



ALLSTON LABWORKS



KING STREET PROPERTIES

About

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

King Street is focused on serving the complex needs of science-based companies and institutions looking for R&D and advanced manufacturing spaces.

Key Figures

7M SF

Total Profile

22

Life Science Properties Across Greater Boston, NYC, Research Triangle, NC, San Diego and the San Francisco Bay Area

AERIAL CAMPUS VIEW

**250 WESTERN
AVENUE**

**280 WESTERN
AVENUE**

**305 WESTERN
AVENUE**



ACCESS

Allston Labworks offers a private shuttle with regular service to Harvard Square, Central Square, Harvard Ave and Boston Landing MBTA stops, providing easy access for those commuting on the red, green and purple lines.

Each shuttle stop is located less than a 10 minute drive from campus.

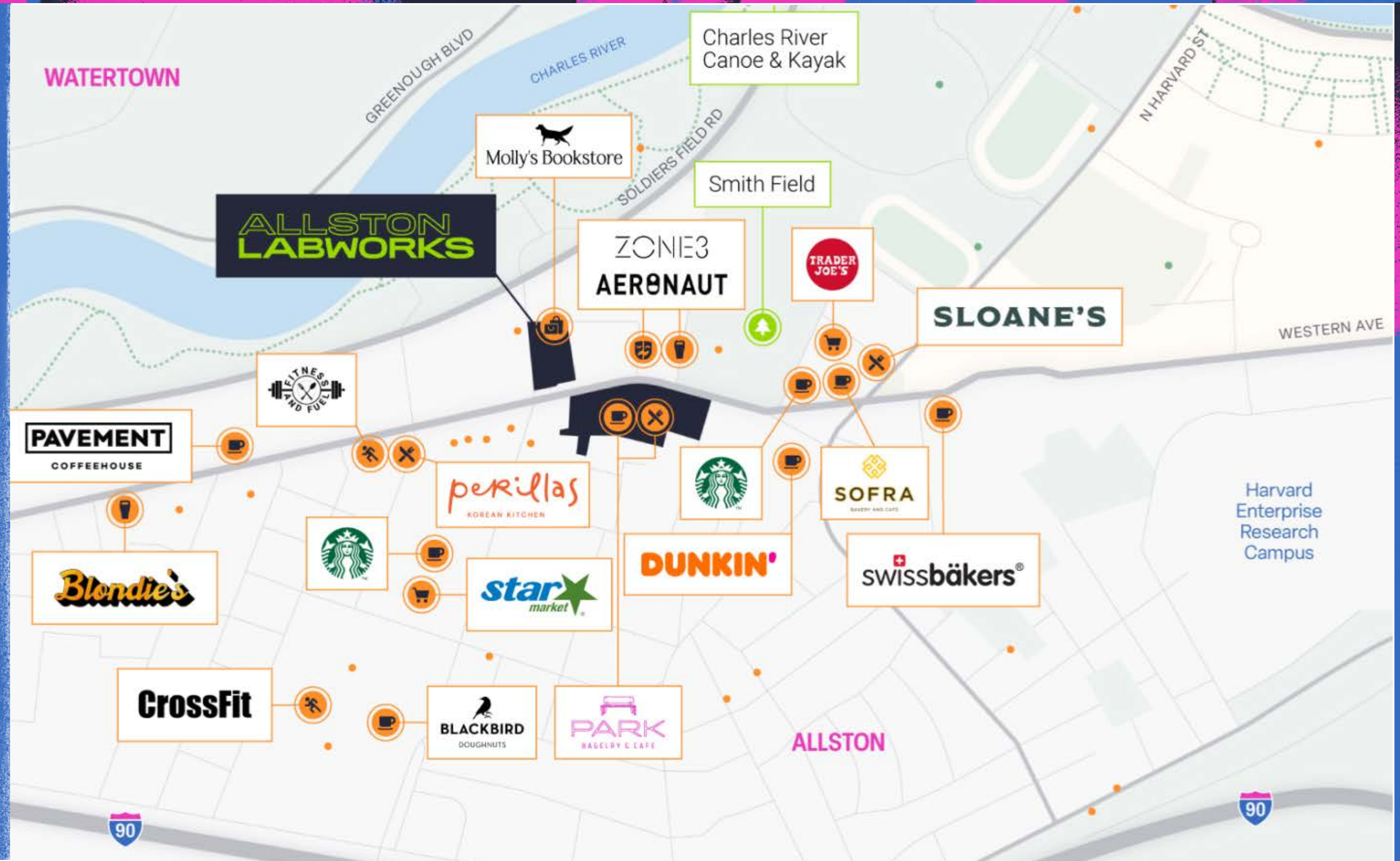
The campus is 0.8 miles from I-90 and is on MBTA bus routes 70, 70A, 86 and 66.



