

PREMIER LIFE SCIENCE BUILDING

GENESIS – 12 FARNSWORTH

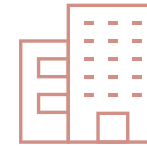
GENESIS
[The root of innovation]

PHASE3
— REAL ESTATE PARTNERS —

CBRE



GENESIS 12 Farnsworth Street is a thoughtfully transformed brick-and-beam life science building located in Boston's vibrant Seaport District. Originally converted from office use, the property features robust infrastructure upgrades, including modern mechanical, electrical, and plumbing systems purpose-built for lab functionality. Offering single-floor suites of approximately 14,000 RSF and a total of $\pm 73,000$ RSF available, the building delivers premium lab and office space supported by the GENESIS spec program—designed to accelerate occupancy and support rapid growth. With its character-rich architecture and proximity to the Seaport's innovation ecosystem, GENESIS 12 Farnsworth is an ideal home for scaling life science companies.



Available Now
 $\pm 14,000$ SF Floor Plates
GENESIS Spec Program



Brand New Infrastructure
Mechanical, Electrical
and Plumbing



**Less than 0.4 miles to
South Station**
Access to the MBTA Red
Line, Silver Line and
Commuter Rail



Flour Bakery for Breakfast Bites
Newly Renovated Lobby
Walkable Lifestyle & Retail
Direct Shipping and Receiving Dock

BUILDING SPECIFICATIONS

- **Floors 2-4 & 6 (±14,000 SF each)**
- **Floor Load:** 100 PSF
- **Electrical**
 - **Lab Overall:** 25 W/USF
 - Lab HVAC: 13 W/USF
 - Lab Lights & Power: 12 W/USF
 - **Office Overall:** 12 W/USF
 - Office HVAC: 4 W/USF
 - Office Lights & Power: 8 W/USF
- **Emergency Generator:** 500kW generator
 - 5 W/USF for Lab Premises
- **HVAC:**
 - 1.5 CFM/USF of Lab
 - 0.3 CFM/USF of Office
- **Plumbing:** Shared pH Neutralization System
- **House Vacuum and Compressed Air**
- **Tenant Chemical Storage:** Adjacent to loading dock
- **New Service Elevator**
- **LEED Gold Certified**



