

ONE
KENMORE
— SQUARE —

105,000 SF OF LAB SPACE REMAINING
IN **BOSTON, MA**



RELATED COMPANIES

Over 30 years of Life & Science Development Experience



PROXIMITY TO TOP TALENT



16+
COLLEGES AND
UNIVERSITIES WITHIN
A 5 MILE RADIUS

52
COLLEGES AND
UNIVERSITIES IN
GREATER BOSTON

78,000
ANNUAL DEGREES IN
GREATER BOSTON
57% BACHELOR
34% MASTERS
8% PHD

A CONNECTED NEIGHBORHOOD



2 MINUTE WALK
KENMORE GREEN-LINE
KENMORE BUS ROUTES

8 MINUTE
GREEN-LINE DOWNTOWN

5 MINUTE WALK
LANDSOME STATION
COMMUTER RAIL

5 MINUTE WALK
ESPLANADE BIKE PATH

10 MINUTE WALK
BACK BAY

A VIBRANT LIFESTYLE DESTINATION

FOOD & BEV

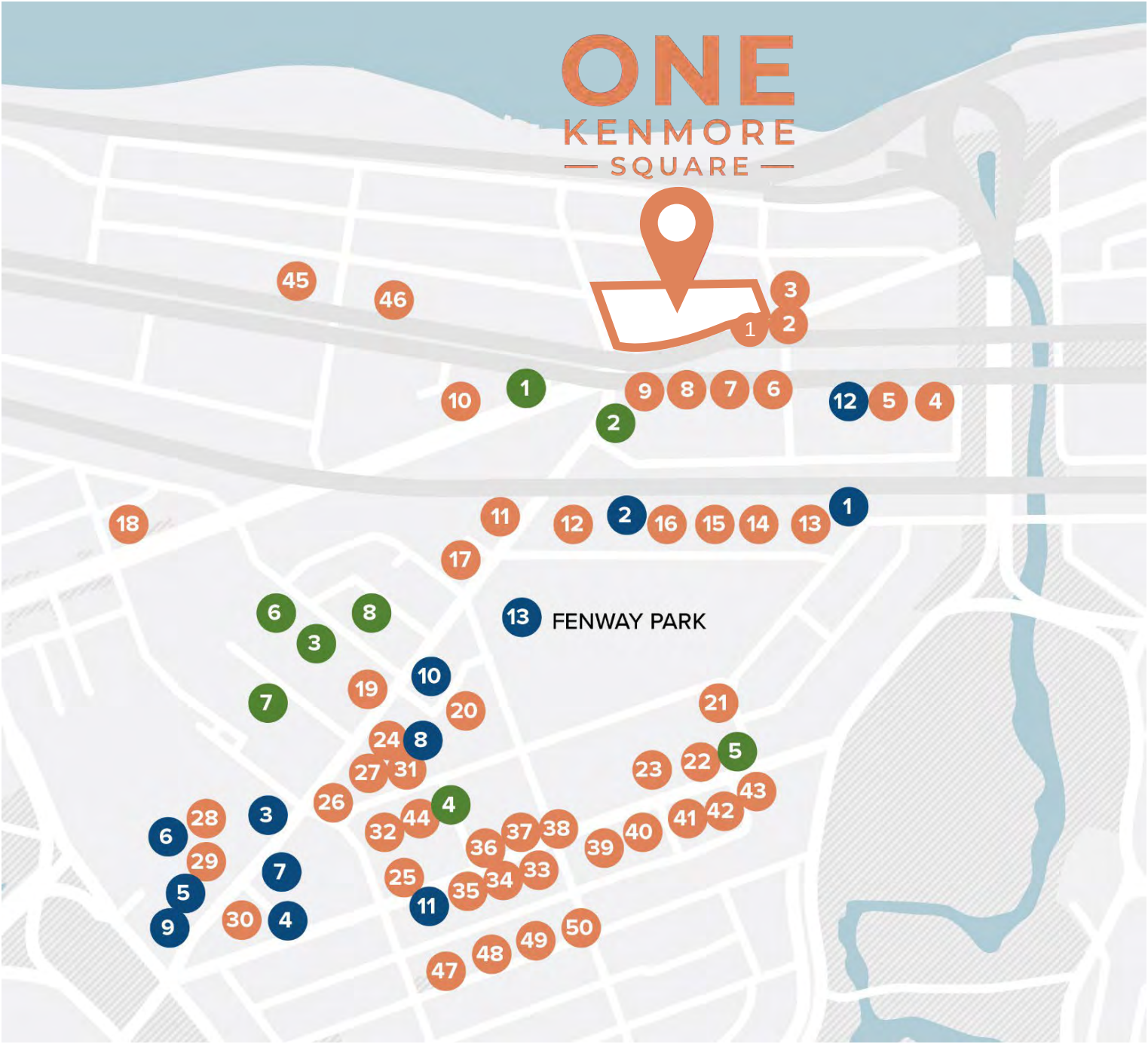
- | | | |
|---------------------------|------------------------|--------------------------|
| 1. Cornwall's | 18. Audubon | 36. Pavement Coffee |
| 2. Fin's | 19. Bar Louie | 37. Basho |
| 3. Uburger | 20. Bullpen Kitchen | 38. Citizen Public House |
| 4. Comicopia | 21. Royal Rooters Club | 39. Honeygrow |
| 5. The Kenmore | 22. Hojoko | 40. Balze Pizza |
| 6. Island Creek | 23. Tony C's | 41. Dominos |
| 7. The Hawthorn | 24. Yard House | 42. Jyuba |
| 8. Eastern Standard | 25. Starbucks | 43. The Baseball Tavern |
| 9. Qdoba | 26. Sweetgreen | 44. By Chloe. |
| 10. Scoozi | 27. Wahlburgers | 45. Noodle Street |
| 11. Sal's Pizza | 28. Time Out Market | 46. Thornton's Grille |
| 12. Cask "N Flagon | 29. Trillium Brewing | 47. Starbucks |
| 13. Loretta's Last Call | 30. Sweet Cheeks | 48. Coffee & Crepes |
| 14. Bill's Bar & Lounge | 31. Saloniki Greek | 49. Rod Thai |
| 15. Cheeky Monkey Brewing | 32. Blackbird Donuts | 50. Kappo Sushi |
| 16. Lansdowne Pub | 33. Oath Pizza | |
| 17. Beerworks | 34. Tatte Bakery | |
| | 35. Cava | |

