

350 ASSEMBLY ROW

BRING SCIENCE TO LIFE.

WELCOME TO THE ONLY LAB ON ASSEMBLY ROW



ASSEMBLY
ROW

LABS
350 ASSEMBLY ROW

350 ASSEMBLY ROW



PHASE I
LAB & OFFICE BUILDING
340,000 RSF

STORIES
7

TYPICAL FLOOR PLATE:
55,000 RSF

FLOOR-TO-FLOOR HEIGHT
(LEVELS 2-7):
15'

TYPICAL STRUCTURAL BAY:
22' X 44' 8"

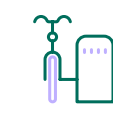
INNOVATION AND SUSTAINABILITY UNDER ONE ROOF



350 Assembly Row is the lab of the future, featuring high-value characteristics for companies on the cutting edge.



Located in an active mixed use environment, one block from the Assembly MBTA stop



Access to an established bicycle network with on-site secure bicycle facility



8,800 SF rooftop indoor/outdoor amenity space with conference rooms, kitchen area



3 private terraces on 3 floors



Rainwater collection system



30% water reduction & 20% energy reduction



High performance, triple glazed envelope



47 EV Charging Spaces with opportunity to add additional





THE CHEMISTRY OF AN APPEALING WORKPLACE

FLOOR TYPE

Composite structural slab

FLOOR LOADING CAPACITY

Typical Floor: 100 PSF

Loading Dock: 250 PSF

Mechanical Penthouse: 150 PSF

ELEVATORS

Two garage shuttle elevators, 3,500 lbs at 150 FPM

Four passenger elevators, 4,000 lbs at 500 FPM
with destination dispatch

One service elevator, 5,000 lbs at 500 FPM
(4' 6" x 8' 0" entrance)

