

NEW CONSTRUCTION LIFE SCIENCE OPPORTUNITY

1050 Waltham Street, Lexington, MA



GREATLAND
REALTY PARTNERS

SINGERMAN
REAL ESTATE



OCCUPANCY Q3 2022



JOIN THE
REVOLUTION



PREMIER LIFE SCIENCE OPPORTUNITY

Revolution Labs is a three-story, approx. 180,000 SF, new construction lab development in Lexington, Massachusetts's growing life science market. The property is located South of Route 2 with convenient access to Interstate 95 and less than 15 minutes from Cambridge. The Lexington area is positioned within the Massachusetts's "Super Cluster," housing some of the most prominent life science, pharmaceutical and biotech companies in the country.

PROPERTY HIGHLIGHTS

- New construction building with large and flexible floor plates
- Robust, lab ready, central mechanical systems that are able to accommodate multiple life science uses
- Modern exterior façade includes metal paneling and warm wood tones
- WELL & LEED certifications
- Covered parking designed to support a solar canopy and electric vehicle charging stations
- Ample outdoor spaces including decks, plazas and active landscaped areas
- Abundant walkable retail, restaurant and service establishments





BEST IN CLASS AMENITIES

Revolution Labs will be a world-class life science development that offers a superior occupant experience.



OUTDOOR SEATING AREA



ROOF DECK



STRUCTURED, ON-SITE PARKING



ELECTRIC CHARGING STATIONS



BEAUTIFULLY LANDSCAPED GROUNDS



BIKE STORAGE



WALKING DISTANCE TO RESTAURANTS / RETAIL / SERVICE LOCATIONS



EXTERIOR BRANDING OPPORTUNITIES



ON-SITE FOOD AND BEVERAGE CAFE



FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS



NEARBY WALKING TRAIL



SHUTTLE SERVICE TO ALEWIFE



CORE SUBURBAN LIFE SCIENCE MARKET



STRATEGICALLY POSITIONED

Revolution Labs is at the center of the dynamic Lexington, MA life science community surrounded by leading biotech and pharmaceutical powerhouse companies. Enjoy preferred, on-site parking equipped with a solar canopy and electric charging stations, along with shuttle service to the nearby Alewife MBTA station.

5.7 MILES
TO CAMBRIDGE VIA
ROUTE 2

85
LIFE SCIENCE
COMPANIES WITHIN THE
CENTRAL 128 MARKET

T 5.7 Miles from Cambridge
Alewife Red Line MBTA Station

Western Greenway



ABUNDANT WALKABLE AMENITIES



6 minute walk...



