



ALLSTON LABWORKS



KSP

KING STREET PROPERTIES

About

The largest, locally-based private owner/operator of life science real estate in Greater Boston.

Key Figures

4.5M SF

Development Pipeline

2.8M SF

Total Existing Portfolio

27

Life Science Properties
Across Greater Boston,
NYC, Research Triangle,
NC, and Bay Area, CA

1.3M SF

Under Development in
Cambridge, Lexington,
and Waltham

AERIAL CAMPUS VIEW

**250 WESTERN
AVENUE**

**280 WESTERN
AVENUE**

**305 WESTERN
AVENUE**



ALLSTON LABWORKS AT-A-GLANCE

| | | |
|--------------------|---|-----------------------------------|
| Campus | 585K SF Mixed-Use Development | 20K SF Ground-Floor Retail |
| | 535K SF of Labs & Offices Across 2 Buildings | 1.1 ACRES of Public Open Space |
| 250 Western Avenue | Q2 2024 Base Building Delivery | Q4 2024 Tenant Occupancy |
| 305 Western Avenue | Q4 2024 Base Building Delivery | Q2 2025 Tenant Occupancy |



ACCESS

● MBTA Red Line

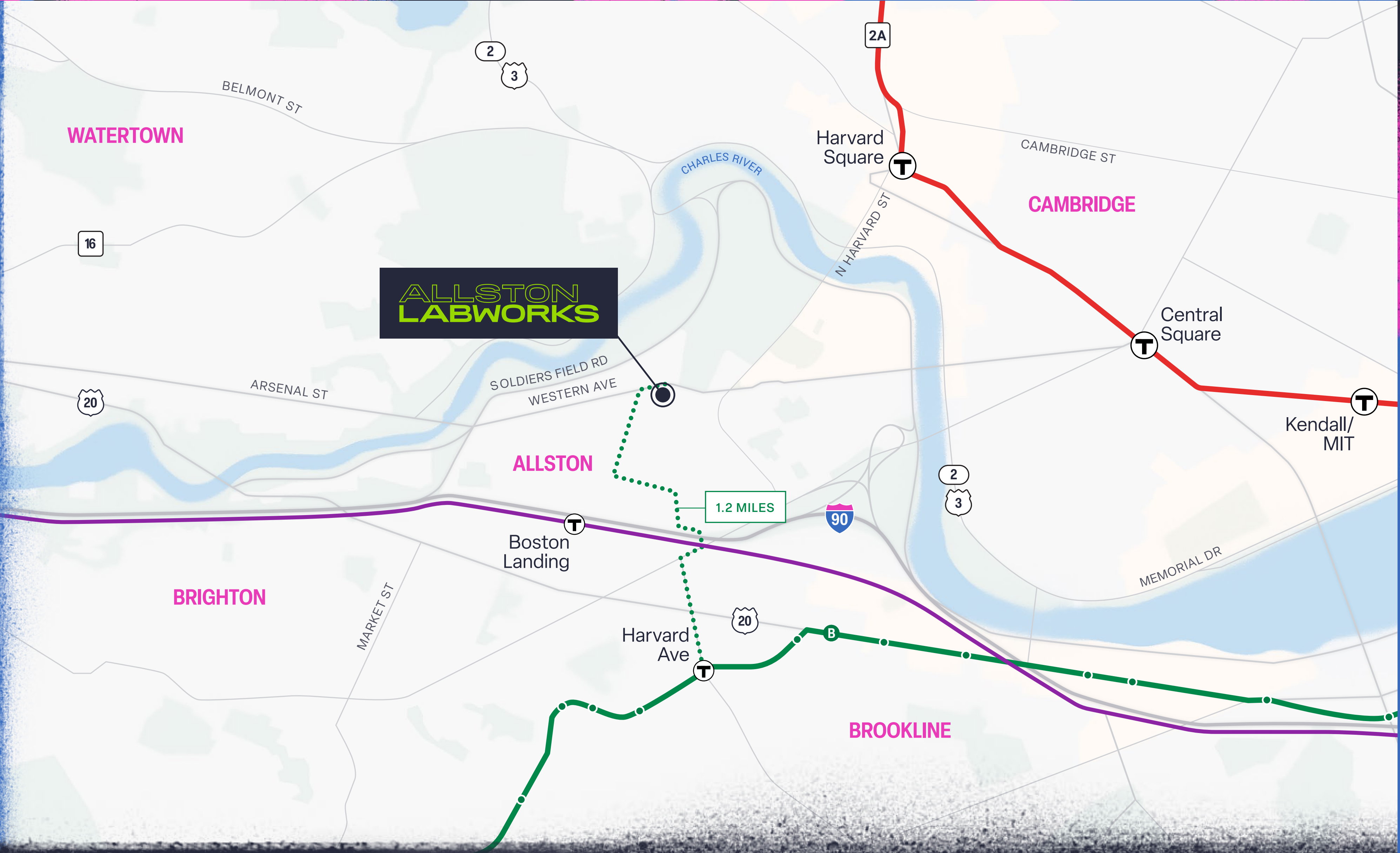
NEIGHBORS



ACCESS

● MBTA Green Line

NEIGHBORS



ACCESS

● MBTA Commuter Rail

NEIGHBORS



ACCESS

● MBTA Buses

NEIGHBORS



ACCESS

● I-90

NEIGHBORS



ACCESS

● All Access

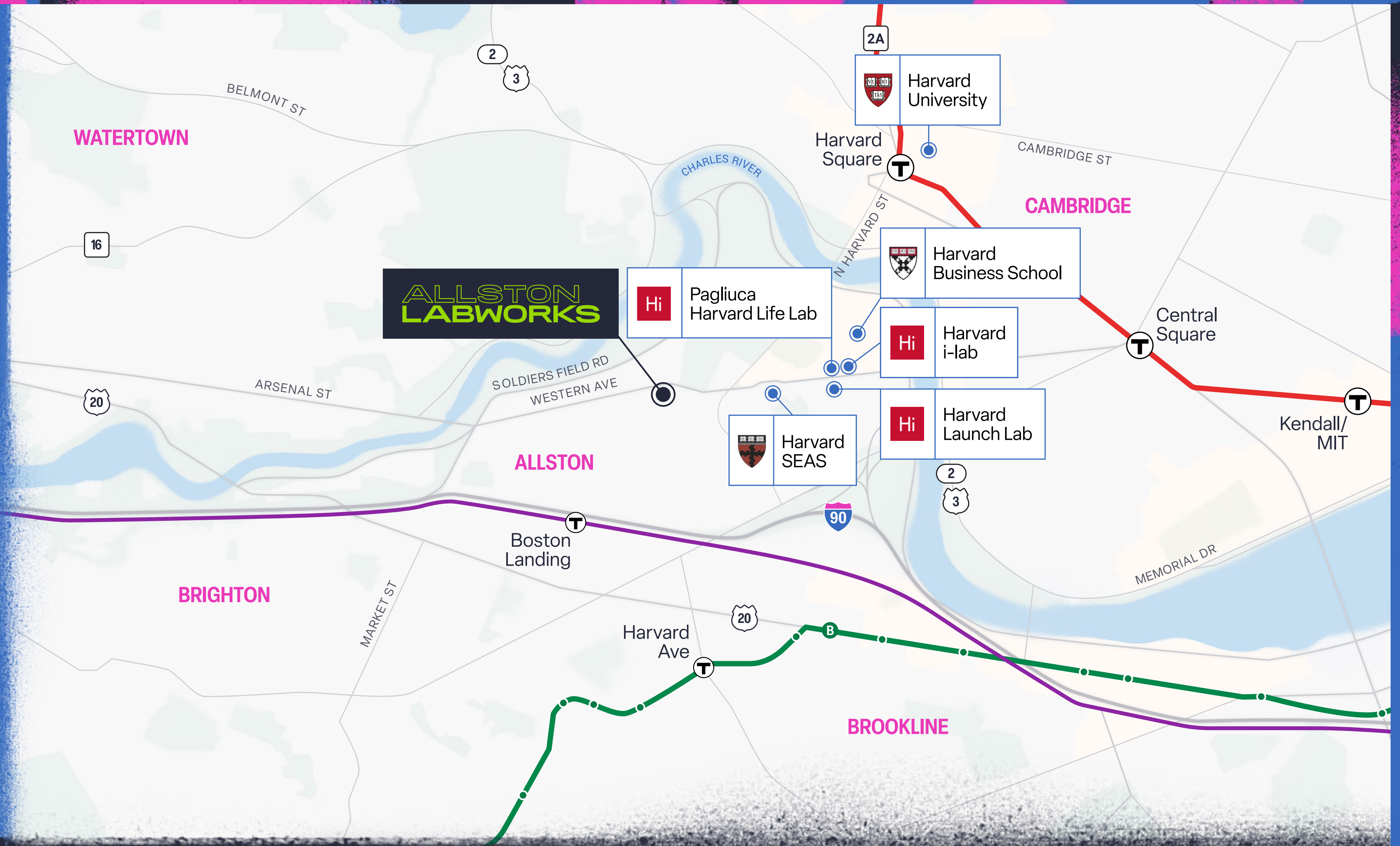
NEIGHBORS



ACCESS