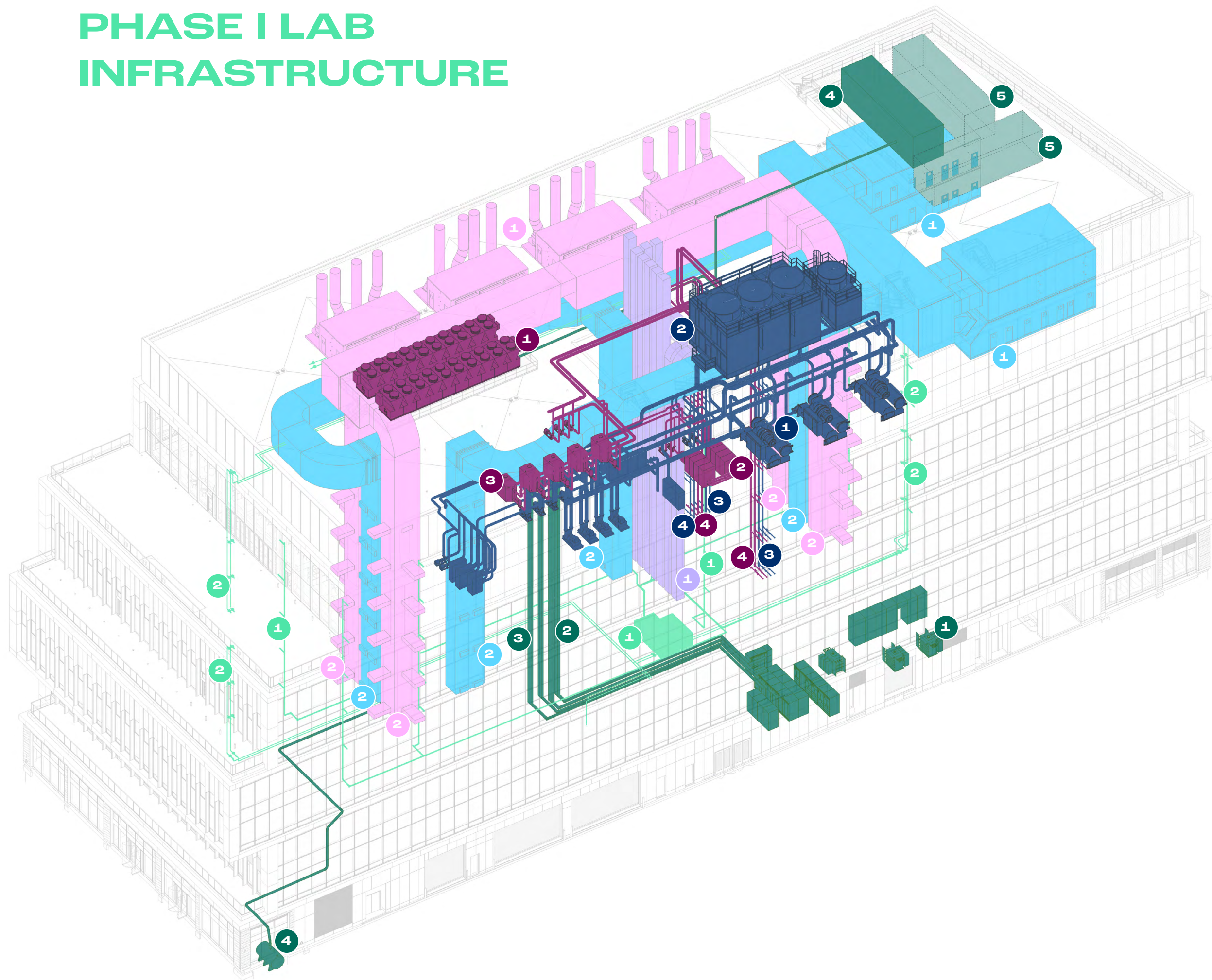
SERVICE

One lab / office compactor bay

Three interior loading bays

THE BUILDING BLOCKS:

PHASE I LAB INFRASTRUCTURE



COOLING PLANT

- ① Three 900-ton chillers
- ② Three 1,800 GPM cooling towers + one 800 GPM process condenser tower
- ③ Chilled water risers with taps for tenant use
- ④ Processed condenser water risers with taps for tenant use (on optional standby power)

HEATING PLANT

- ① Twenty 30-ton air-source heat pumps for a hybrid electric-gas heating plant to reduce annual fossil fuel consumption
- ② 400-ton heat recovery chiller for simultaneous heating and cooling
- ③ Five 6,000 MBH gas-fired condensing boilers (N+1 configuration)
- ④ Hot water risers with taps for tenant use

SUPPLY AIR

- ① 100% outside air supply units with high efficiency energy recovery
 - 1.4 CFM/RSF (2 CFM/RSF lab and .5 CFM/RSF office)
 - MERV 14 filtration
- ② Multiple on-floor supply air branch taps with fire smoke dampers for flexible, tenant ductwork distribution

EXHAUST AIR

- ① Four exhaust air units with high efficiency energy recovery
- ② Exhaust ductwork risers with multiple subducted takeoffs for flexible, tenant ductwork distribution

BASE BUILDING POWER

- ① Utility vault consisting of 15kV main-tie-main switchgear and (3) 2,500KVA utility transformers
- ② Two 480/277V, 3 phase, 4 wire 2,000 amp vertical plug-in bus duct risers for service to laboratory and office tenants (Level 2 through 9)
- ③ Two 480/277V, 3 phase, 4 wire 2,500 amp vertical bus duct risers to penthouse switchboards for mechanical equipment power
- ④ One 1500kW diesel engine base building generator (and fuel tank)
- ⑤ Natural gas generator by tenant to be in generator well next to base building generator