CONVENIENCE/SERVICE

- 1. Citizens Bank
- 2. Bank of America
- 3. Santander
- 4. MiniLuxe
- 5. CVS
- 6. Children's Hospital
- 7. Harvard Vanquard
- 8. Beth Israel Medical Center

ENTERTAINMENT/SHOPPING

- 1. Lucky Strike
- 2. House of Blues
- 3. Regal Cinema
- 4. West Elm
- 5. REI
- 6. Bed, Bath, and Beyond
- 7. Target
- 8. Marchall's
- 9. Staples
- 10. Crossfit
- 11. CorePower Yoga
- 12. 305 Fitness
- 13. Fenway Park



30

Sweet Cheeks



38

Citizen Public House



13

Fenway Park



ONE OF BOSTON'S MOST ICONIC LOCATIONS



Outdoor Roof Deck



660 BEACON STREET

105,000 RSF LAB
OPPORTUNITY

Amenity Center

Ground Floor Retail

Onsite Parking



WHOOP
HEADQUARTERS

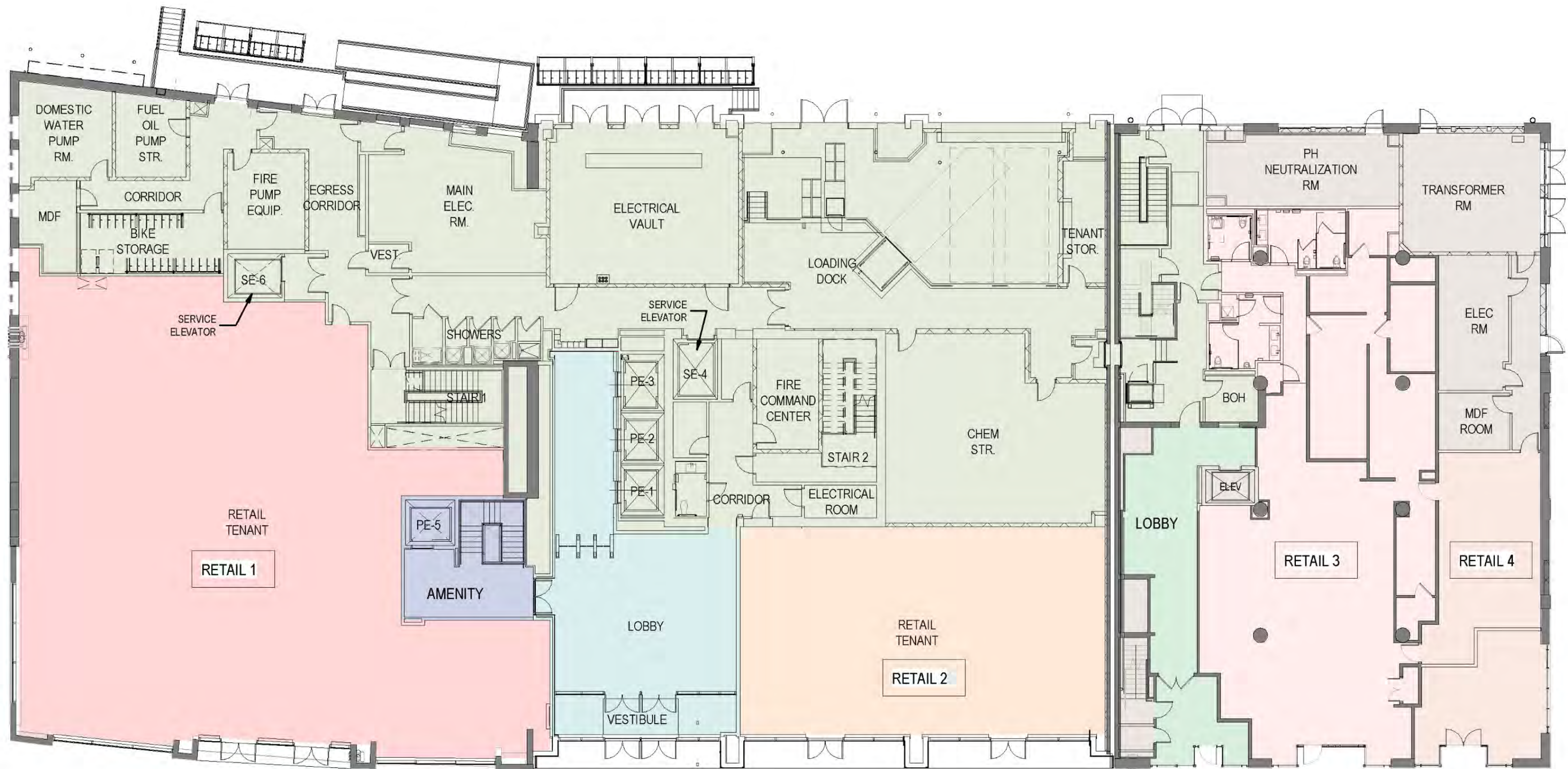
THE OPPORTUNITY



BUILDING SPECIFICATIONS

SIZE	197,110 RSF	ELEVATORS	FOUR (4) HIGH SPEED ELEVATORS SERVING FLOORS 1-7 ONE (1) FREIGHT ELEVATOR SERVING LI LOADING DOCK THRU ROOF TOP MECHANICAL FLOOR ONE (1) PASSENGER ELEVATOR SERVING AMENITY AREA