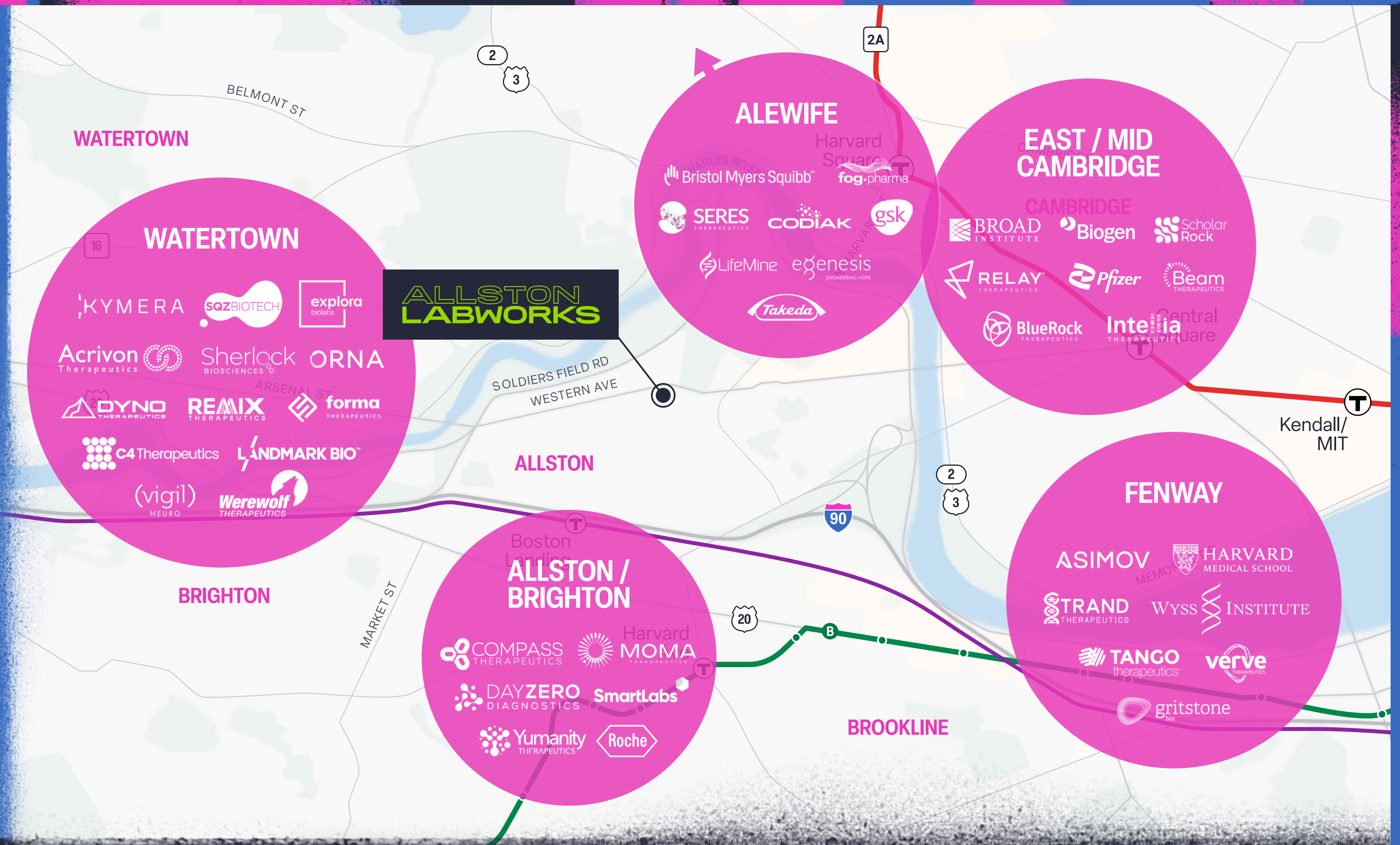
NEIGHBORS

● Harvard University



1990-1991

 Life Science Clusters



ACCESS

NEIGHBORS

⦿ Amenities



SITE PLAN

250 Western
Avenue

272K SF

Lab/Office

6

Floors Plus Below
Grade Parking

280 Western
Avenue

35

Residential Units

6

Level Campus
Parking Garage

305 Western
Avenue

263K SF

Lab/Office

8

Floors Plus Below
Grade Parking



SITE PLAN

250 Western
Avenue

8K SF

Restaurant/Retail

280 Western
Avenue

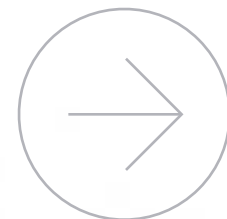
5K SF

Restaurant/Retail

305 Western
Avenue

7K SF

Restaurant/Retail





250 WESTERN AVENUE



ALLSTON
LABWORKS
250

ENTRANCE LOBBY

ELEVATORS



CAFÉ

LAB





LOUNGE

FLOOR B1

N/A

Total Parking Spaces 118

EV Charging Stations 25

Additional Spaces 169

(in 280 Western Avenue
Shared Garage)

CORE & SHELL



FLOOR 1

11,100 SF

- Retail/Restaurant 8,000 SF
- Amenity Space 9,000 SF
- Secure Bike Storage Spaces 100+



FLOOR 2
61,600 SF



- Lab Tenant
- Core
- Mechanical / Storage

FLOOR 3

66,000 SF



FLOOR 3

66,000 SF

| | | |
|--------------|-----|--|
| TENANT A | | |
| Office Desks | 88 | |
| Lab Benches | 120 | |

| | | |
|--------------|-----|--|
| TENANT B | | |
| Office Desks | 120 | |
| Lab Benches | 170 | |