SPEC FLOOR PLAN - FLOORS 2-4

AVAILABLE IMMEDIATELY | ±14,000 RSF

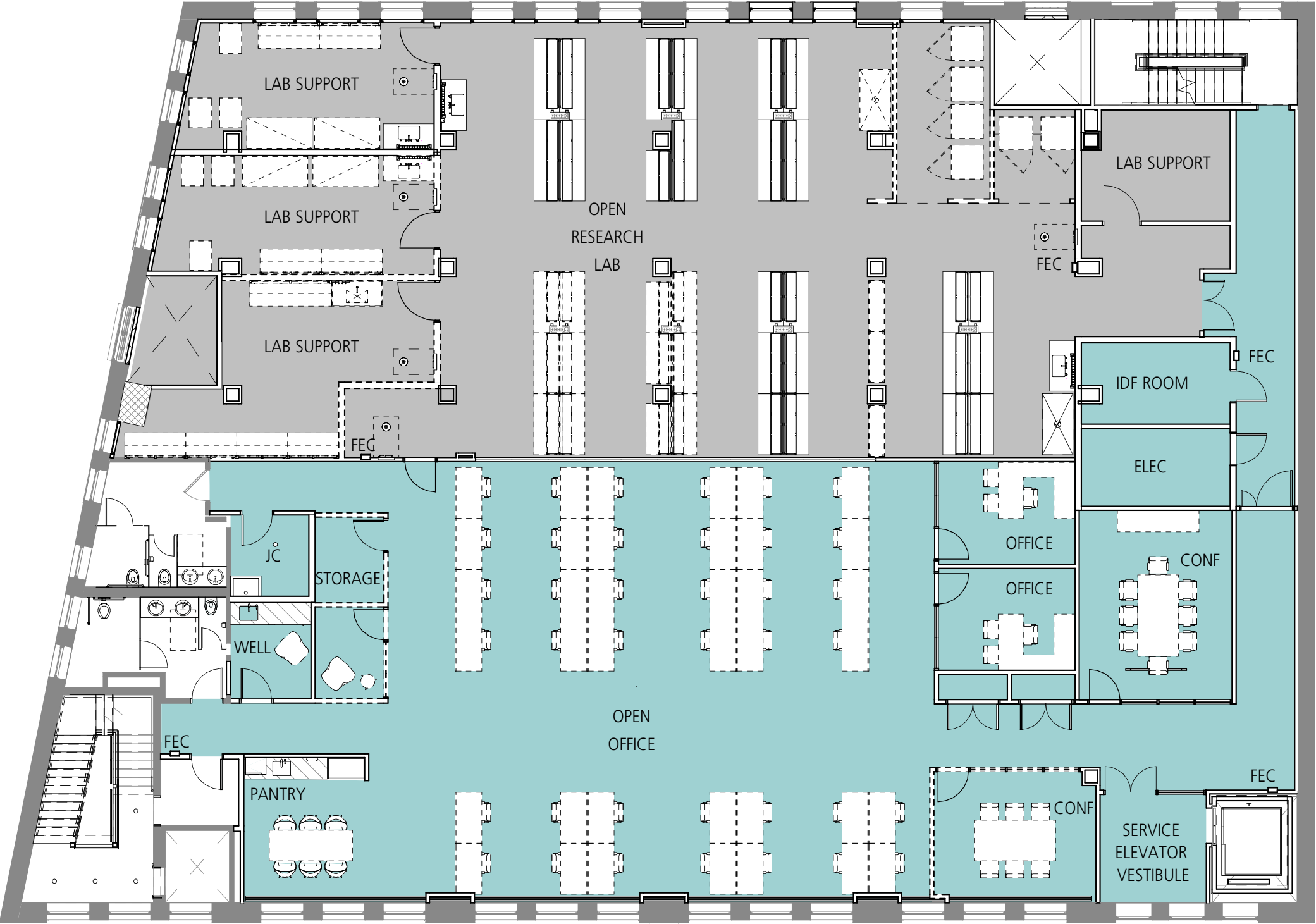
- Lab
- Office
- Future
- Existing

Lab Breakdown

- 36 Lab Benches
- 2 Fume Hoods
- 4 Lab Support Rooms
- 2 Lab Sinks (Open Lab)

Office Breakdown

- 38 Office Workstations
- 2 Private Offices
- 2 Conference Rooms
- Wellness Room
- Kitchen/Break Area with Appliances
- 1 Storage Room
- 1 Phone Room