14

FOOD/BEVERAGE
LOCATIONS



6

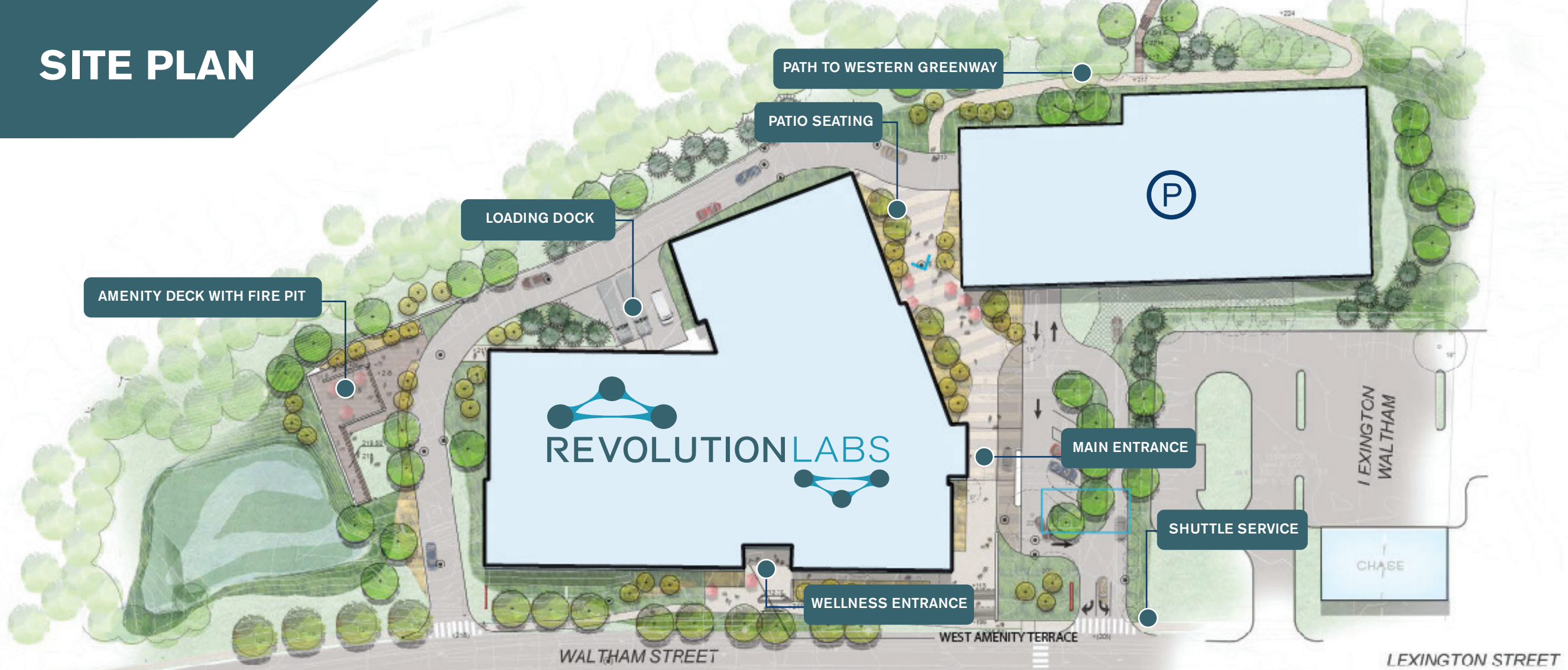
BANKS



8

RETAIL STORES

SITE PLAN



APPROX.
180,000
SF

3
LEVELS

FULL LAB
INFRASTRUCTURE

65,000 SF
FLOOR PLATES

PROMINENT VISIBILITY



HIGH PROFILE ENTRANCE



1050

AMENITY DECK WITH FIRE PIT



FITNESS CENTER WITH LOCKERS AND SHOWERS





ON-SITE COVERED PARKING



On-site, covered parking
(2.5/1,000 SF parking ratio)

BUILDING SPECIFICATIONS

BUILDING SIZE	180,000 RSF
NUMBER OF FLOORS	Three (3)
LEED CERTIFICATION	LEED v4 Gold Certification
SITE WORK	Granite curbing, concrete walkways with permeable pavers at pedestrian plaza. Domestic water service, sanitary service, and storm drainage
LANDSCAPING	Native plantings, new loam and seeding with smart irrigation system and wood decking at amenity terrace. Stabilized stone dust path connects site to Nature Trail.
FOUNDATION	Concrete foundation with spread footings and slab on grade
STRUCTURE	Structural steel frame with composite metal deck and concrete slab. Floor loading design to 100 lbs per/SF
FLOOR-TO-FLOOR HEIGHTS	15' Floor to floor (20' in the potential cGMP area)
FAÇADE	Aluminum curtain wall assembly, architectural panel cladding at typical floors, corrugated metal panel cladding at penthouse and roof screen
MAIN LOBBY	Finishes include stone, tile or concrete flooring, painted drywall with selected areas of millwork / wall treatment, exposed ceilings with acoustical ceiling panel accents, indirect / direct LED lighting. Touchless entry doors via auto opening.
AMENITIES	5,000 sf amenity center will include “grab and go” food options and fitness facility with lockers and showers.
PARKING	Parking ratio of 2.5 per 1,000 SF, 10 electric vehicle charging stations, covered bike storage.

ELEVATORS	<ul style="list-style-type: none">▪ Three (3), three stop 3,500 lb passenger elevators▪ One (1), four stop 4,000 lb service elevator extends to penthouse
LOADING	<ul style="list-style-type: none">▪ (2) Covered exterior dock leveler loading bays▪ (1) Dedicated trash compactor bay
PLUMBING	<ul style="list-style-type: none">▪ Base building pH system available to tenants▪ Central gas fired domestic water heaters for tempered water loop▪ Natural gas service▪ Domestic water booster pump
HVAC	<ul style="list-style-type: none">▪ Four (4) variable volume, 50,000 CFM 100% outdoor air, air handling units with chilled water coils, hot water heating coils and heat recovery coils and corresponding exhaust air handling capacity▪ 1.75 CFM/SF based on 60/40 lab office▪ Heat recovery system▪ Hot water capacity of approximately 24,000 MBH▪ Chilled Water supplied by multiple water cooled chillers with a total capacity of approximately 1500 tons▪ Automatic temperature control utilizing direct digital control for base building equipment
ELECTRICAL	<ul style="list-style-type: none">▪ 8,000 amp main electric service at 480/277V, 3 phase.▪ Bus duct capable of serving -12w/sf for occupant power and lighting loads.▪ Base building generator▪ Automatic transfer switches for life safety, elevator and required equipment▪ Emergency power and individual backup occupant generators
COMMUNICATIONS	<ul style="list-style-type: none">▪ Telephone/Data distribution provided by Verizon cable service provider
SECURITY	<ul style="list-style-type: none">▪ 24/7 building access (Key FOB / Card Access)