FLOOR 4

57,100 SF



FLOOR 5

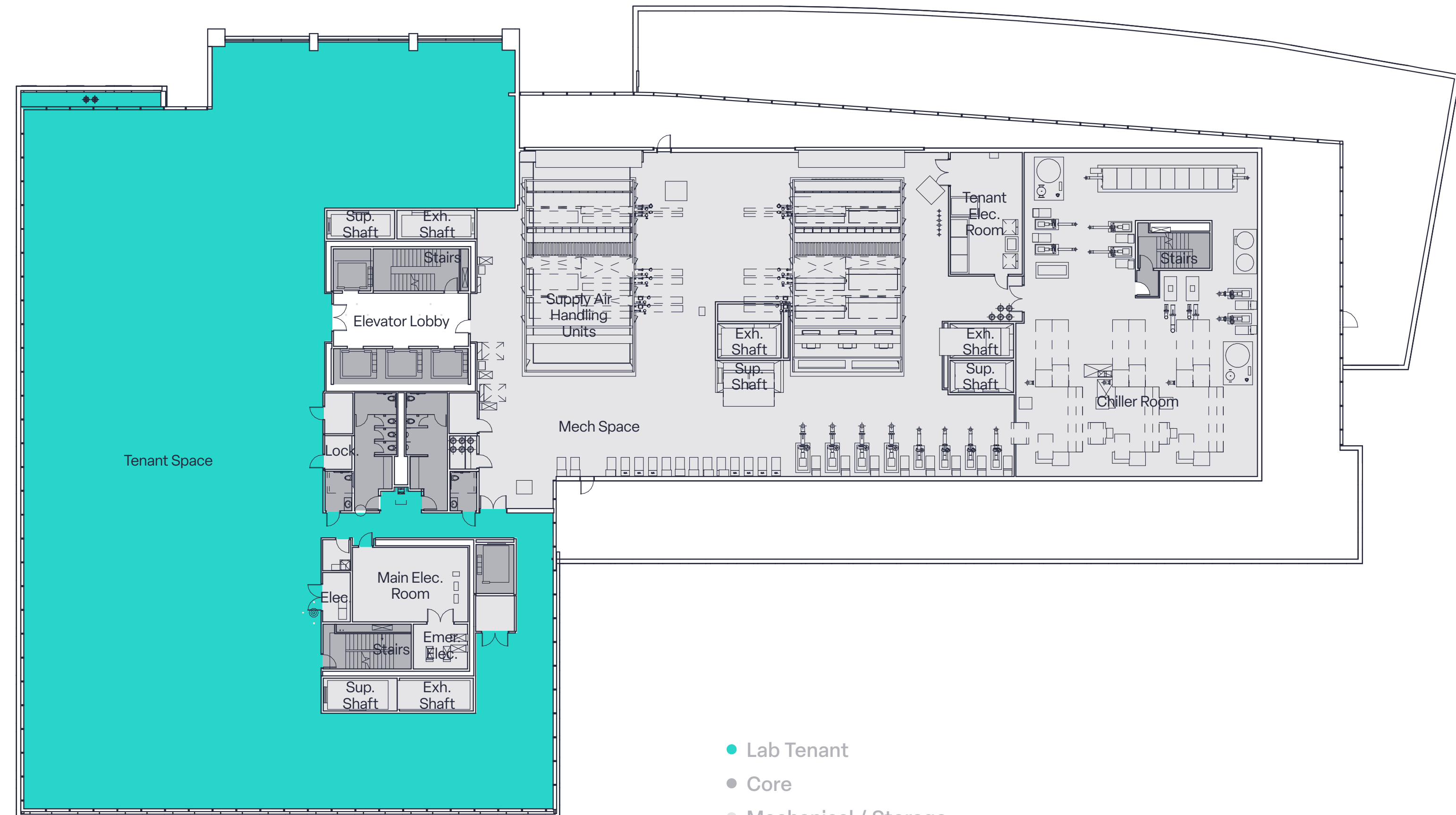
50,800 SF

CORE & SHELL



FLOOR 6

24,600 SF



- Lab Tenant
- Core
- Mechanical / Storage

250 WESTERN AVENUE

BUILDING SPECS

| | | |
|------------------|---|-----------|
| Building Size | 280,992 SF | |
| Number of Floors | 6 | |
| Lab Floor Sizes | Floor 1 | 11,100 SF |
| | Floor 2 | 61,607 SF |
| | Floor 3 | 66,070 SF |
| | Floor 4 | 57,147 SF |
| | Floor 5 | 50,843 SF |
| | Floor 6 | 24,598 SF |
| Sustainability | USGBC LEED Gold | |
| Parking | 118 below grade spaces dedicated to 250 tenants. Shared above grade 470 space parking garage located adjacent to the building. | |
| Site Programming | Artists' Way - community open area for outdoor restaurant seating, public events, and artist studio space. | |
| Foundation | 1 level of below grade parking. Spread footings and slab on grade. | |
| Landscaping | Sustainable plantings throughout the site, tree lined pedestrian areas with irrigation. Westford Green community park with new benches, shrubbery, trees, and lighting. | |

| | | |
|------------------------|---|-----|
| Structure | Structural steel frame with composite metal deck and concrete slab. Flood loading 100 lb/sf. | |
| Floor-to-floor Heights | First Floor | 18' |
| | Upper Floors | 15' |
| Roofing | TPO roof membrane | |
| Façade | High performing curtain wall system with metal panel cladding and textured cast masonry. | |
| Restrooms | Core men's, women's, and gender neutral restrooms | |
| Retail | Ground level restaurant/retail space | |
| Amenities | 24/7 building security, fitness center, secure bike storage, locker rooms with individual shower suites, multi-purpose conference area, game room | |
| Elevators | Four (4) 3,500 lb passenger elevators. One (1) 5,000 lb service elevator. | |
| Loading | Two (2) trailer height internal loading bays, one (1) dedicated internal trash compactor bay | |
| Chemical Storage | Three (3) individual tenant chemical storage rooms with dedicated control areas | |

| | |
|-----------------|--|
| Plumbing | 8" Domestic Water Service with a pressurized low zone and high zone distribution systems. Central gas fired heaters for common areas and tenant tempered water risers. Central gas fired high zone water heaters for core penthouse plumbing fixtures and tenant tempered water risers. Electric tank type water heaters for core restroom fixtures. Central pH neutralization system. Multiple lab waste stacks and lab vent stacks for tenant connections. Multiple sanitary waste stacks and sanitary vent stacks for tenant connections. Natural gas service for base building HVAC boilers & emergency generator. Natural gas service for future tenant gas generators. Domestic & non-domestic cold water risers for tenant connections. |
| Electrical | 8,000 amp main electric service at 480/277V, 3phase. 10 watts/SF available for tenant power & lighting. Optional standby 6 watts/SF over the lab footprint for tenant standby power. Bus duct to be fed from natural gas generator. Expandable addressable fire alarm with ADA compliant horn and strobes. Indirect/Direct LED lighting with special architectural lighting accent at the lobby. Exterior LED lighting. Electric vehicle charging stations located within the parking garage. |
| Fire Protection | Fully sprinklered. 2hr floor ratings for future control areas. |

| | |
|------|---|
| HVAC | 2.0 CFM will be provided within the lab areas and 0.25 CFM will be provided within the office areas based on a 50/50 lab to office ratio. Three (3) 100% outside air, variable volume air handling units with chilled water and pre-heat energy recovery coils. Three (3) variable volume exhaust air handling units with energy recovery coils. Hot water is supplied by four (4) high efficiency hot water heating boilers with a total input capacity of 24,000 MBH. Chiller water is supplied by three (3) water cooled chillers with a total capacity of approximately 1,800 tons. Chilled and hot water are supplemented with one (1) modular heat recovery chiller when there is a simultaneous heating and cooling load as well as a modular air to water heat pump. Condenser water is supplied by four (4) cell opening cooling tower for chiller and space heat rejection. Automatic temperature control utilizing direct digital control for base building equipment. |
|------|---|