CEILING HEIGHT	FLOORS 1: 16' FLR TO FLR FLOORS 2-7: 12'-6" FLR TO FLR MECHANICAL FLOOR (PH): 10'-0"	SUSTAINABILITY	LEED GOLD CORE & SHELL, SUSTAINABLE BUILDING PRACTICES WIRED SCORE - SILVER (MINIMUM)
FLOOR LOADS	100 PSF LIVE LOAD	PARKING	PARKING AVAILABLE ON A PRO-RATED BASIS IN COMMONWEALTH BUILDING (70 SPACES ACROSS PROJECT)
HVAC (60% LAB/40% OFFICE)	LAB SPACE: 2 CFM/SF OFFICE SPACE: 0.35 CFM/SF	ON-SITE AMENITIES	FIRST FLOOR RETAIL SPACES ON-SITE FITNESS CENTER ON-SITE CONFERENCE CENTER INTERIOR BIKE STORAGE W/ SHOWERS
POWER (60% LAB/40% OFFICE)	LAB SPACE: 12 W/SF LAB SPACE STAND BY: 5 W/SF OFFICE SPACE: 6 W/SF	FEATURES	24/7 BUILDING SECURITY ROOF TERRACE - VIEWS OF FENWAY PARK, CAMBRIDGE
LABORATORY UTILITIES	CENTRAL PH NEUTRALIZATION ROOM FOR TENANT PROVIDED SYSTEM CENTRAL CHEMICAL STORAGE ROOM NATURAL GAS RISERS FOR TENANT USE LAB WASTE PIPING FROM TENANT SPACE TO PH NEUTRALIZATION ROOM AT LEVEL 1 LAB VENT PIPING FROM TENANT SPACE TO ROOF		