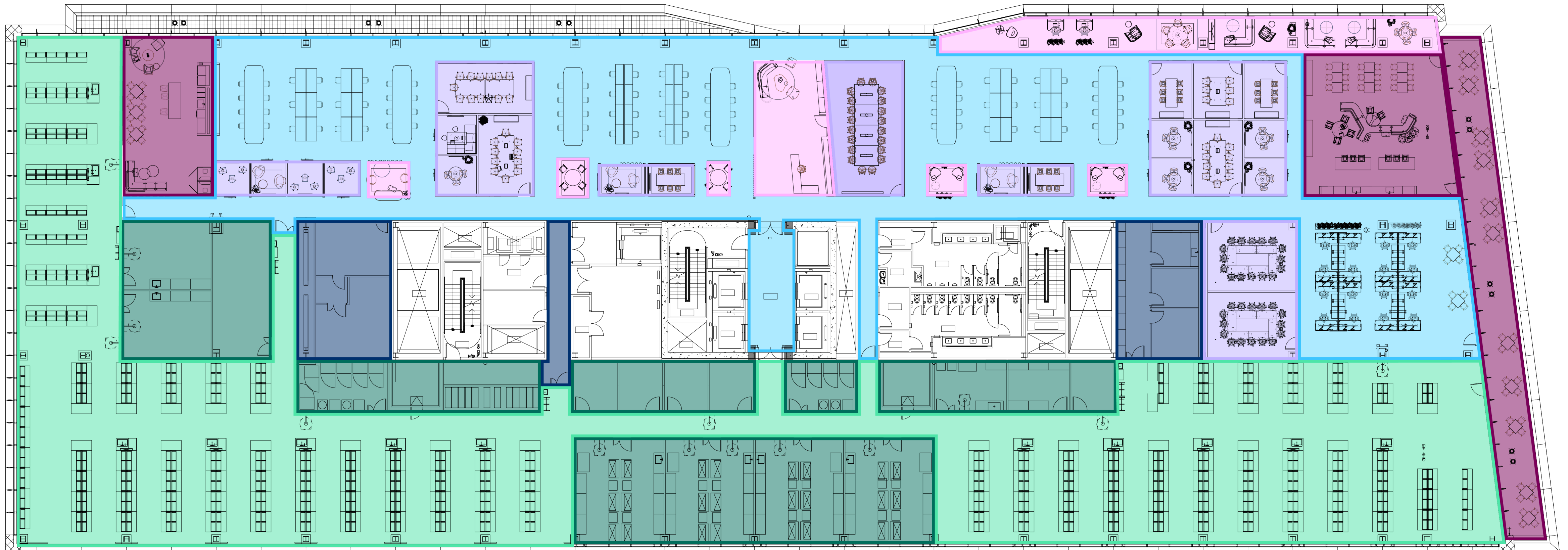
BASE BUILDING LAB SERVICES

- ① Lab wastewater treatment
- ② Tempered water system

FUTURE TENANT SHAFT SPACE ALLOCATION

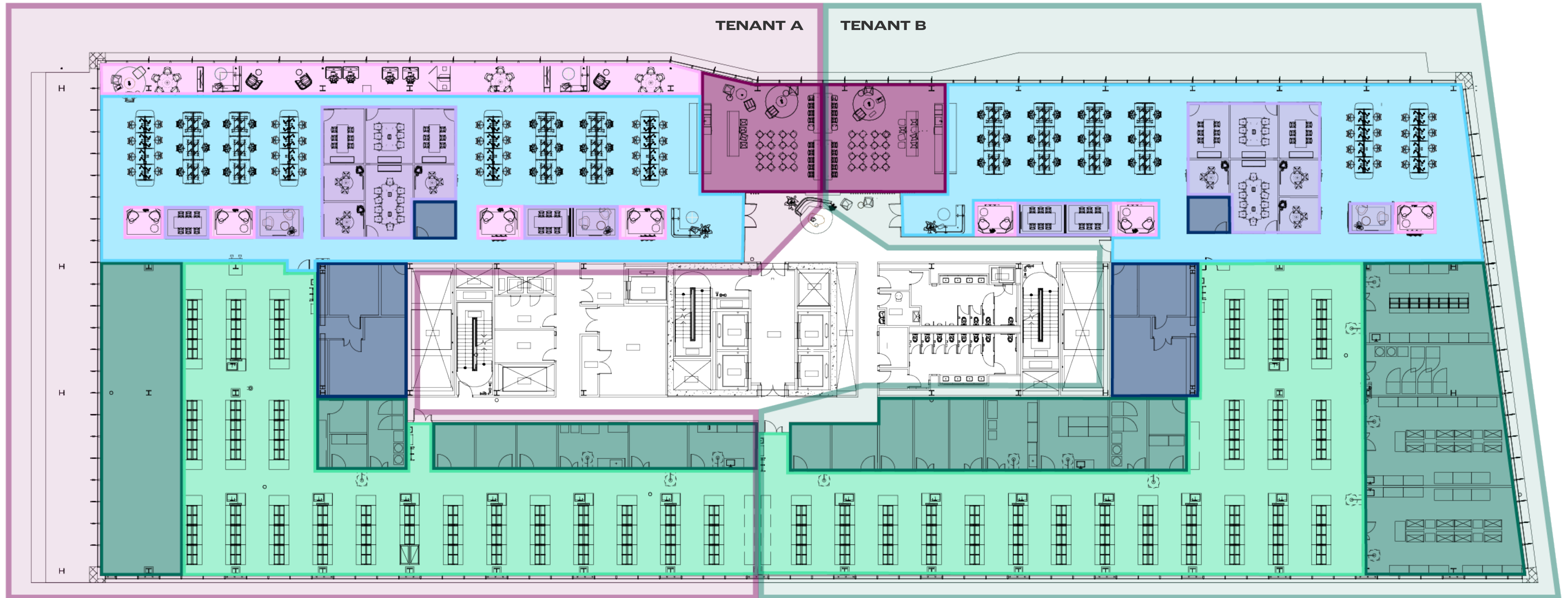
TYPICAL SINGLE-TENANT FLOOR PLAN

- Open Plan
- Open Collaboration
- Conference Room
- Support
- Open Lab
- Lab Support/Specialty Labs
- Break Area
- Base Building



TYPICAL MULTI-TENANT FLOOR PLAN

- Open Plan
- Open Collaboration
- Conference Room
- Support
- Open Lab
- Lab Support/Specialty Labs
- Break Area
- Base Building



COME FOR THE LABS. STAY FOR THE LIFESTYLE.