250 WESTERN AVENUE DEVELOPMENT TIMELINE





305 WESTERN AVENUE

ENTRANCE LOBBY





FLEX ROOM



YOGA STUDIO



ROOF TERRACE



FLOOR B1

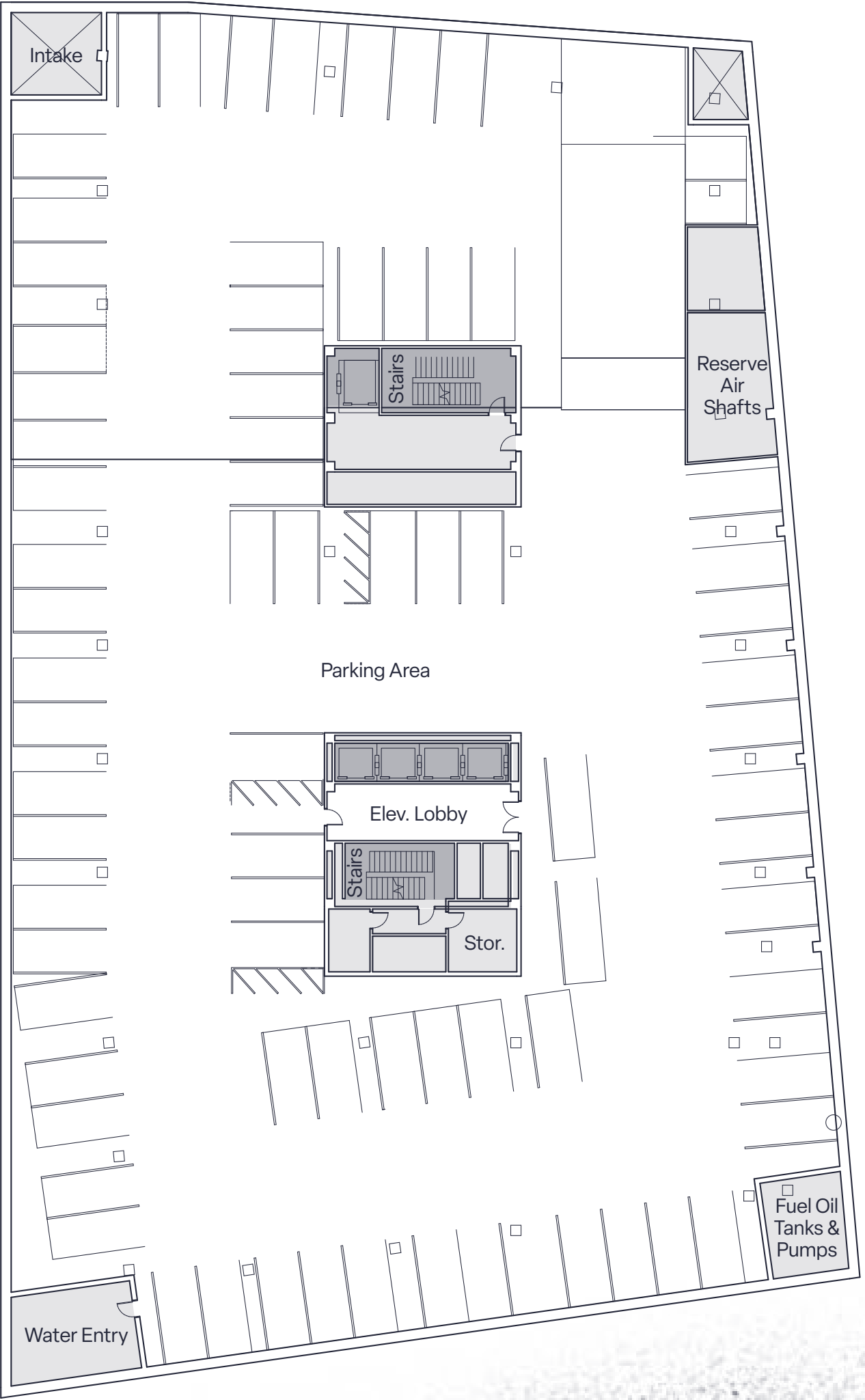
N/A

Total Parking Spaces 80

EV Charging Stations 20

Additional Spaces 164

(in 280 Western Avenue
Shared Garage)



- Core
- Mechanical / Storage



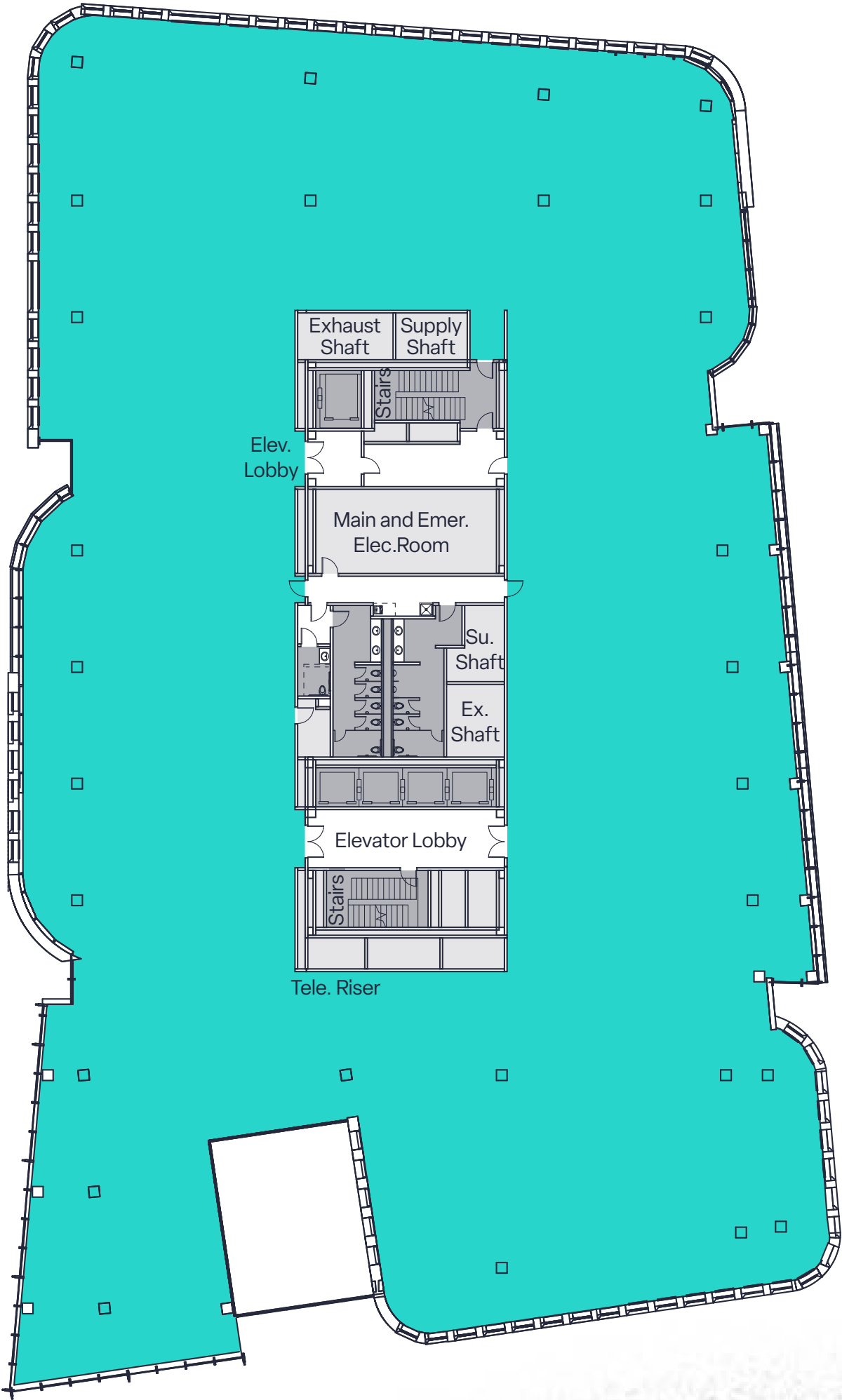
FLOOR 1

N/A

| | |
|----------------------------|----------|
| Retail/Restaurant | 7,000 SF |
| Amenity Space | TBD |
| Secure Bike Storage Spaces | 100+ |



