

➤ CHARLESTOWN LABS

420 RUTHERFORD AVENUE
CHARLESTOWN, MA



RELATED
BEAL ➤ Life Science

CBRE

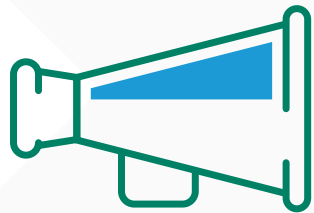
➤ Deeply Invested In Boston

A real estate development specialist in the Boston area since the 1970s, Related Beal Life Science offers advanced capabilities that uniquely deliver on the needs of life science companies, their investors and employees — **cultivating powerhouse breakthrough opportunities.**

- **40 years** of Life Science experience
- **150+** biotech, medical device and R&D tenants
- **4 million+ SF** in development



➤ **Lab Space Available**



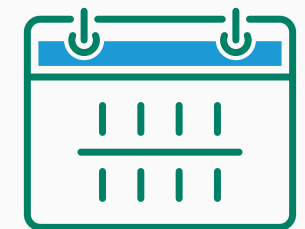
BRANDING
& SIGNAGE
OPPORTUNITIES



ON-SITE
PARKING



112,000 SF CLASS A,
PURPOSE-BUILT LAB
CONSTRUCTION



TI AVAILABLE
IMMEDIATELY

440
Rutherford

420
Rutherford

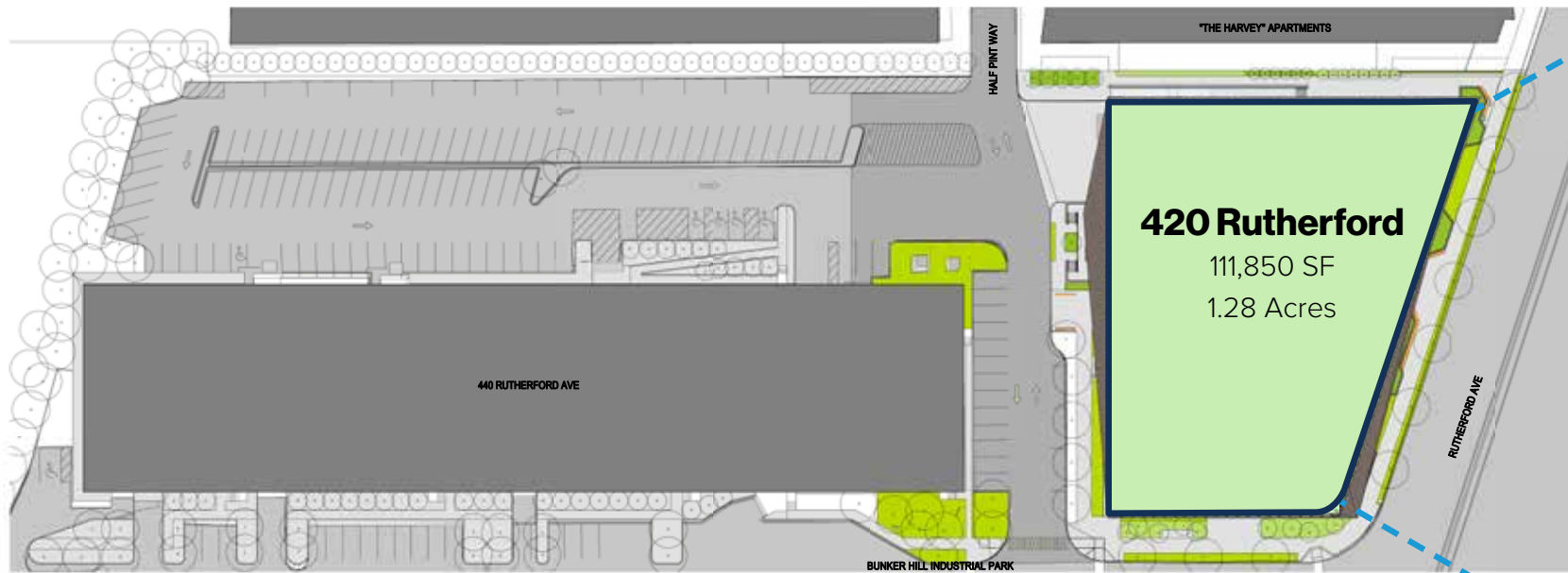
Property Specifications

PROPERTY ADDRESS	420 Rutherford Avenue, Charlestown, MA
BUILDING TYPE	Purpose Built Lab Building
BUILDING SIZE	111,850 RSF
LAND AREA	55,745 SF (1.28 Acres)
STRUCTURE	Structural Steel Frame with Concrete Composite Floor Slab
