



iso
seaport

INNOVATION'S NEXT WAVE



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




Ground floor retail

Secure loading


On-site fitness center




On-site restaurant café

On-site
conference
center

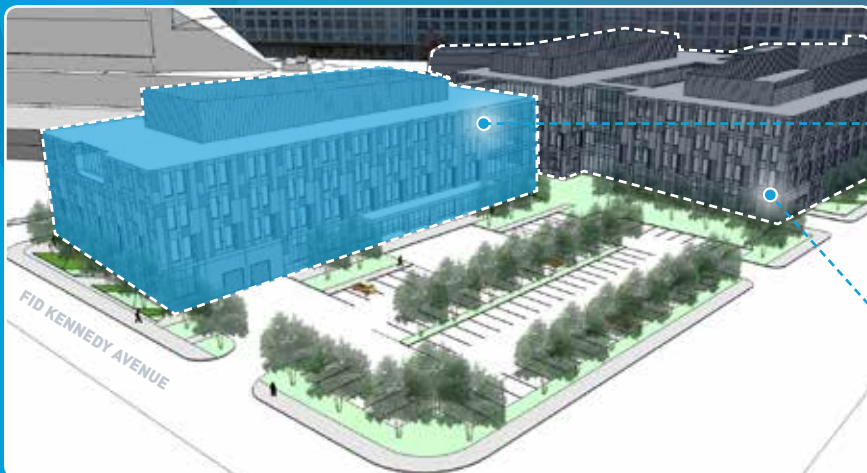

Outdoor
green space

Ample parking on-site
and in adjacent garage




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



BREAKTHROUGH NEIGHBORHOOD

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)



GROWING COMMUNITY

1,800

hotel rooms and

992

rooms under construction

1,100

existing units

APARTMENTS

840

under construction

2,000+

planned

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

FOR MORE INFORMATION, CONTACT:

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