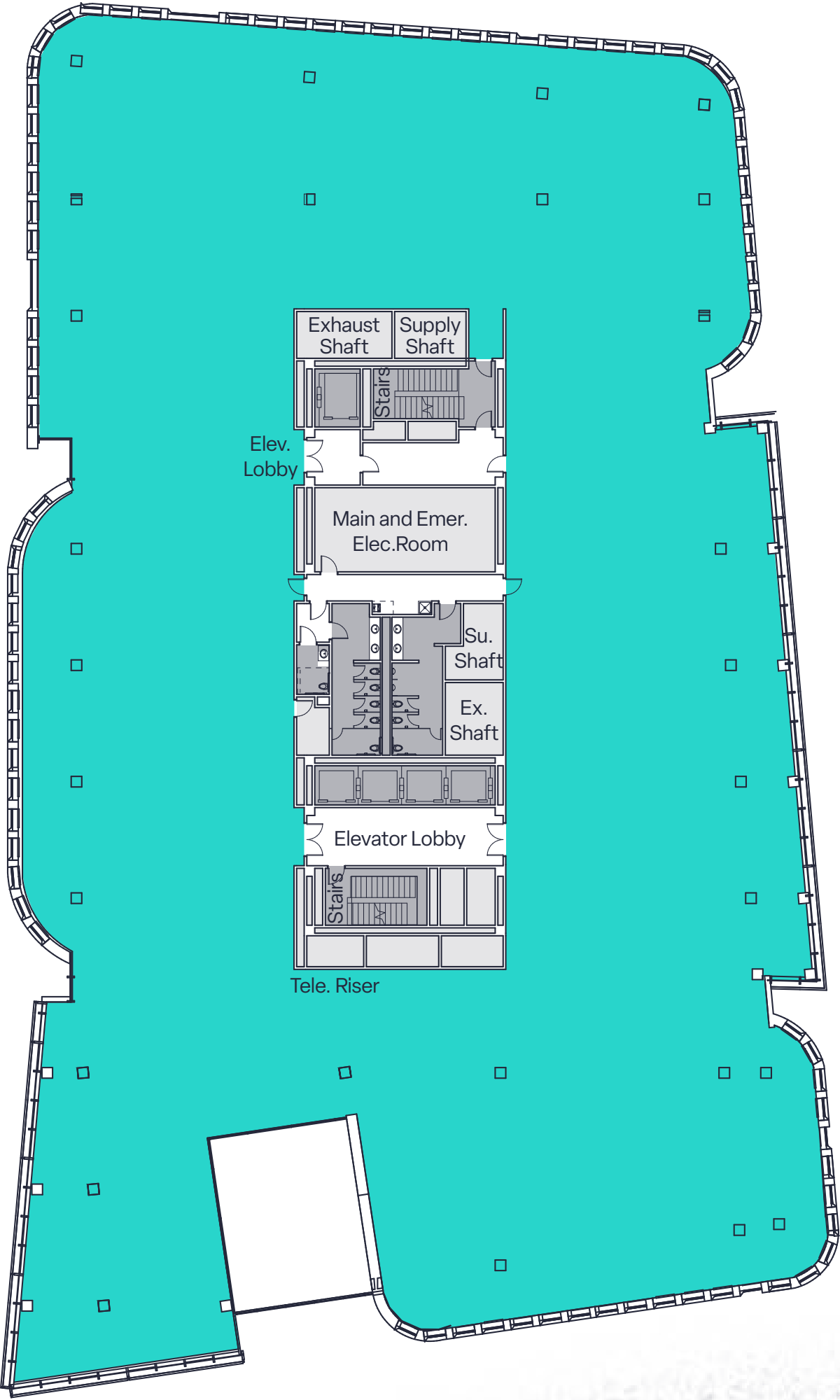
FLOOR 2
41,800 SF



- Lab Tenant
- Core
- Mechanical / Storage



FLOOR 3
41,900 SF



- Lab Tenant
- Core
- Mechanical / Storage



FLOOR 3

41,900 SF

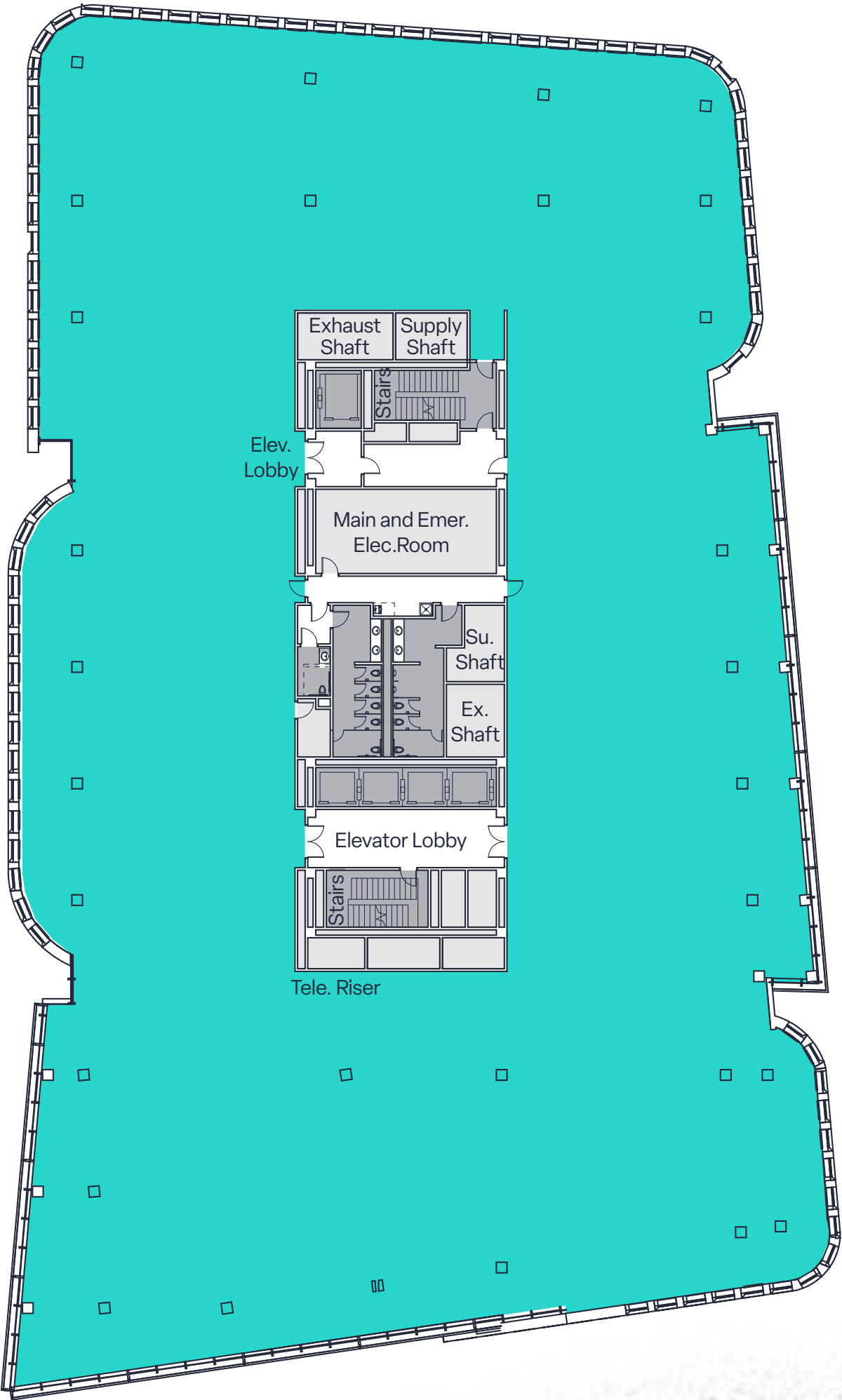
| TENANT A | |
|--------------|----|
| Office Desks | 62 |
| Lab Benches | 95 |

