

# CLASS A LAB & OFFICE

BACK BAY LABS  
14,004 SF  
READY FOR OCCUPANCY

535-545 BOYLSTON



# 14,004 SF | 4TH FLOOR

- LABORATORY

LAB SUPPORT

LAB SERVICES

CIRCULATION

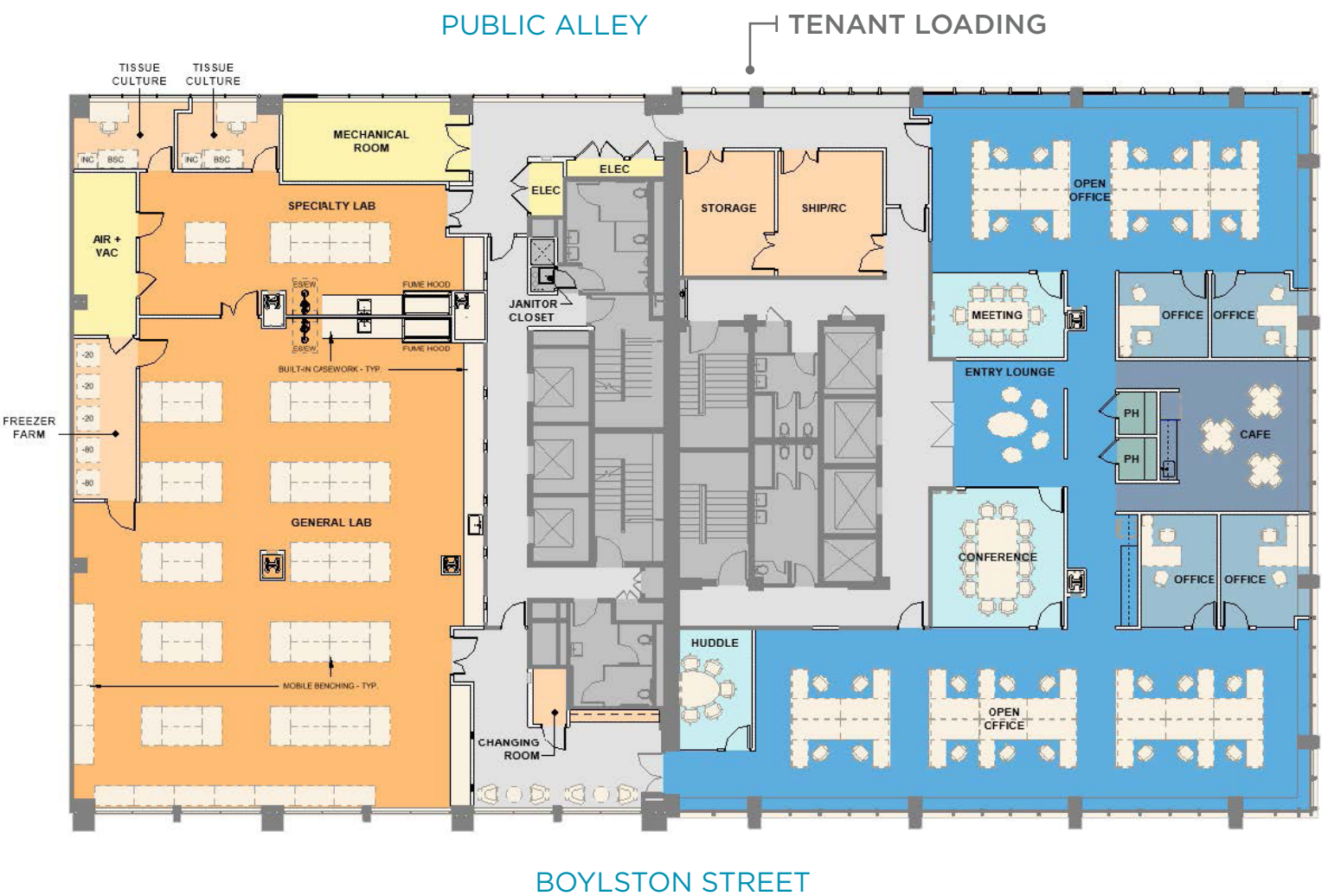
CORE/NIC
- OPEN OFFICE

PRIVATE OFFICE

MEETING ROOM

PHONE ROOM

CAFE



## SPECS

### LAB SPECS

HVAC	2 CFM per SF with 6-8 Air Changes Per Hour
ELECTRICAL	12-15W per SF within laboratory 8W per SF of standby power from 200kw generator

### LAB SERVICES

- pH neutralization system serving lab located on first floor
- Centralized lab waste located on tenant floor
- Panels for power, data and compressed air services within acoustical ceiling

### LAB EQUIPMENT

- Combination of fixed and mobile casework
- Two (2) 6' fume hoods

### LOADING

- Loading from public alley with dedicated elevator service directly into lab

### LAB SUPPORT

- Dedicated freezer farm room
- Dedicated specialty gas room
- Infrastructure to support tenant supplied autoclave and glasswash equipment

### EXPANSION

- Up to 30,000 SF on the 2nd and 3rd floor





THE FIRST TRUE LIFE SCIENCE  
SPACE IN THE BACK BAY

YOU BRING  
THE SCIENCE,  
THE REST IS HERE.



LAB VIEW TOWARD COPLEY SQUARE



WORLD CLASS RETAIL AND DINING  
AT YOUR DOORSTEP





FENWAY



KENDALL SQUARE

2.5 MILES

535-545 BOYLSTON

COPLEY

<2 MINUTE WALK

BACK BAY  
MBTA STATION

<7 MINUTE WALK



BOYLSTON STREET

NEWBURY STREET

ARLINGTON

<5 MINUTE WALK

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