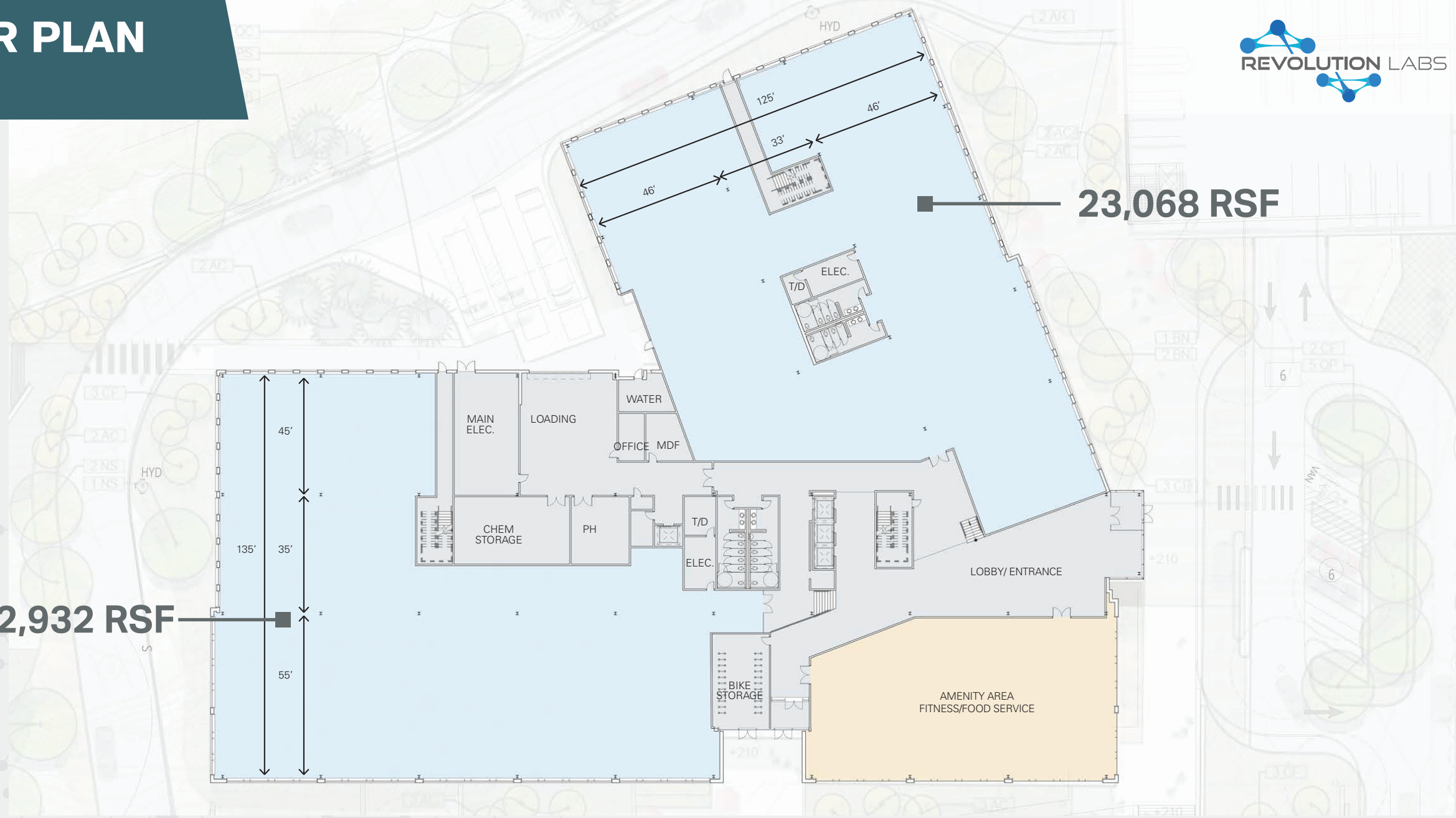
FLOOR PLAN

Level 1



22,932 RSF

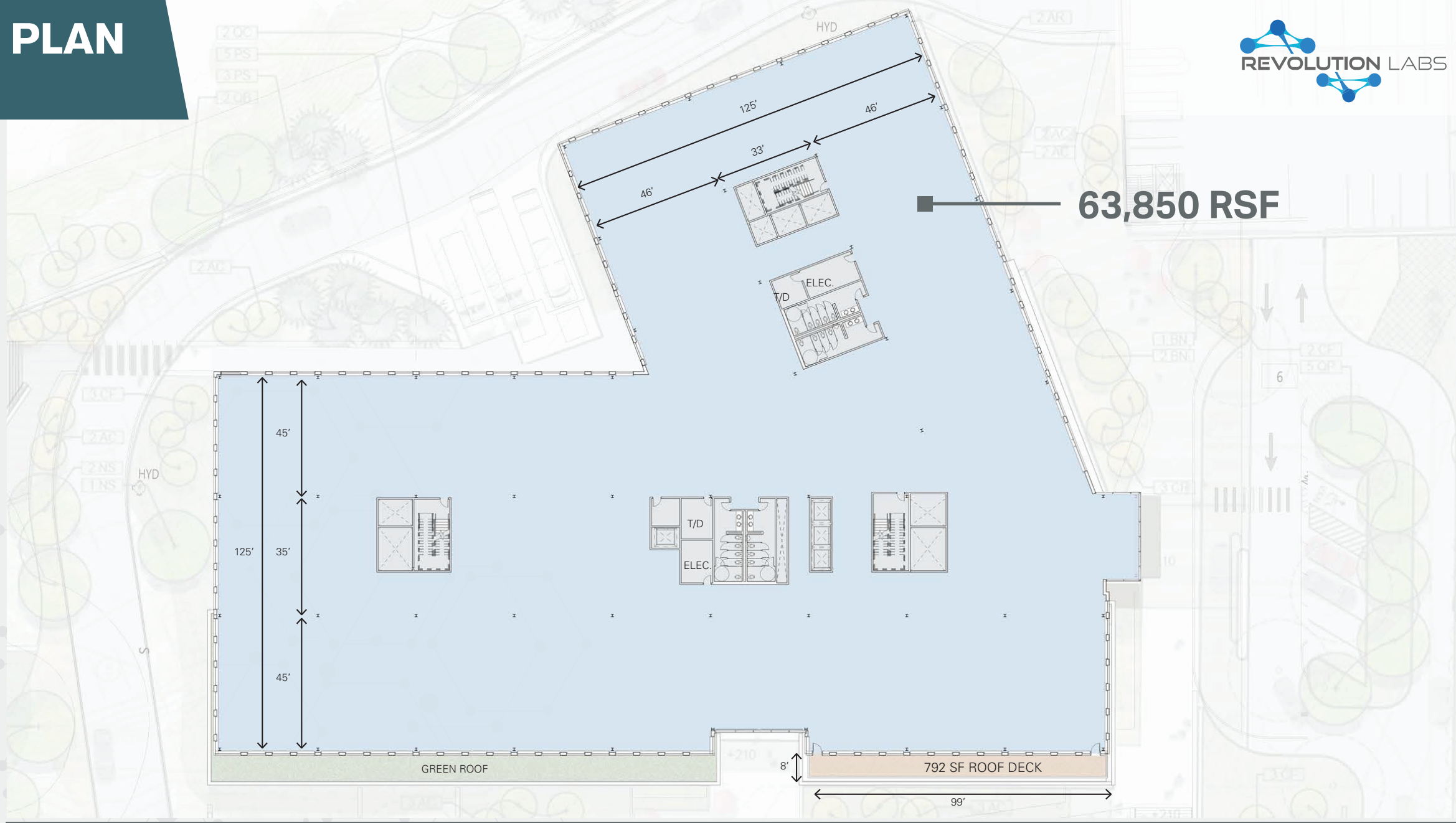
23,068 RSF



RSF includes proportionate share of common areas and base building infrastructure