| TENANT B | |
|--------------|----|
| Office Desks | 86 |
| Lab Benches | 95 |



FLOOR 4

43,300 SF

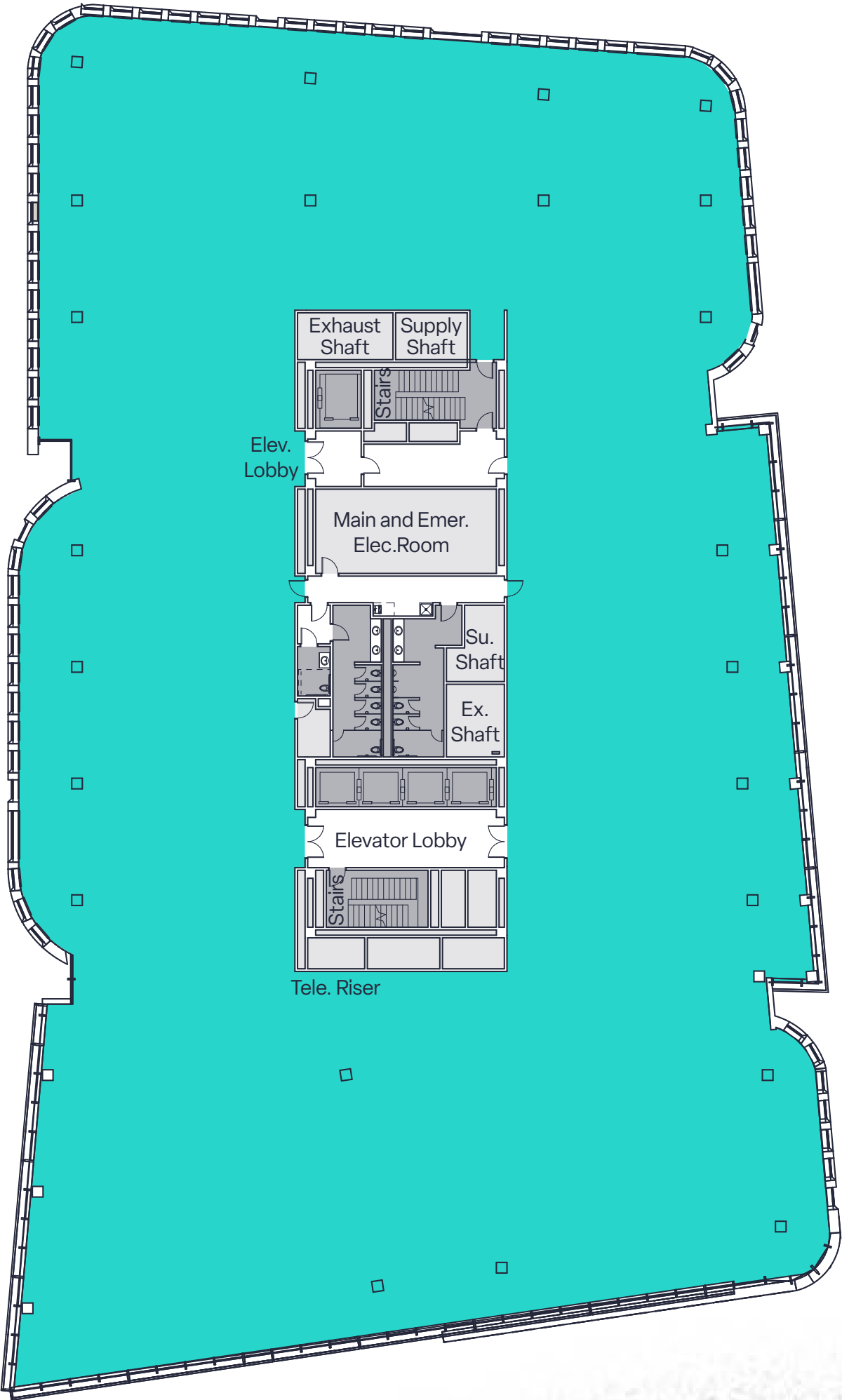


- Lab Tenant
- Core
- Mechanical / Storage



FLOOR 5

43,200 SF

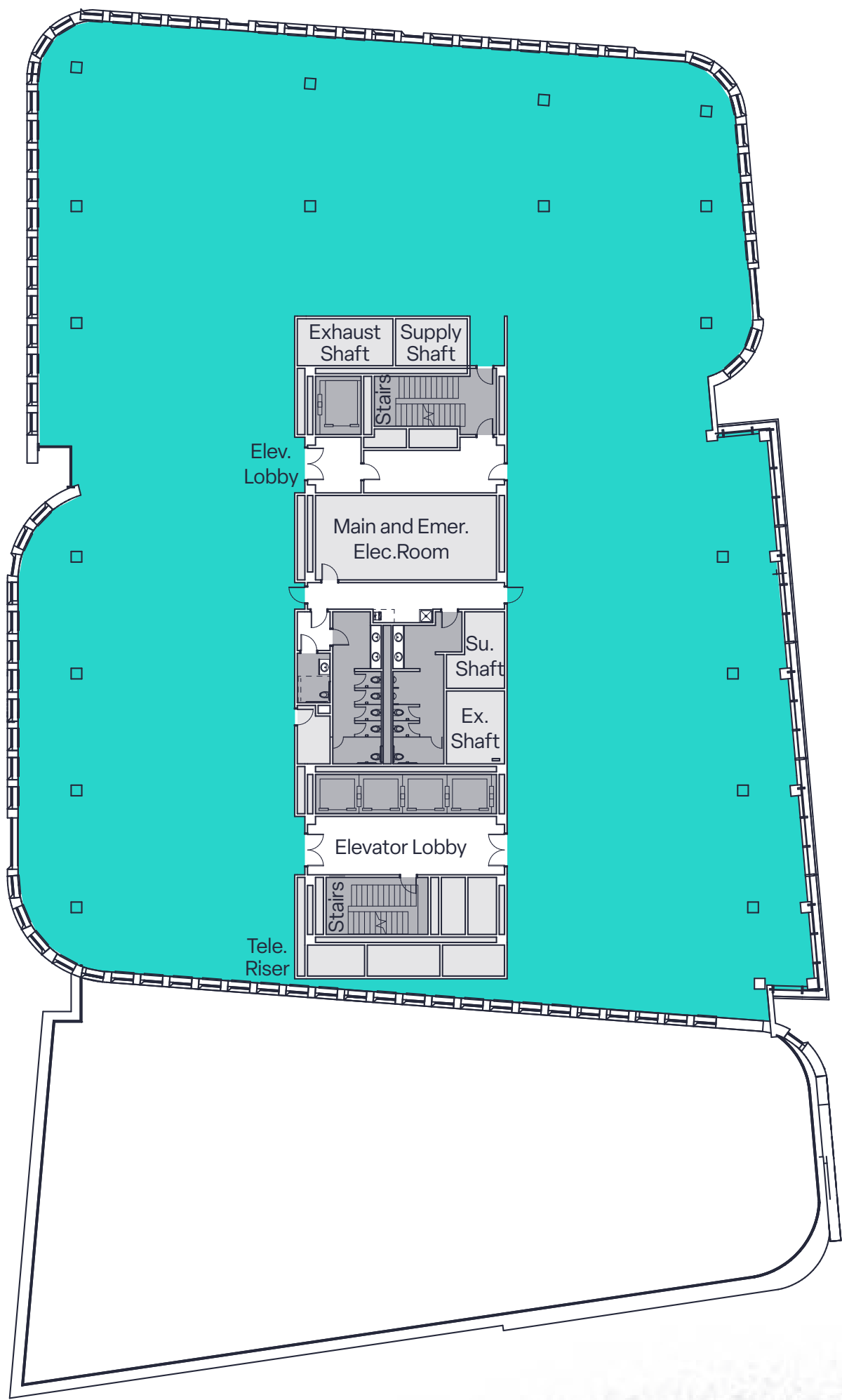


- Lab Tenant
- Core
- Mechanical / Storage



FLOOR 6

31,200 SF



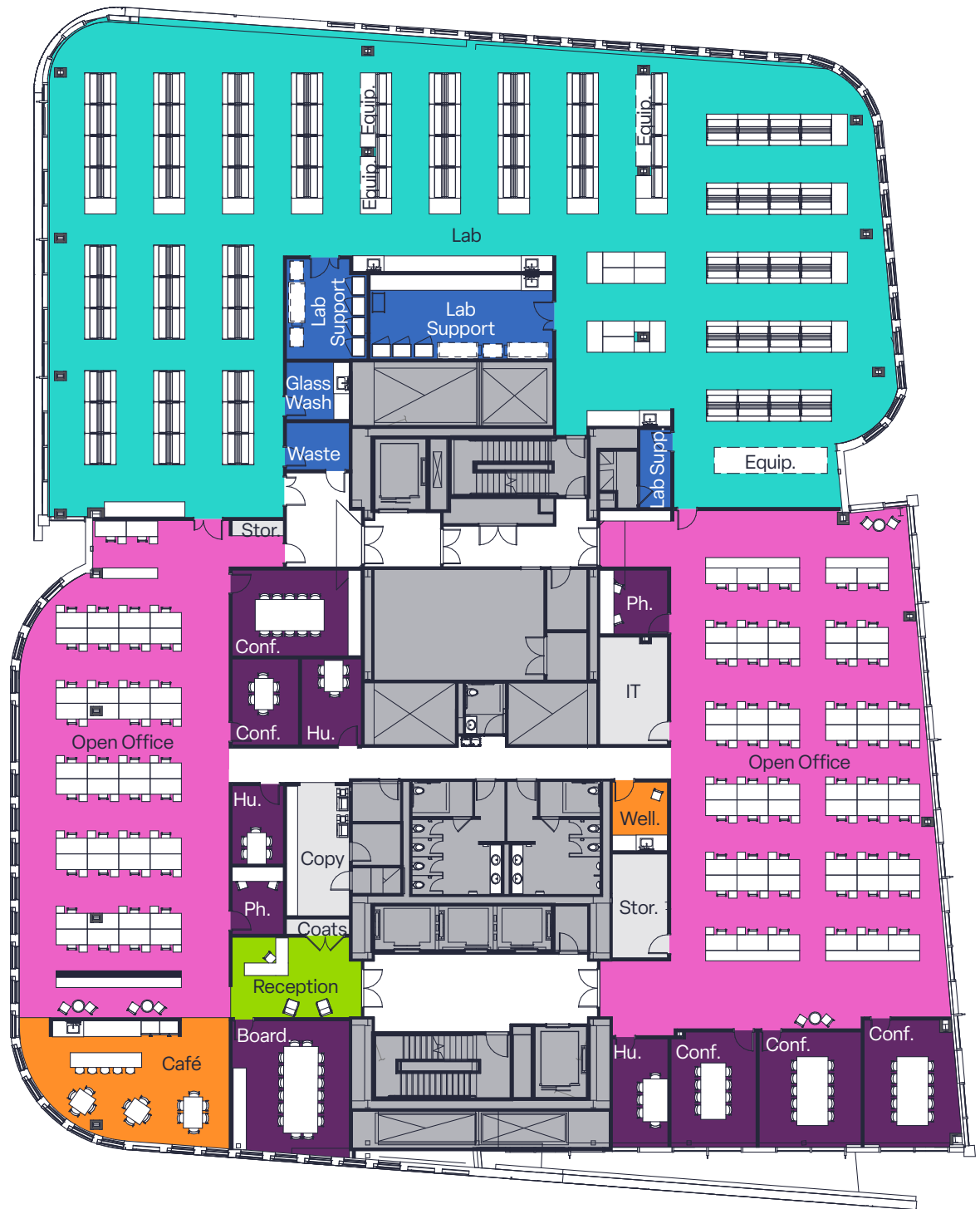
- Lab Tenant
- Core
- Mechanical / Storage