NEIGHBORHOOD

Allston Labworks offers 20K SF of diverse retail on campus featuring Park Bagelry and Molly's Bookstore.

Additionally, it is just steps from diverse restaurants, popular watering holes, and destinations celebrating Allston's local character.



CAMPUS AMENITIES





250 WESTERN AVENUE

Floor	SF
Floor 6	24,833 SF
Floor 5	52,502 SF
Floor 4	58,638 SF
Floor 3	68,734 SF
Floor 2	61,197 SF
Floor 1	11,480 SF
B1	Parking

FLOOR 1

11,480 SF



TYPICAL FLOOR PLATE



- Lab Tenant
- Core
- Mechanical / Storage

250 WESTERN AVENUE

BUILDING SPECS

Building Size	280,992 SF	
Number of Floors	6	
Lab Floor Sizes	Floor 1	11,480 SF
	Floor 2	61,917 SF
	Floor 3	68,734 SF
	Floor 4	58,638 SF
	Floor 5	52,502 SF
	Floor 6	24,833 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	12,000 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.
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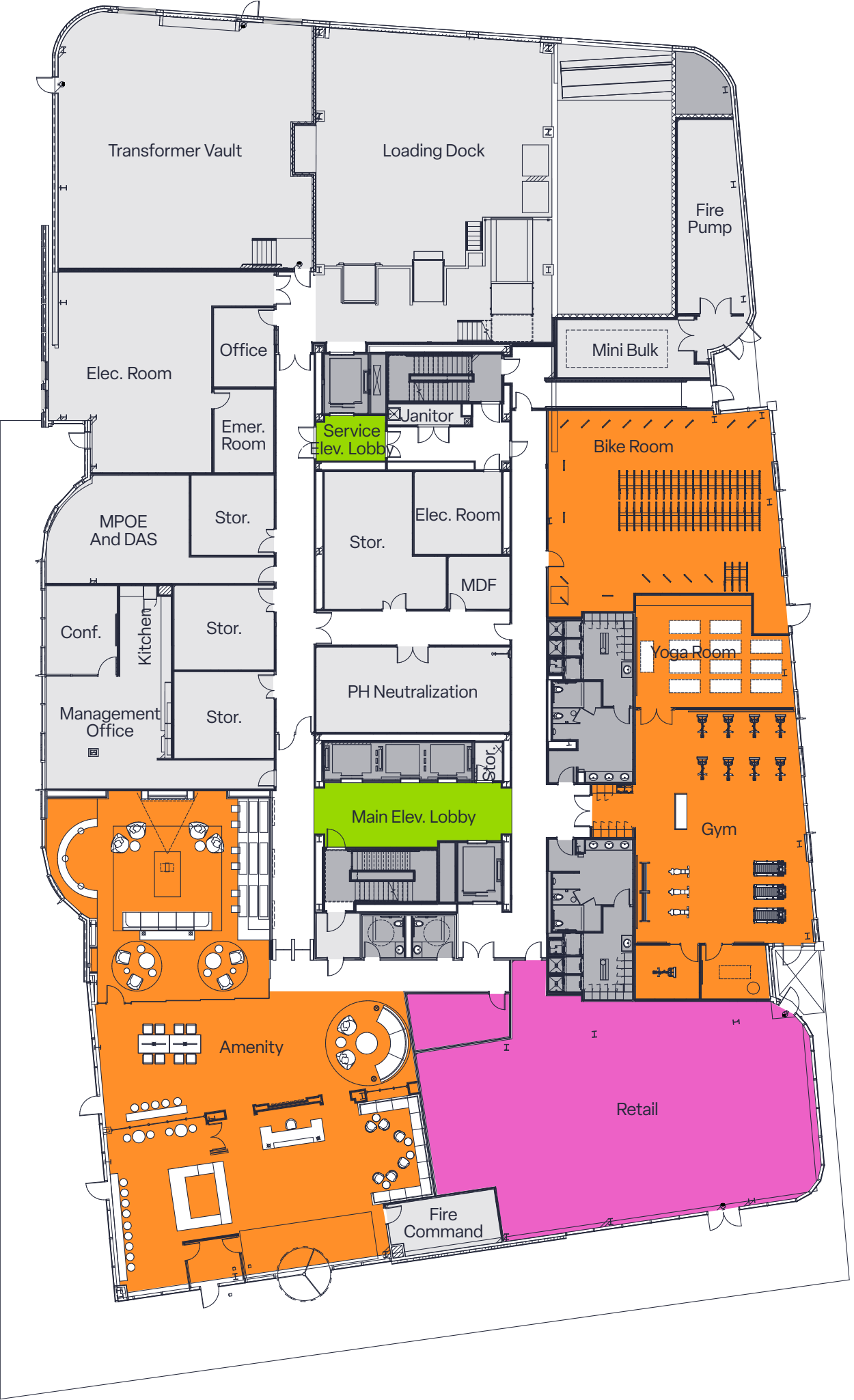
305 WESTERN AVENUE

