iSQ Seaport offers an exceptional opportunity to be part of a brand new breakthrough lab development in Boston’s burgeoning Seaport District. This state-of-the-art R&D lab space is ideally suited for today’s entrepreneurial biotech companies, offering a robust lab-ready core and shell with a generous tenant improvement package, intelligent design for maximum efficiency and numerous on-site amenities.

**Phase I** features 124,962 SF of cutting-edge lab and R&D space in Boston’s fastest growing life science cluster.

- **35,000 square-foot highly flexible floor plates**
- **Secure loading**
- **Ground floor retail**
- **On-site fitness center**
- **On-site restaurant café**
- **Ample parking on-site and in adjacent garage**
- **Outdoor green space**
- **On-site MBTA Silver Line stop**
- **On-site vehicle charging stations**

**Phase I**

124,962 SF

**Phase II**

To include additional 240,000 SF of space
Uniquely situated amidst a growing urban amenity base in Boston’s hottest neighborhood, iSQ Seaport features on-site access to the MBTA Silver Line and is in close proximity to major highways including I-93, the Mass Pike, Logan Airport, and Kendall Square.

**CENTER OF INNOVATION**

+46 new tenants in last 24 months (half a million SF)

**IMMUNETICS**

**GINGKO BIOWORKS™ THE ORGANISM COMPANY**

**VERTEX**

**Boston BioskillsLab**

**DANA-FARBER CANCER INSTITUTE**

**BREAKTHROUGH NEIGHBORHOOD**

1,800 hotel rooms and

992 rooms under construction

**GROWING COMMUNITY**

1,100 existing units

840 under construction

2,000+ planned

**APARTMENTS**
## LAB READY CORE & SHELL - SPECIFICATIONS

### BUILDING SIZE
- Phase I: 124,962 RSF (designed to accommodate 60% lab and 40% office configuration)

### STRUCTURAL
- 125-150 lbs per square foot

### CEILING HEIGHTS
- 18’ clear height on first floor, 15’ clear height on floors 2-4

### FAÇADE
- Glass/Glazed curtainwall system and precast system with punched windows on all elevations

### ELEVATORS
- Two (2) 4-stop passenger elevators
- One (1) 4-stop freight elevator

### HVAC
- Custom air handling units with energy recovery
- 2 CFM per square foot in lab space (60% Lab Allocation)
- High efficiency heating and cooling systems
- Shaft space for tenant expansion and exhaust risers

### BACKUP & EMERGENCY POWER
- 5 w/sf Stand-by Power on Generator

### ELECTRICAL
- 4,000 amp service
- Electric Car Charging Stations

### PLUMBING
- Tenant pH neutralization systems
- Natural gas lab processing

### PARKING
- 84 Parking Spaces

### LANDSCAPING
- Sustainable plantings throughout the site

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**FOR MORE INFORMATION, CONTACT:**

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