AS-BUILT - FLOOR 6

AVAILABLE IMMEDIATELY | ±14,060 RSF

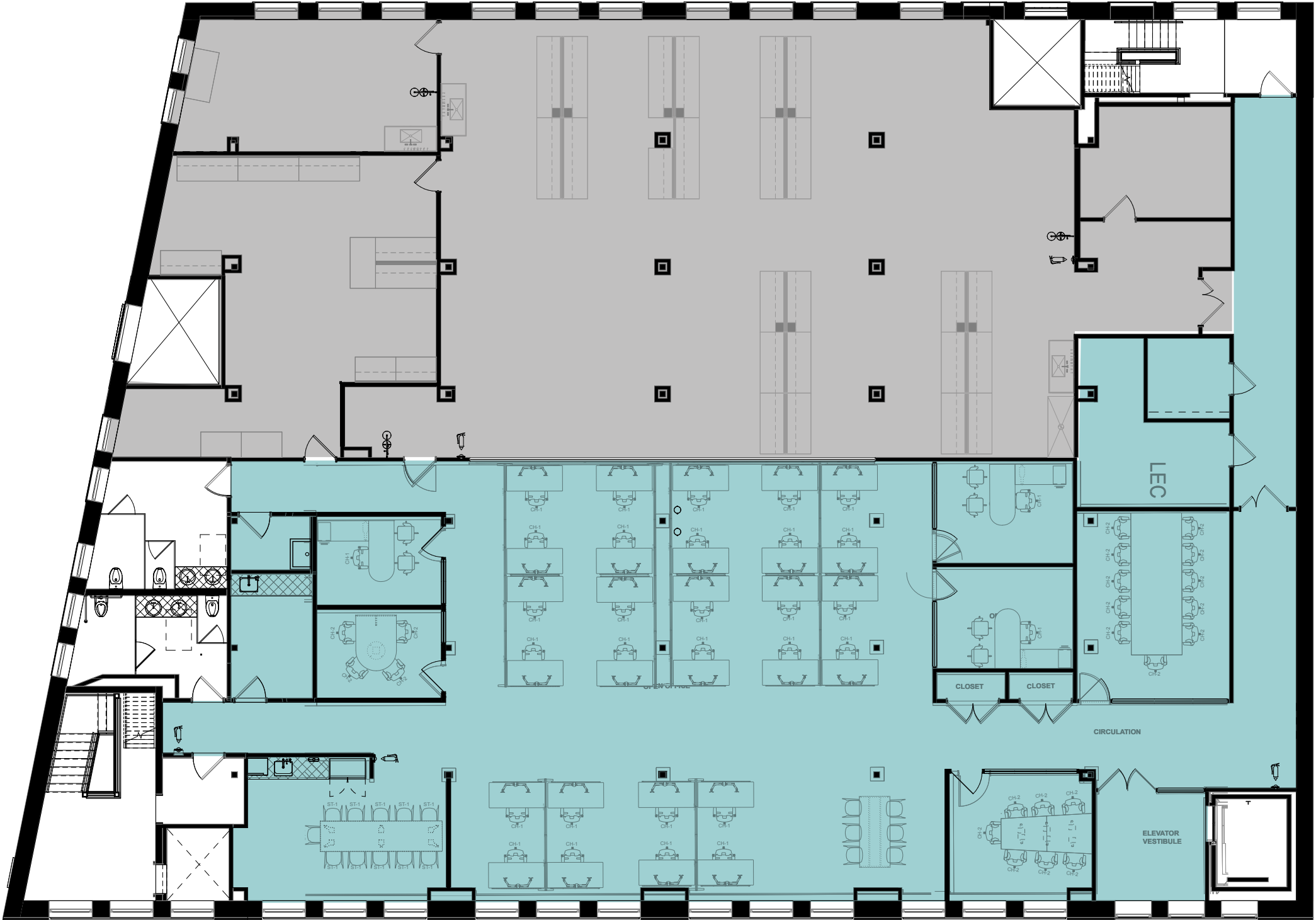
- Lab
- Office
- Existing

Lab Breakdown

- 24 Lab Benches
- 1 Fume Hood
- 3 Lab Support Rooms
- 2 Lab Sinks (Open Lab)

Office Breakdown

- 23 Office Workstations
- 4 Private Offices/Huddle Rooms
- 2 Conference Rooms
- Wellness Room
- Kitchen/Break Area with Appliances
- 1 Storage Room
- 1 Phone Room