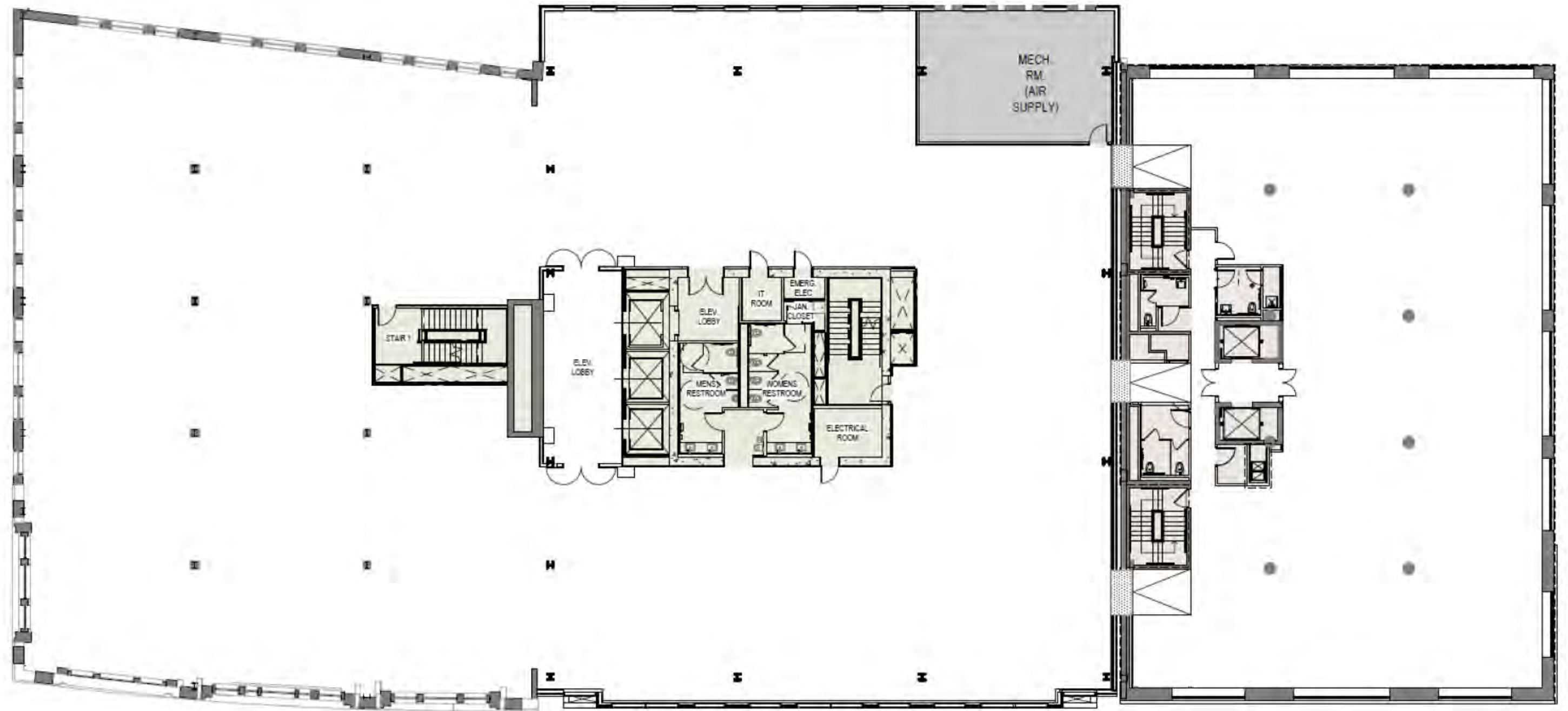
LEVEL ONE PLAN



MODERN LOBBY