FLOOR 6

31,200 SF

| | |
|--------------|-----|
| Office Desks | 99 |
| Lab Benches | 140 |



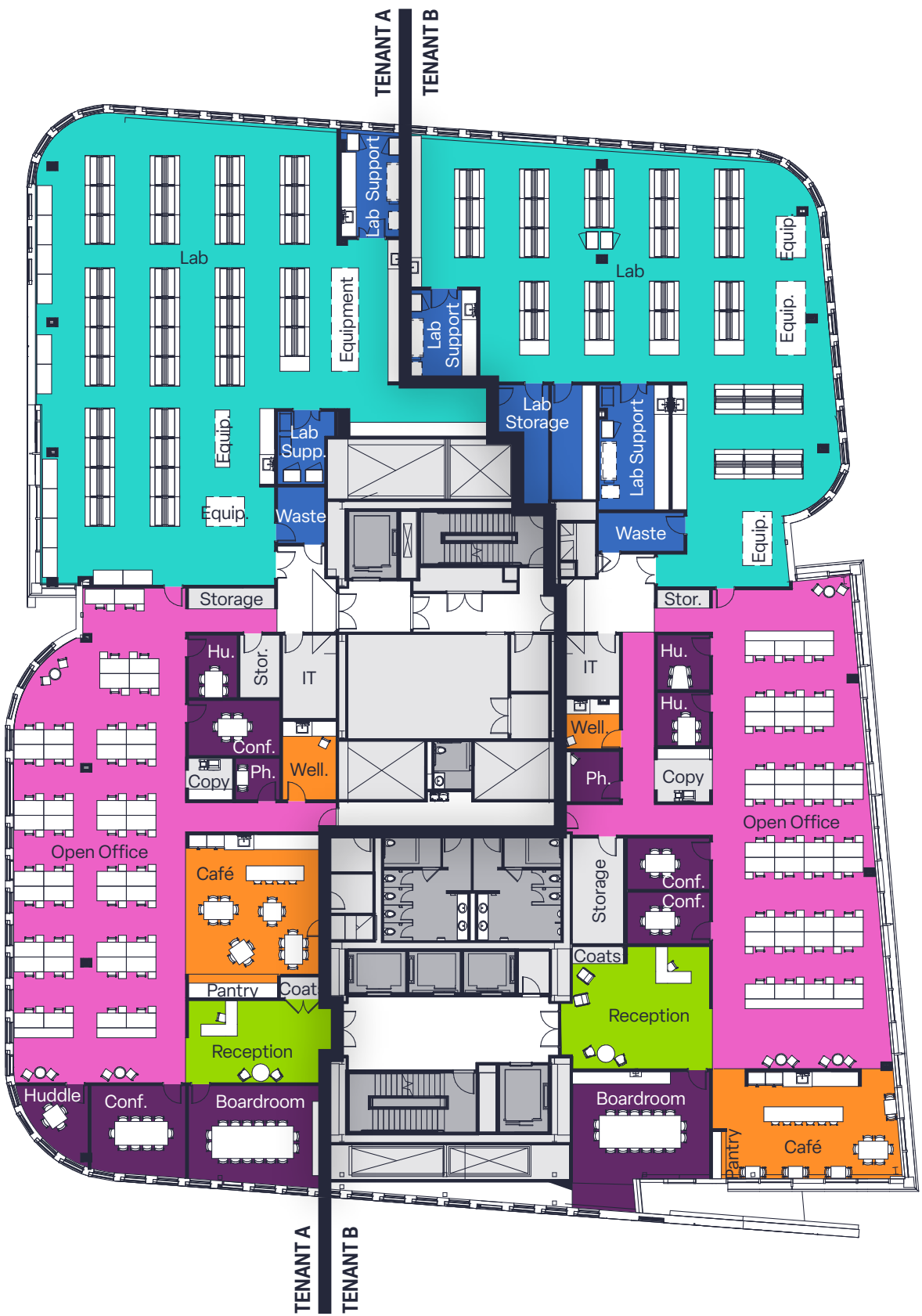
- Open Lab
- Lab Support
- Open Office
- Conference/Meeting
- Café/Wellness
- Reception
- Core
- Mechanical / Storage

FLOOR 6

31,200 SF

| TENANT A | | |
|--------------|--|----|
| Office Desks | | 42 |
| Lab Benches | | 70 |

| TENANT B | | |
|--------------|--|----|
| Office Desks | | 37 |
| Lab Benches | | 56 |

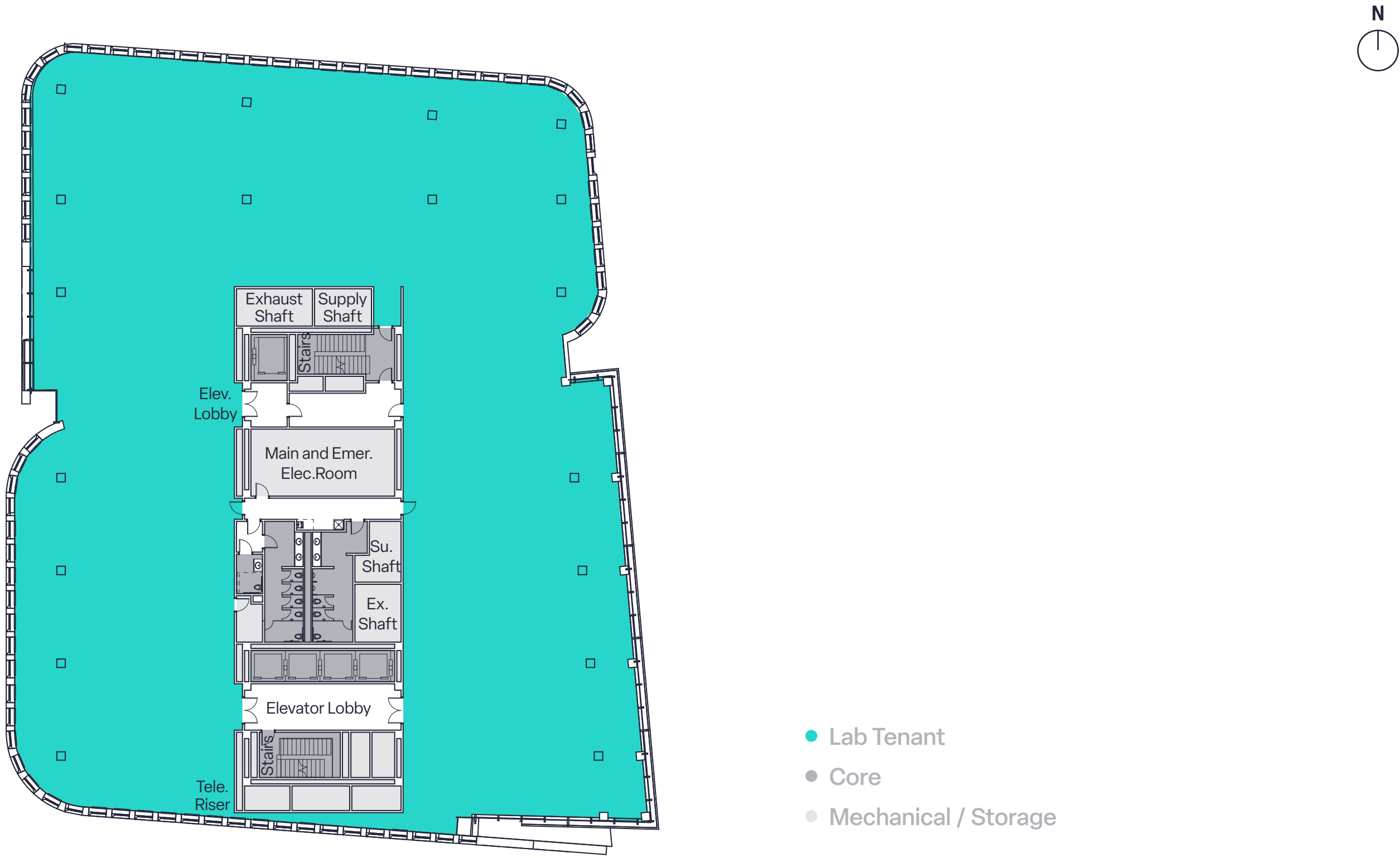


- Open Lab
- Lab Support
- Open Office
- Conference/Meeting
- Café/Wellness
- Reception
- Core
- Mechanical / Storage