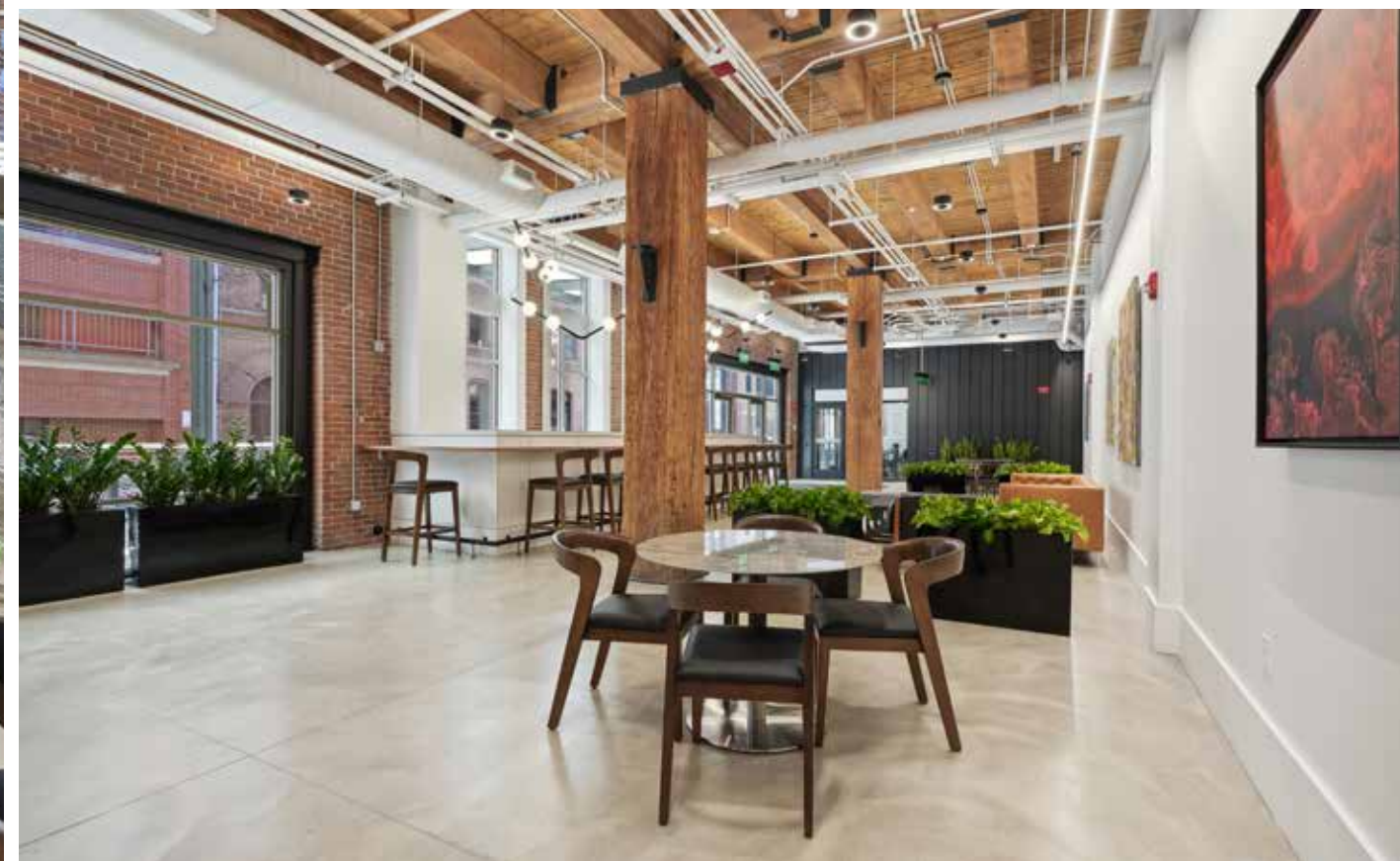
FLEXIBLE LAB ENVIRONMENTS



COLLABORATIVE OFFICE SPACE



NEWLY UPGRADED RECEPTION & LOBBY



ACCESS, TRANSPORTATION & AMENITIES



WITHIN A 5-MINUTE WALK

RESTAURANTS:

SHAKE SHACK	sweetgreen	Tatte	CITY TAP
juice press	ROW 34	MASTRO'S STEAKHOUSE	DAVIO'S
STUBBYS	COMMITTEE	folita	TUSCAN KITCHEN
Serafina	scorpion bar	bartaco	BON ME
BOQUERIA	flour	CITRUS & SALT	DIG
LO LA 42	NAUTILUS	BARKING CRAB	GRECO
PRESSED CAFE	honeygrow	Daily Provisions	
MOOO....	ReelHouse	OYSTER BAR	

RETAIL & AMENITIES:

AWAY	EQUINIX	WARBY PARKER
SEPHORA	BONOBOS	lululemon
EVERLANE	MEJURI	CVS pharmacy
bluemercury	L.L.Bean	MiniLuxe
BEYOND YOGA	corepower YOGA	ONE SEAPORT MALL
FAHERTY	PETER MILLAR	alo
	SALON MARIO RUSSO	TRADER JOE'S

SURROUNDING LIFE SCIENCES ECOSYSTEM

27 Drydock Avenue



19-23 Fid Kennedy Avenue



6 Tide Street



20-22 Drydock,
316-318 Northern Ave
& One Harbor Street



17-19 Drydock Avenue



21-25 Drydock Avenue



645 Summer Street



2 Seaport Lane



451 D Street



105 W. First Street



ONE Marina Park Drive
polarispartners

400 Summer Street



50 Northern Ave &
10 Fan Pier Boulevard



5 Channel Center



15 Necco Street



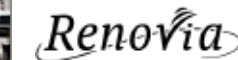
5 Necco Street



51 Sleeper Street



263 Summer Street



470 Atlantic Avenue



One Winthrop Square



12 FARNSWORTH

321 Harrison Avenue



OWNERSHIP & SPONSOR



www.P3RE.com

With over 30 years of experience in the life science industry, Phase 3 has been a leader in owning, operating, repositioning, and developing over 5 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.



www.BainCapitalRealEstate.com

Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital’s value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

±5 MILLION SF LIFE SCIENCE PORTFOLIO



Genesis - 250 Arsenal
Boston



GENESIS - Marina
Brisbane



Genesis - 12 Farnsworth
Boston



Genesis - 640 Memorial
Boston



GENESIS - 1400 Fashion Island
San Mateo



GENESIS - 55 Summer
Downtown Crossing



121 E. Grand
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -

GENESIS

{ The root of innovation }



“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



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GENESIS - 12 Farnsworth
12 Farnsworth Street, Boston, MA
www.genesis-12farnsworth.com

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