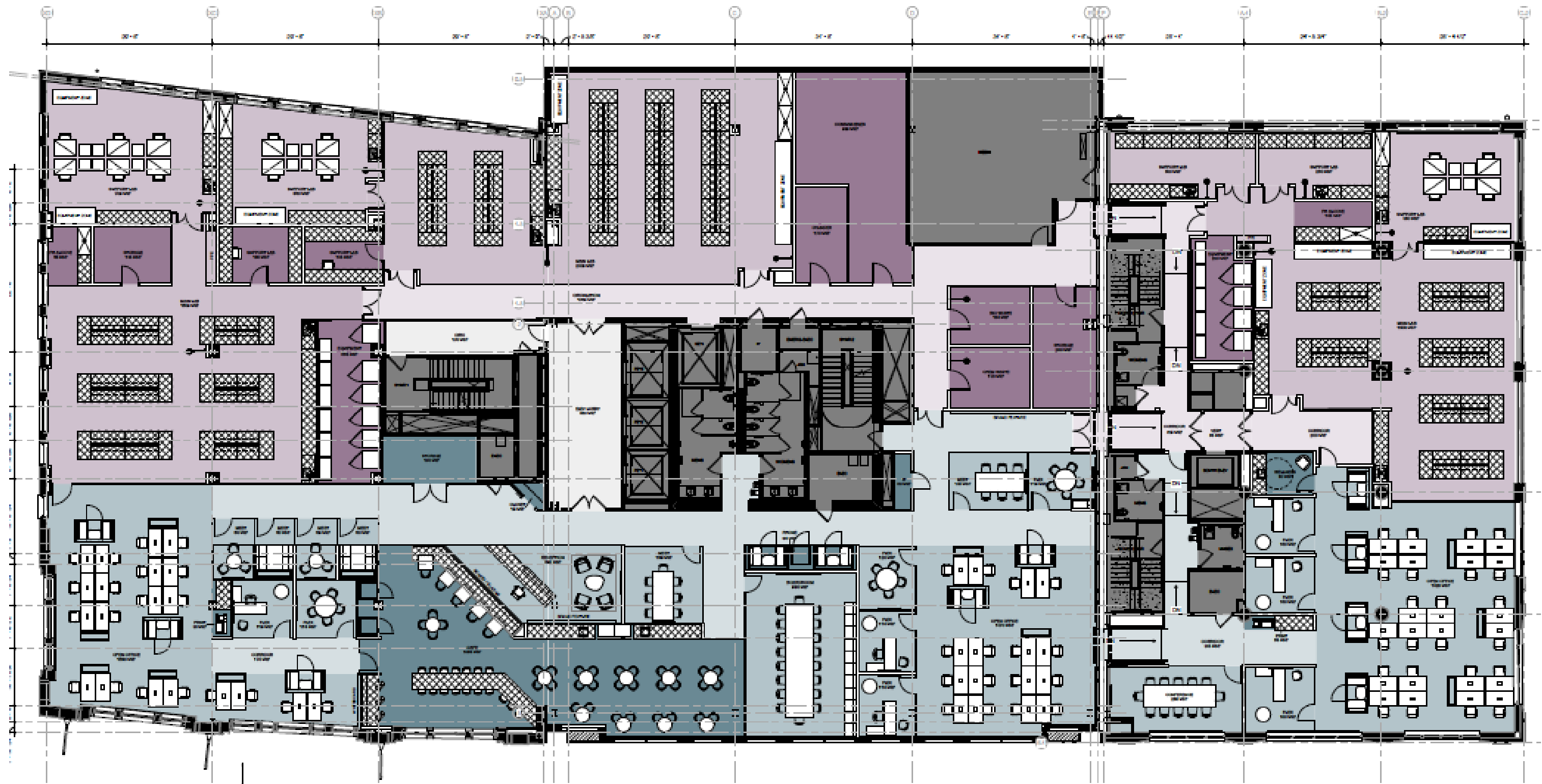


CORE & SHELL PLAN (LEVELS 2-4)