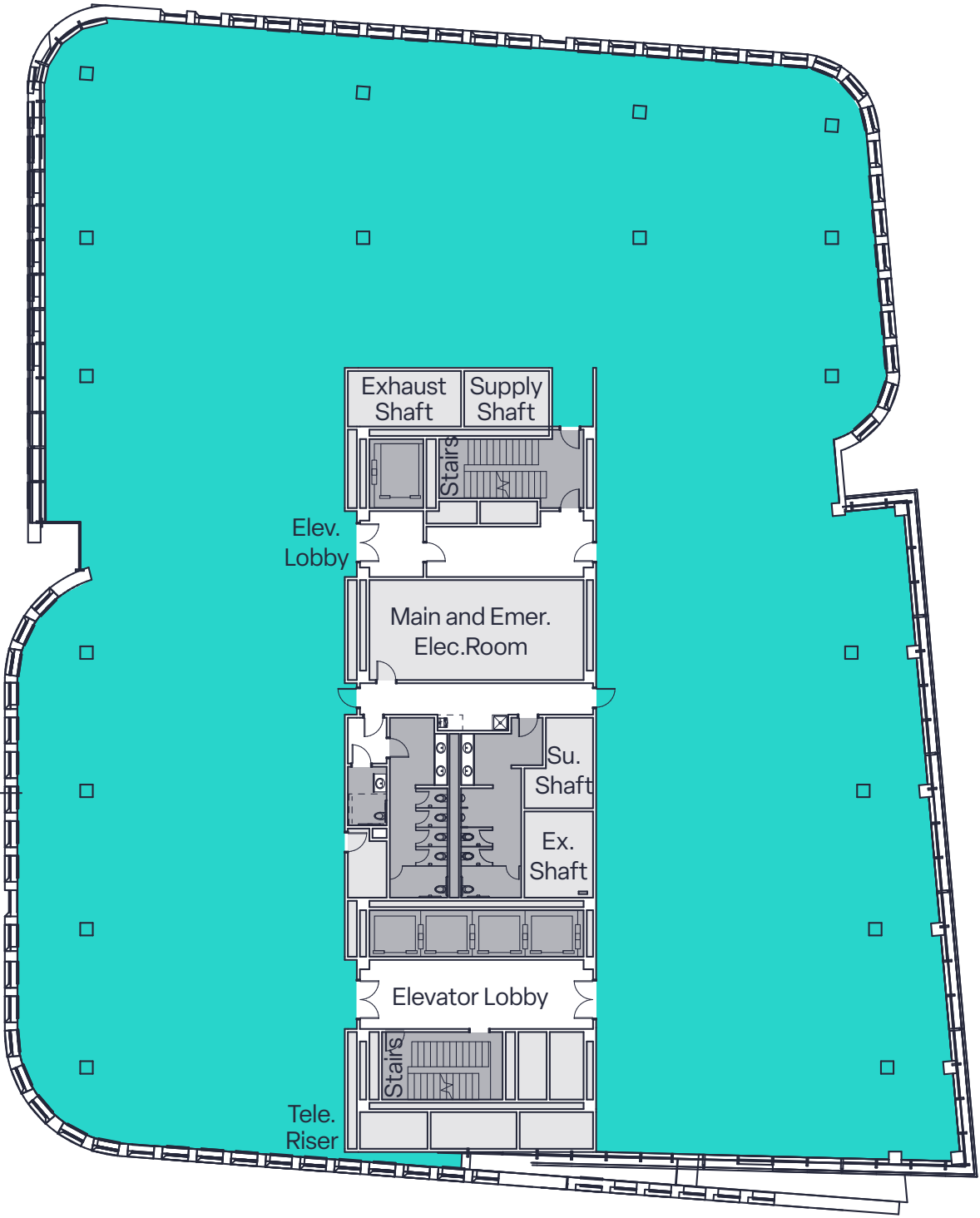
FLOOR 7

30,900 SF



FLOOR 8

30,600 SF



- Lab Tenant
- Core
- Mechanical / Storage



305 WESTERN AVENUE

BUILDING SPECS

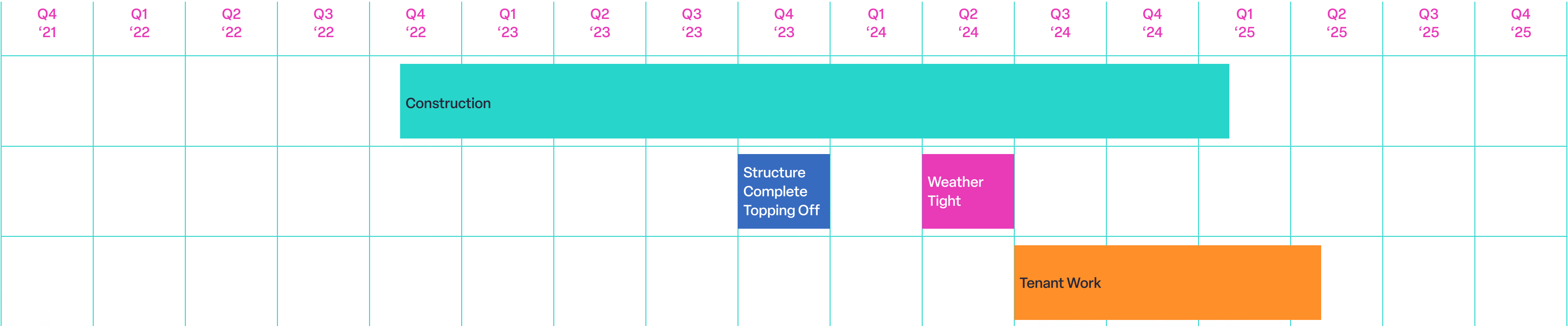
| | | |
|------------------|---|-----------|
| Building Size | 268,307 SF | |
| Number of Floors | 8 | |
| Lab Floor Sizes | Floor 1 | 0 SF |
| | Floor 2 | 41,816 SF |
| | Floor 3 | 41,870 SF |
| | Floor 4 | 43,293 SF |
| | Floor 5 | 43,218 SF |
| | Floor 6 | 31,214 SF |
| | Floor 7 | 30,931 SF |
| | Floor 8 | 30,568 SF |
| Sustainability | USGBC LEED Gold | |
| Parking | 80 below grade spaces dedicated to 305 tenants. Shared above grade 470 space parking garage located adjacent to the building. | |
| Site Programming | Artists' Way - community open area for outdoor restaurant seating, public events, and artist studio space. | |
| Foundation | 1 level of below grade parking. Spread footings and slab on grade. | |
| Landscaping | Sustainable plantings throughout the site, tree lined pedestrian areas with irrigation. | |

| | | |
|------------------------|---|--------|
| Landscaping Cont. | Westford Green community park with new benches, shrubbery, trees, and lighting. | |
| Structure | Structural steel frame with composite metal deck and concrete slab. Flood loading 100 lb/sf. | |
| Floor-to-floor Heights | First Floor | 17' |
| | Upper Floors | 14'10" |
| Roofing | TPO roof membrane. | |
| Façade | High performing curtain wall system with aluminum metal panel. | |
| Restrooms | Core men's, women's, and gender neutral restrooms. | |
| Retail | Ground level restaurant/retail space. | |
| Amenities | 24/7 building security, fitness center, secure bike storage, locker rooms with individual shower suites, multi-purpose conference area. | |
| Elevators | Three (3) 3,500 lb passenger elevators. Two (2) 5,000 lb service elevators. | |
| Loading | Two (2) trailer height internal loading bays, one (1) dedicated internal trash compactor bay. | |

| | |
|------------------|--|
| Chemical Storage | Four (4) individual tenant chemical storage rooms with dedicated control areas |
| Plumbing | 6" Domestic Water Service with a pressurized low zone and high zone distribution systems. Central gas fired heaters for common areas and tenant tempered water risers. Central gas fired high zone water heaters for core penthouse plumbing fixtures and tenant tempered water risers. Electric tank type water heaters for core restroom fixtures. Central pH neutralization system. Multiple lab waste stacks and lab vent stacks for tenant connections. Multiple sanitary waste stacks and sanitary vent stacks for tenant connections. Natural gas service for base building HVAC boilers & emergency generator. Natural gas service for future tenant gas generators. Domestic & non-domestic cold water risers for tenant connections. |
| Electrical | 8,000 amp main electric service at 480/277V, 3phase. 10 watts/SF available for tenant power & lighting. Optional standby 6 watts/SF over the lab footprint for tenant standby power. Bus duct to be fed from natural gas generator. Expandable addressable fire alarm with ADA compliant horn and strobes. Indirect/Direct LED lighting with special architectural lighting accent at the lobby. Exterior LED lighting. Electric vehicle charging stations located within the parking garage. |

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305 WESTERN AVENUE DEVELOPMENT TIMELINE



PROJECT TEAM



Developer

DIMELLA
SHAFFER

Architect



MEP Engineer



General Contractor



Leasing Team



Engineer

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