FOUNDATION	Spread Footings with Ground Improvement
FLOOR TO FLOOR HEIGHT	FI 1: 18' FI 2: 15' FI 3: 15'
TYPICAL DESIGN FLOOR LIVE LOAD	Lab/Office: 100 lbs/PSF Mechanical: 150lbs/PSF
LAB FLOOR VIBRATION CRITERIA	4,000 mips
COLUMN SPACING	33' Typical Bay
LOADING	Two Bays
POWER	Lab: 15 W/RSF Office: 8 W/RSF
EMERGENCY BACK-UP POWER	5 W/RSF of Lab Premises
HVAC	Lab: 2.0 CFM/SF Office: 0.3 CFM/SF
PH NEUTRALIZATION	Central pH Neutralization
CHEMICAL STORAGE	Chemical storage on first floor on a prorated basis
BUILDING AMENITIES	Conference room, roof deck, outdoor terrace, fitness, showers, locker facilities, bike storage + repair
PARKING RATIO	0.5 spaces / 1,000 SF





Site Plan & Typical Floor Plan





Floor 1 Plan

±22,000 SF

Space Details:

52 Lab Benches

34 Office Workstations

- Lab Space
- Office Space
- Conference Center
- Loading Dock
- Bike Storage
- Fitness & Lockers/Showers
- Base Building Mechanical, Lab Support & Chemical Storage





Floor 2 Plan

±43,600 SF
Hypothetical Subdivision

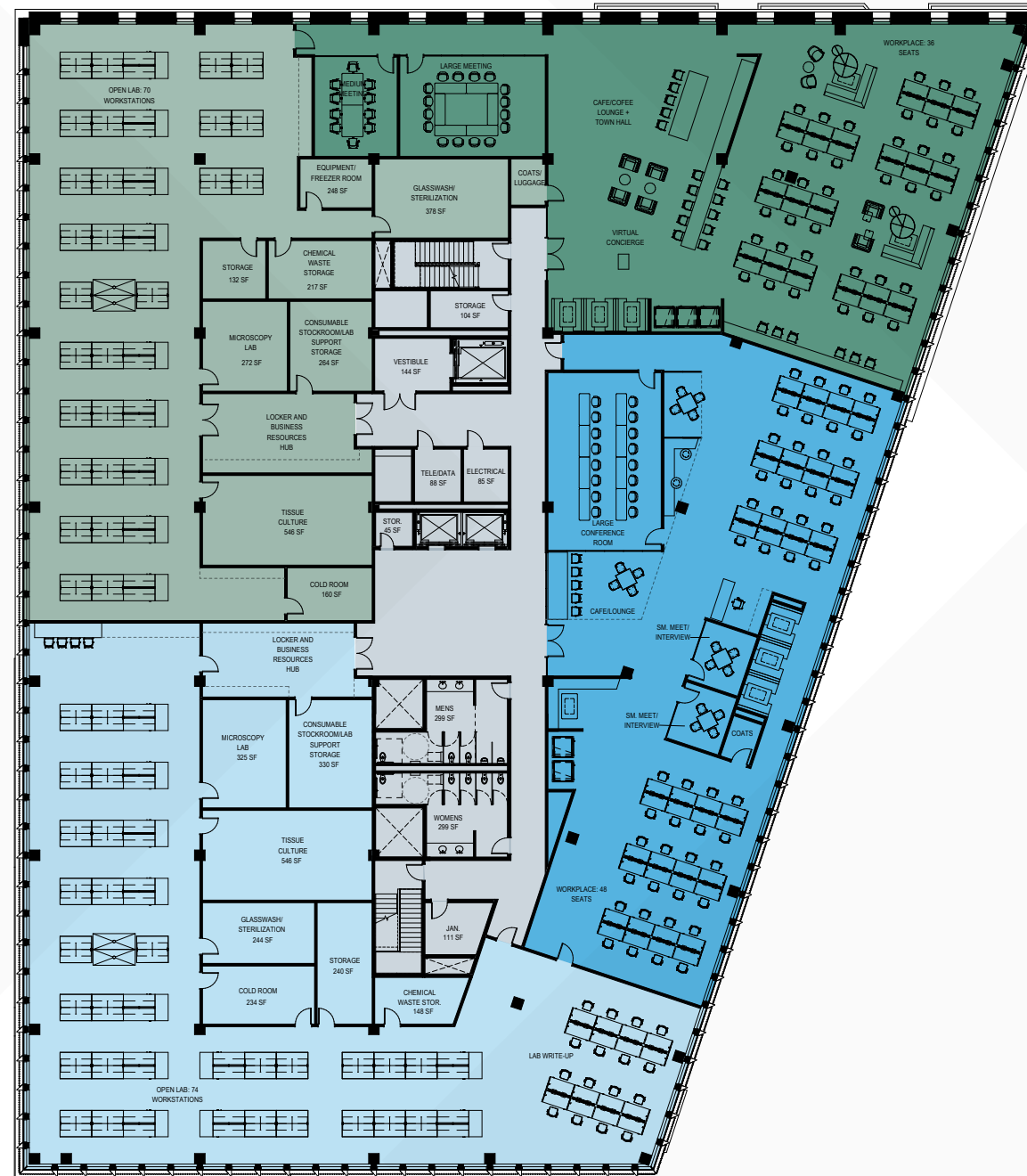
Tenant 1:

- 70 Lab Benches
- 36 Office Workstations

Tenant 2:

- 74 Lab Benches
- 48 Office Workstations

Base Building Mechanical & Core





Floor 3 Plan

±43,000 SF

Space Details:

110 Lab Benches

88 Office Workstations

- Lab Space
- Office Space
- Base Building Mechanical





Entrance



CHARLESTOWN
LABS





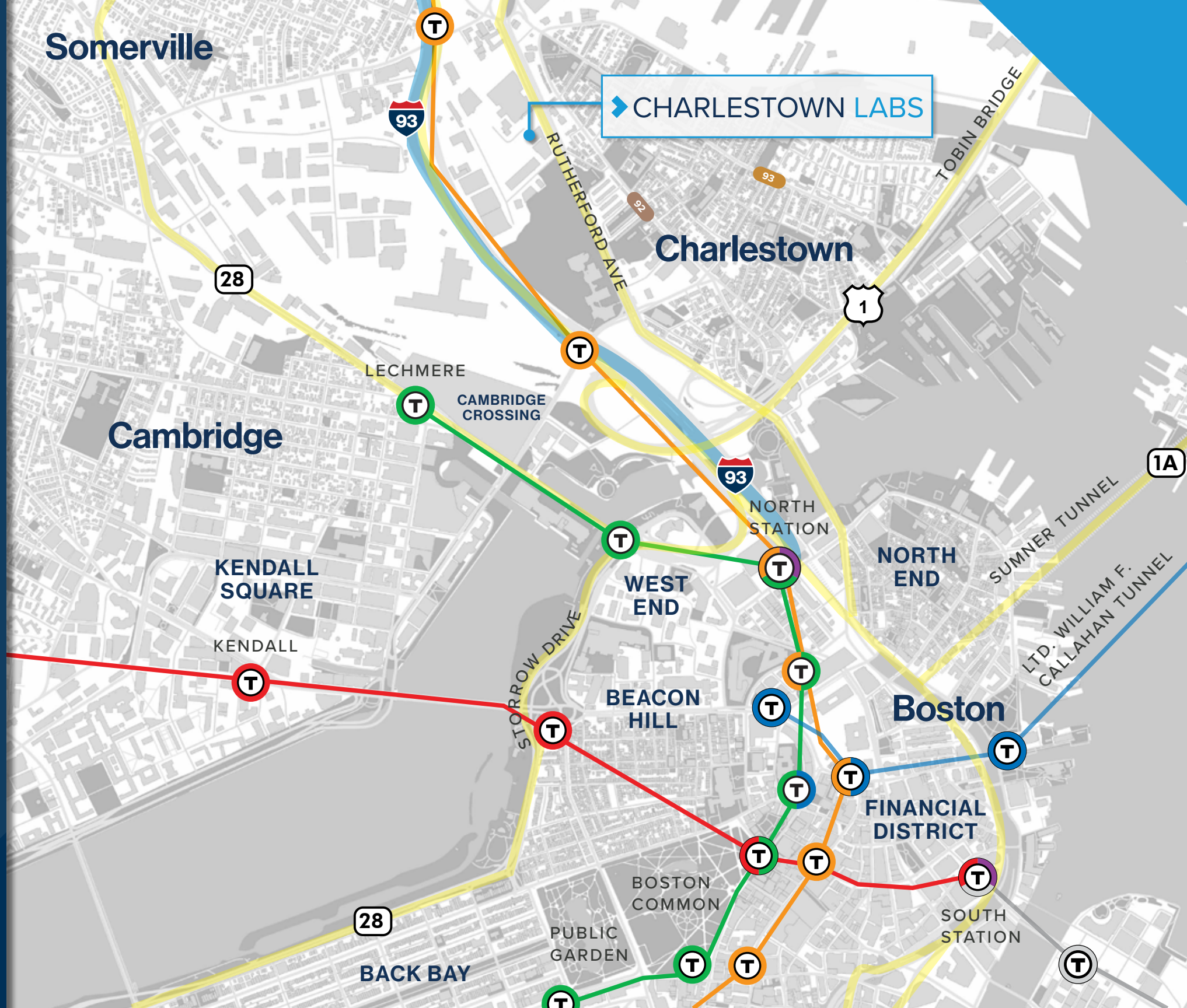


Unmatched Connectivity

- Short walk to MBTA Sullivan and Community College Stations providing subway service and access to a number of bus routes
- One stop from North Station, one of Boston's major transit hubs 5-minute walk to MBTA orange line
- 10-minute walk to North Station
- 15-minute walk to downtown Boston

Travel Distances

ROUTE 99	0.1 miles
INTERSTATE 93	0.5 miles
ROUTE 1	1.0 mile
ASSEMBLY ROW	1.2 miles
DOWNTOWN BOSTON	1.4 miles
KENDALL SQUARE, CAMBRIDGE	1.6 miles
INTERSTATE 90	3.0 miles
LOGAN INTERNATIONAL AIRPORT	4.9 miles



➤ Neighborhood Transformation

- **Cambridge Crossing**, a \$2B mixed-use development, including 2,900 residences and 2 MSF space of laboratory and office buildings
- **Hood Business Park**, a 1.2 MSF urban campus
- **Assembly Square**, a \$1.6 billion residential and retail development
- Less than two miles from **Kendall Square**, a dynamic and active life science cluster
- **Neighborhood improvements** including reenvisioning Rutherford Avenue

\$150M Rutherford Avenue/Sullivan Square Completion Anticipated 2025



Sullivan Square Park