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If you're looking for variety, amenities at Assembly Row cover an area larger than 10 football fields. You and your employees can shop, dine, live, work, and play, all in one place.



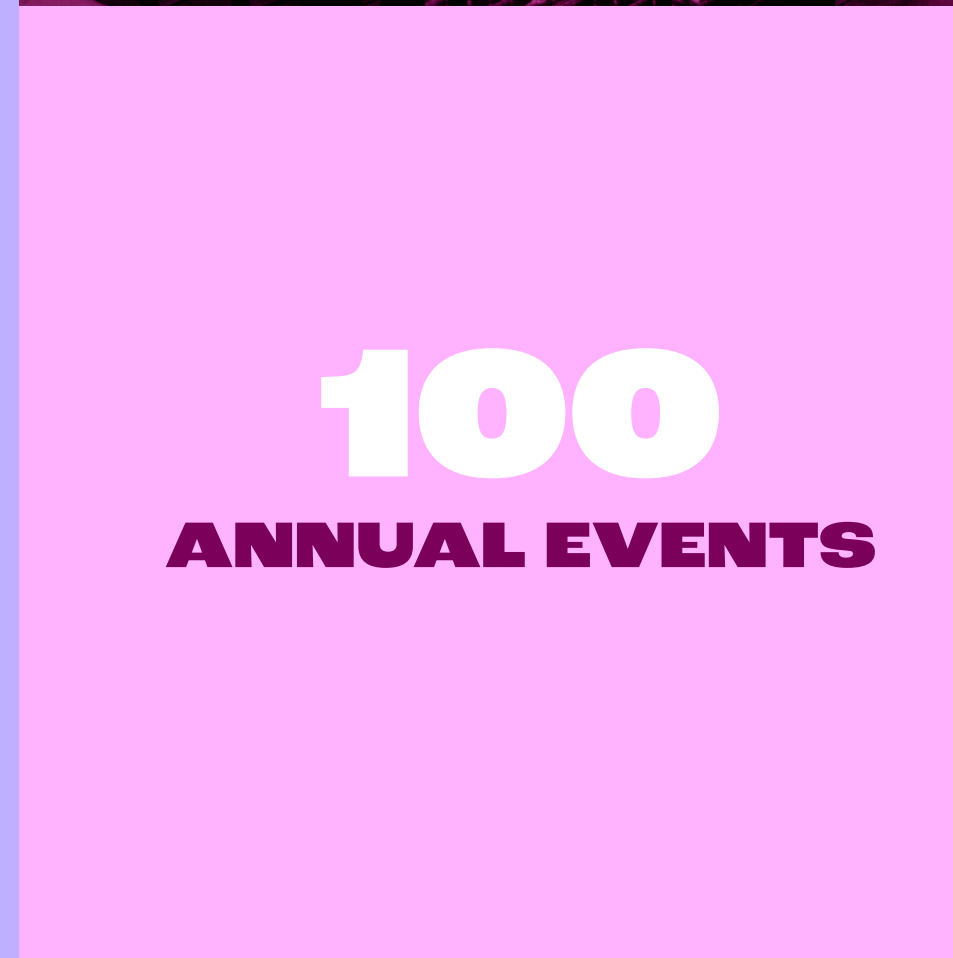
35+
RESTAURANTS



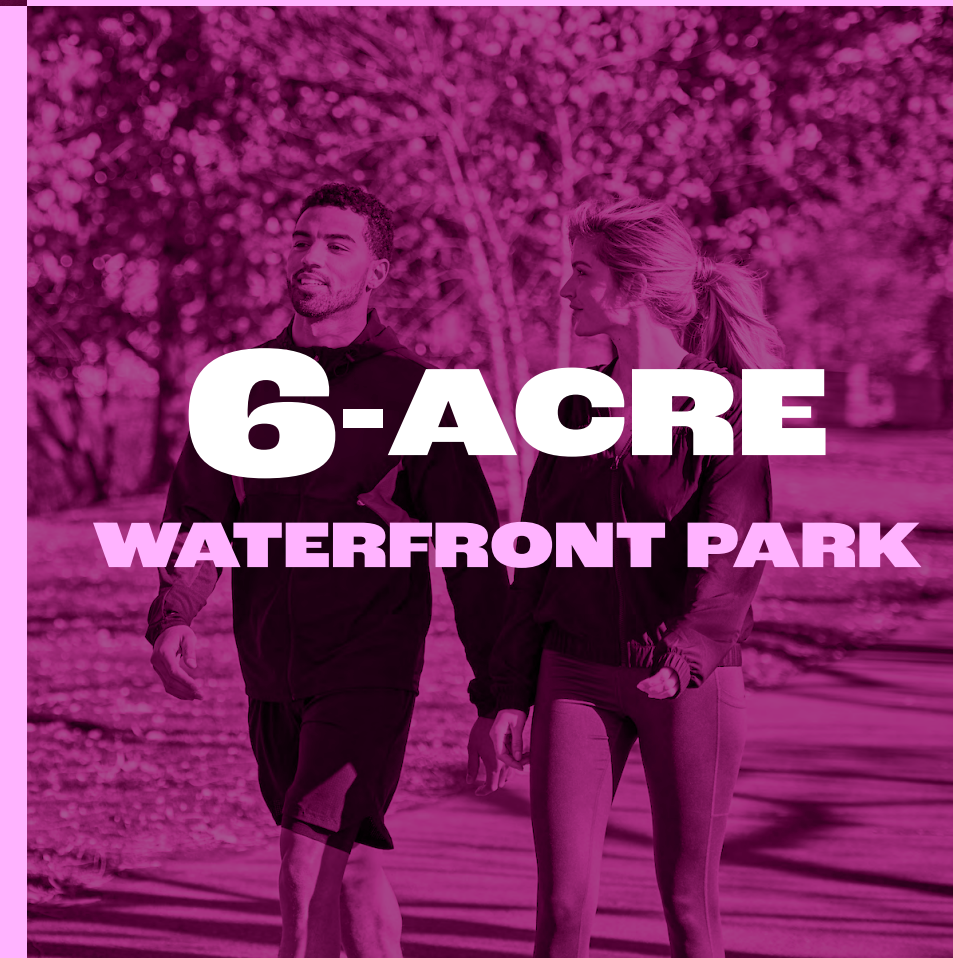
4
ENTERTAINMENT
VENUES



6
FITNESS STUDIOS



100
ANNUAL EVENTS



6-ACRE
WATERFRONT PARK



1,395
APARTMENTS



50+
STORES



122
CONDOMINIUMS



1
BOUTIQUE HOTEL

A BOOMING MARKET

- 350 Assembly Row
- Expansion Opportunities
- Office
- Residential
- Hotel/Condos
- Nearby Lab Developments

- 1 Avalon** – 195 Apartments
- 2 450 Artisan Way** – 100K SF Office
- 3 LEGO** – Discovery Center/AMC Theatres
- 4 AVA** – 250 Apartments
- 5A Autograph Collection Hotel** – +122 Condos
- 5B 455 Grand Union Blvd** – 300K SF Office
- 6 Montaje** – 450 Apartments
- 7A 540 Assembly Row** – Lab
- 7B** Build to Suit*
- 7C** Build to Suit*
- 8 Miscela** – 500 Apartments
- 9 275 Foley Street** – 200K SF Office
- 10** Future Build Site
- 11 Mass General Brigham** – 825K SF Office