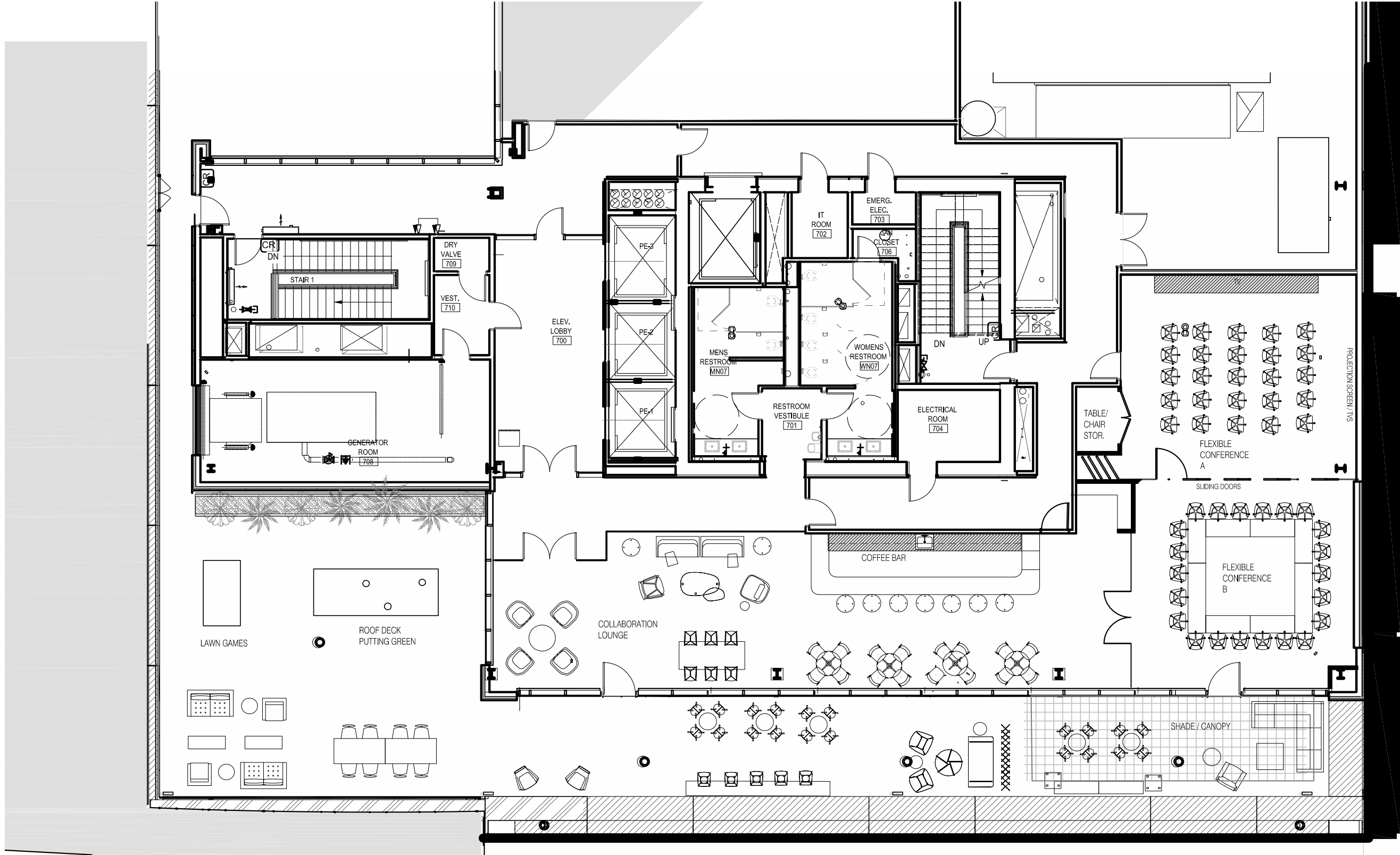


TEST FIT LAB





7TH FLOOR AMENITY SPACE



AMENITY SPACE



LOWER LEVEL FITNESS CENTER



SKY LEVEL ROOF DECK

LEVEL 7



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