Provide Bicycle Connections



Improve Pedestrian Connections and Safety



Sullivan Square Park



Charlestown Neighborhood



RELATED
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 **Urban Wild**



RELATED
BEAL  Life Science



 **Tradesman**



Area Amenities

Assembly Square Amenities

- Bed Bath & Beyond
- Cafe Nero
- Fuji
- J.Crew
- JP Licks
- Legal Sea Foods
- Lucky Strike

- Mike's Pastry
- Southern Kin
- TJ Maxx
- The Smoke Shop
- Trader Joe's
- Staples
- ZO Greek

▶ CHARLESTOWN LABS

Within 5-10 Minutes

- Blackmoor Bar and Kitchen
- Boston Veterinary Clinic
- Brewer's Fork
- CVS
- Charlestown Tea & Treats
- D Eddy Restaurant
- Decca Boston
- Dovetail
- Element Salon and Spa
- Emack & Bolios
- Family Kitchen
- Figs by Todd English
- Ghost Pepper Taco & Tequila Bar
- Good Company
- Henry Bear's Park
- Kipos Pizzeria & Restaurant

- Landry's Bicycles
- Mister Q's Café
- Monument Restaurant & Tavern
- Naco Taco
- Sorelle Bakery & Café
- Starbucks
- Sullivan's Pub
- Sweet Rice
- Tangierino
- Tatte Bakery & Café
- The Handle Bar
- The Warren Tavern
- Tradesman
- Urban Wild
- Whole Foods



Somerville



RUTHERFORD AVE

Charlestown



28

LECHMERE



CAMBRIDGE CROSSING



Cambridge



NORTH STATION

Area Lab Users

Schrafft Center



Hood Park



Boynton Yards



100 Chestnut



CHARLESTOWN LABS



Cambridge Crossing



Kendall Square





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