- 12 Alta Revolution** – 329 Apartments

*Build to suit sites that can accommodate 1.3M SF with building sizes starting at 200k SF



WHERE WORKERS WANT TO BE

Just off I-93 and only steps from the orange line, 350 Assembly Row is as accessible as it is enticing. The neighborhood is home to 6,100 employees spanning companies like Mass General Brigham, PUMA, SmartBear, and more. with 2.3 million square feet of office/lab in the pipeline, 9,000 area employees are projected by 2025.



7 MINUTES
to North Station

10 MINUTES
to Downtown Crossing

15 MINUTES
to South Station

20 MINUTES
to Logan Airport

8 MINUTES
to Oak Grove

30 MINUTES
to Kendall Square



15 MINUTES
to Kendall Square

10 MINUTES
to Logan Airport

30 MINUTES
to Waltham

20 MINUTES
to Burlington

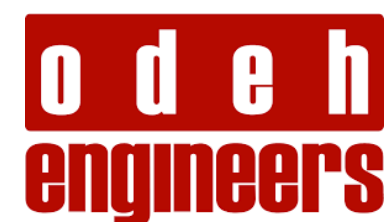


SHOVEL READY

FULLY ENTITLED +
FULLY DESIGNED BY:



Jacobs



**EVERYTHING YOU
NEED INSIDE A LAB**



**EVERYTHING YOU
WANT OUTSIDE OF IT.**

ASSEMBLY ROW

LABS
350 ASSEMBLY ROW

Secure your spot and
watch your lab come to life
at 350 Assembly Row.

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