Floor	SF
Floor 8	30,896 SF
Floor 7	31,171 SF
Floor 6	31,719 SF
Floor 5	44,856 SF
Floor 4	44,933 SF
Floor 3	44,431 SF
Floor 2	42,532 SF
Floor 1	Amenities
B1	Parking

FLOOR 1

Retail/Restaurant 7,000 SF

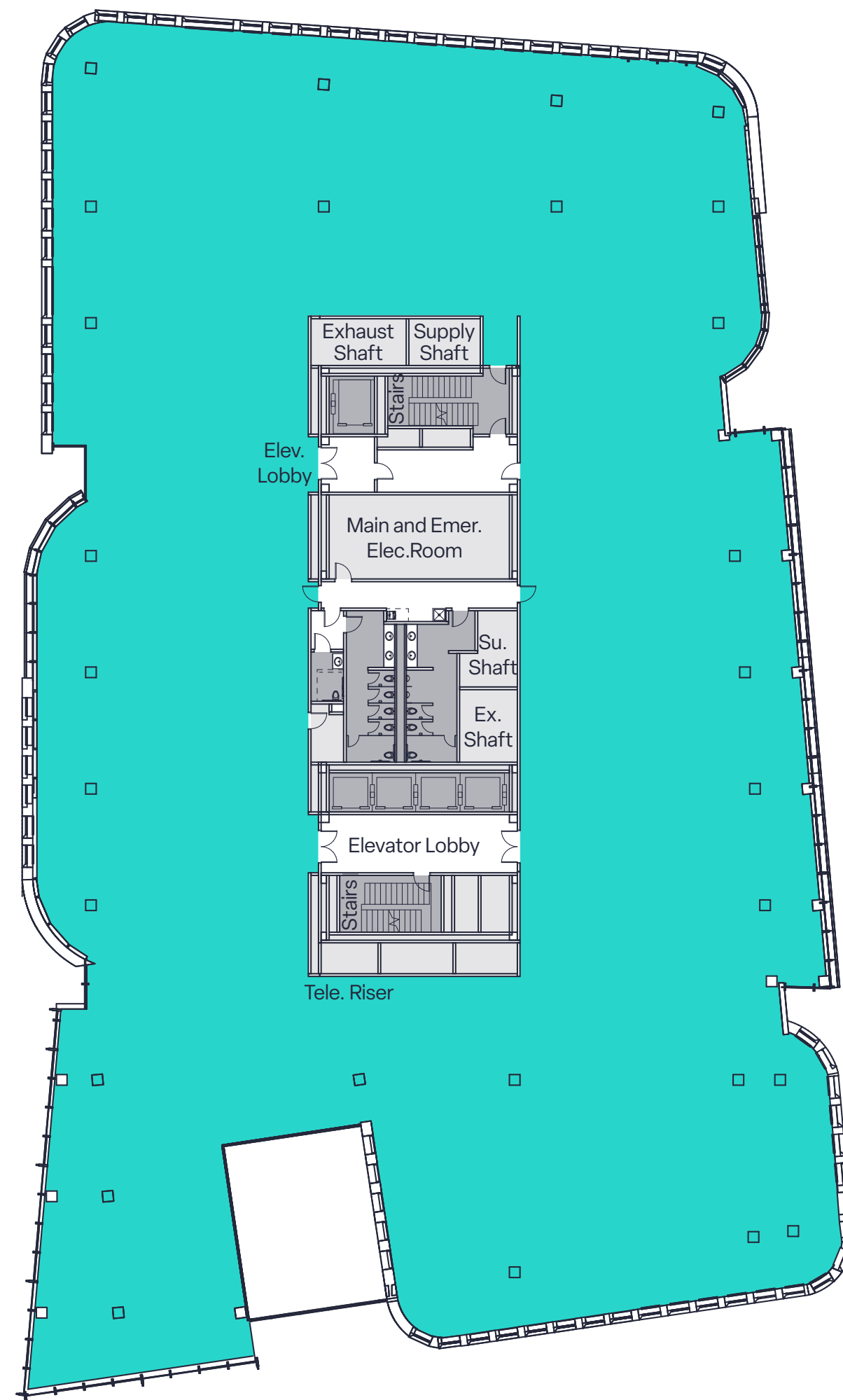
Secure Bike Storage Spaces 100+



- Retail/Restaurant
- Tenant Amenity
- Elevator Lobby
- Core
- Mechanical / Storage