FLOOR PLAN

Level 2



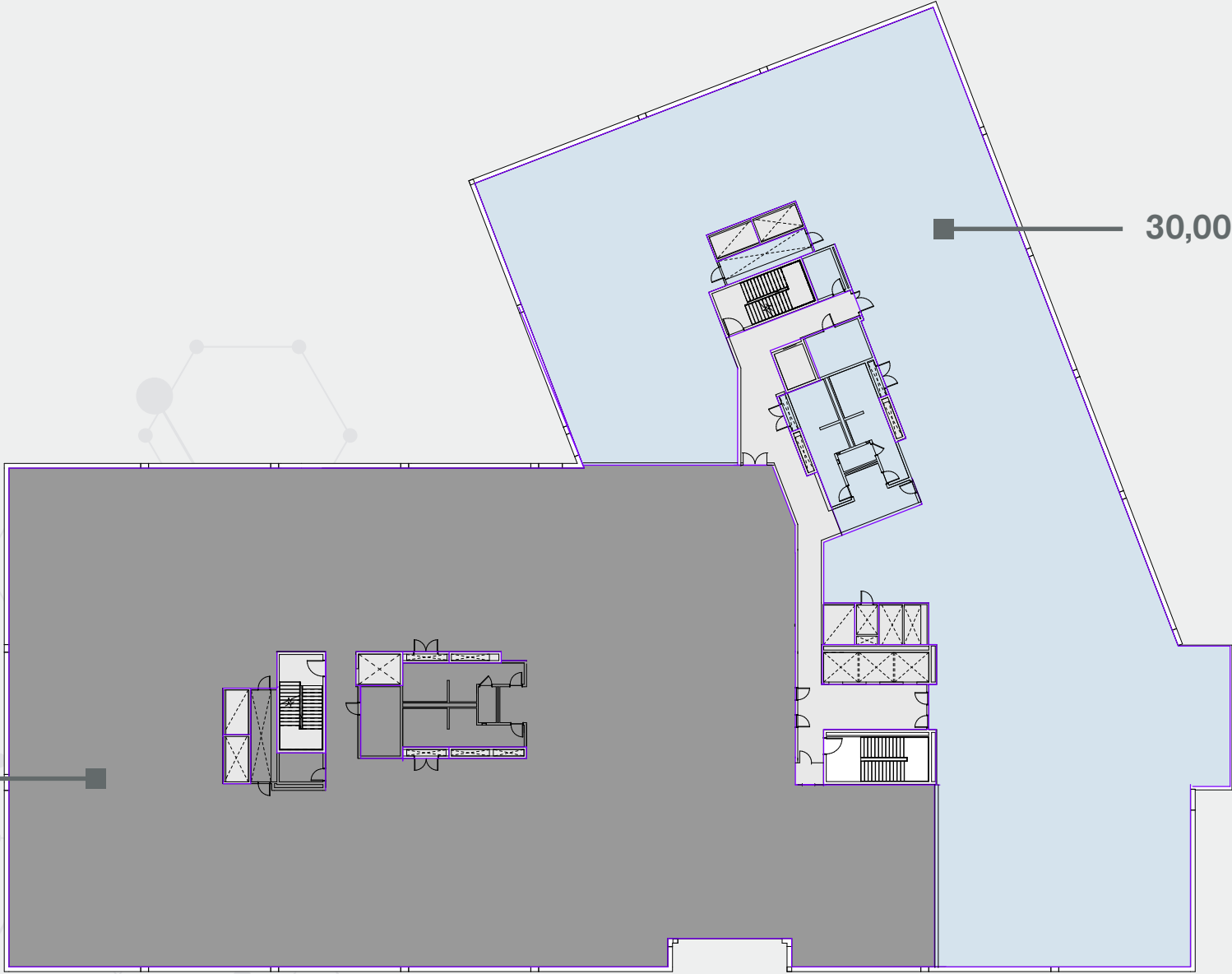
FLOOR PLAN

Level 3



LEASED

30,000 RSF



OFFICE/LAB TEST FIT



Key	
[Grey Box]	Base Building
[Light Blue Box]	Common Area
[Blue Box]	Conference
[Light Yellow Box]	Lab Open Area
[Brown Box]	Lab Support Area
[Yellow Box]	Office
[Light Green Box]	Office Support Area
[White Box]	Open Office
[Dark Blue Box]	Phone Room

RSF includes proportionate share of common areas and base building infrastructure



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