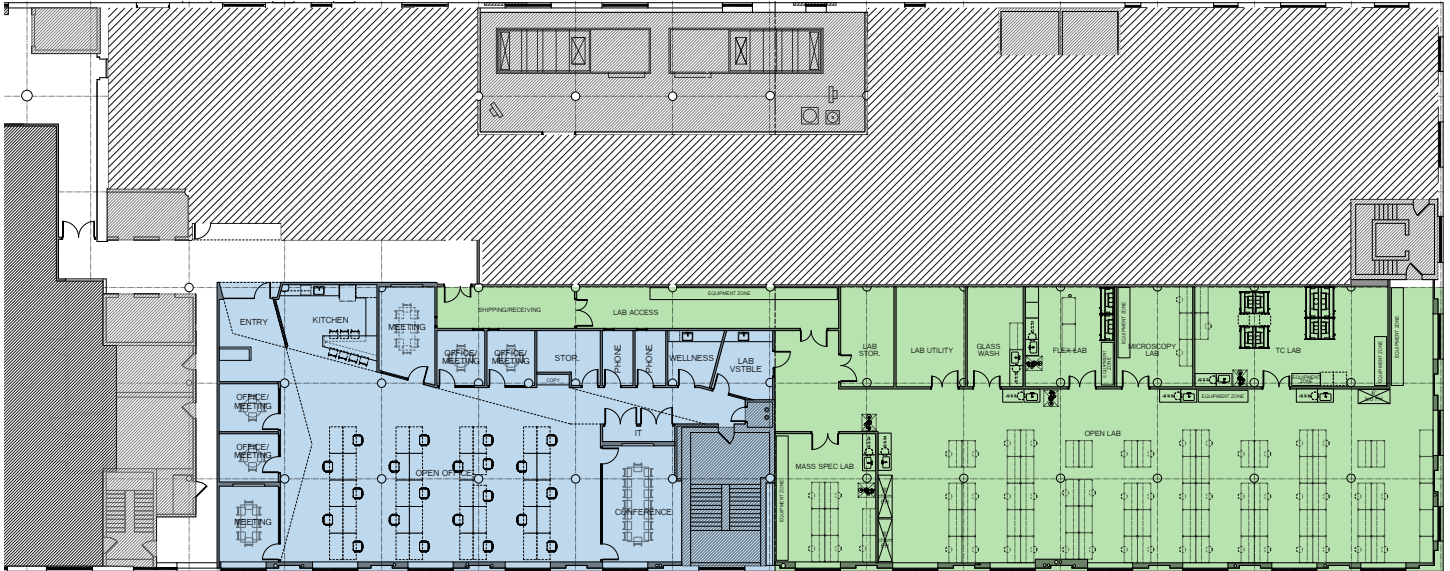
## 27,190 SF SUITE EQUIPMENT LIST:

Qty	Description	Manufacturer
3	Bio-Safety Cabinet, 4'	Baker
8	Bio-Safety Cabinet, 4'	Thermo Fisher
5	Bio-Safety Cabinet, 6'	Thermo Fisher
2	Freezer, -80	
3	Freezer, -20 Upright	



# 16,071 SF ON THE 5TH FLOOR

Available Immediately



## OFFICE PROGRAM:

- // 1 Fourteen Person Board Room
- // 2 Eight Person Conference Rooms
- // 4 Huddle Rooms/Private Offices
- // 2 Phone Rooms
- // 40 Workstations
- // Kitchen
- // Wellness Room

## LAB PROGRAM:

- // 2 Tissue Culture Rooms
- // 1 Mass Spec Lab
- // 1 Microscopy Lab
- // Glass Wash Room
- // 3 Fume Hoods
- // 70 Lab Benches

# 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

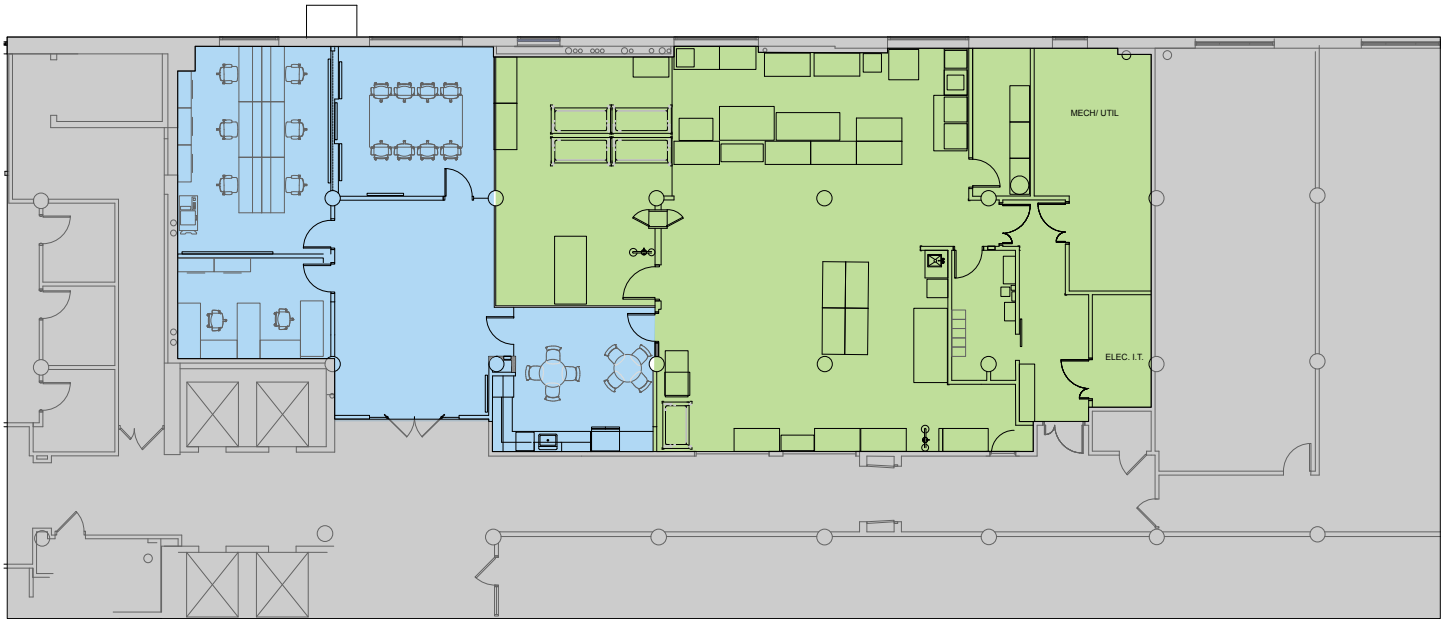
## SUITE SPECS:

- // 50/50 Lab to Office
- // 1.5 CFM



# 5,908 SF ON THE 7TH FLOOR

Available Immediately



## OFFICE PROGRAM:

- // 1 Eight Person Conference Room
- // 8 Workstations

## LAB PROGRAM:

- // Open Lab Space

# 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

## SUITE SPECS:

- // 50/50 Lab to Office
- // 1.5 CFM



# 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](http://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