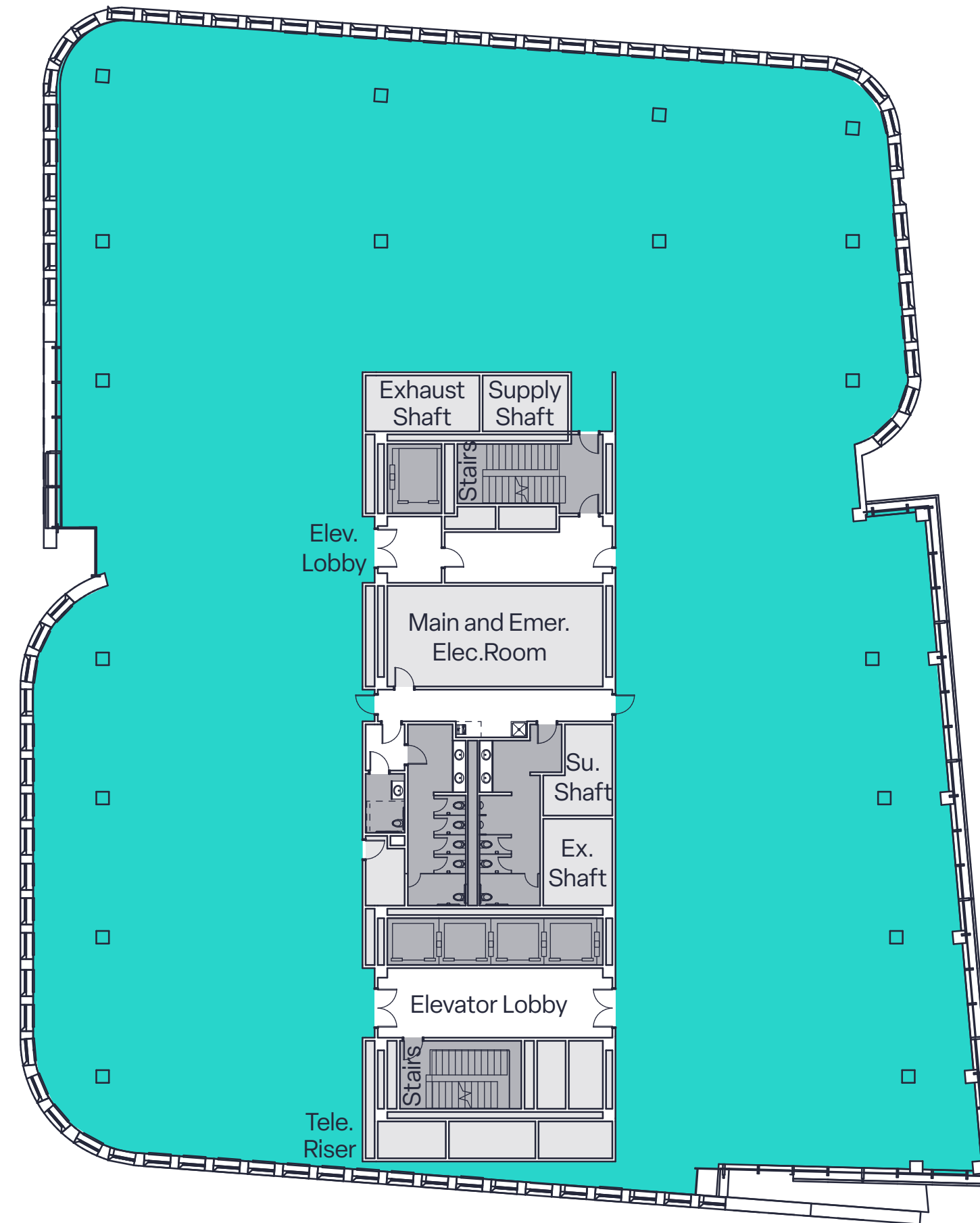
Typical Floor Levels 2-5



- Lab Tenant
- Core
- Mechanical / Storage



Typical Floor Levels 6-8



305 WESTERN AVENUE

BUILDING SPECS

Building Size	268,307 SF	
Number of Floors	8	
Lab Floor Sizes	Floor 1	0 SF
	Floor 2	42,532 SF
	Floor 3	44,431 SF
	Floor 4	44,933 SF
	Floor 5	44,856 SF
	Floor 6	31,719 SF
	Floor 7	31,171 SF
	Floor 8	30,896 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.
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