



23

A PURPOSE-BUILT LAB OPPORTUNITY IN EAST WATERTOWN

6,036 RSF TO 63,120 RSF OF PREMIER SPEC LAB SPACE

ELM STREET



THE FOUNDATION FOR YOUR INNOVATION

23 Elm Street offers 66,634 SF of cutting-edge, fully furnished spec lab space, engineered to support scientific innovation and empower research with best-in-class facilities. Situated within the 1.5 MSF East Watertown lab community, it provides a prime opportunity to connect with Greater Boston's thriving life sciences and biotech ecosystem.



Fully Furnished &
Equipped Spec Labs



Spec Delivery Mid
November 2025



26,172 SF Typical
Floorplate



3rd Floor Ready
for Immediate TI



Top-Tier Retail &
Amenities Nearby



Prime Location in
East Watertown
Lab Cluster

A NEXT-GENERATION LAB ENVIRONMENT WITH MODERN AMENITIES



1,400 SF Rooftop
Deck



Locker Rooms &
Showers



1.4/1,000 SF
Parking Ratio



Blue Bike Access &
Interior Bike
Storage



Nearby Childcare
Services



EV Charging
Spots



Watertown
Connector
Shuttle Service



LEED Silver
Certified



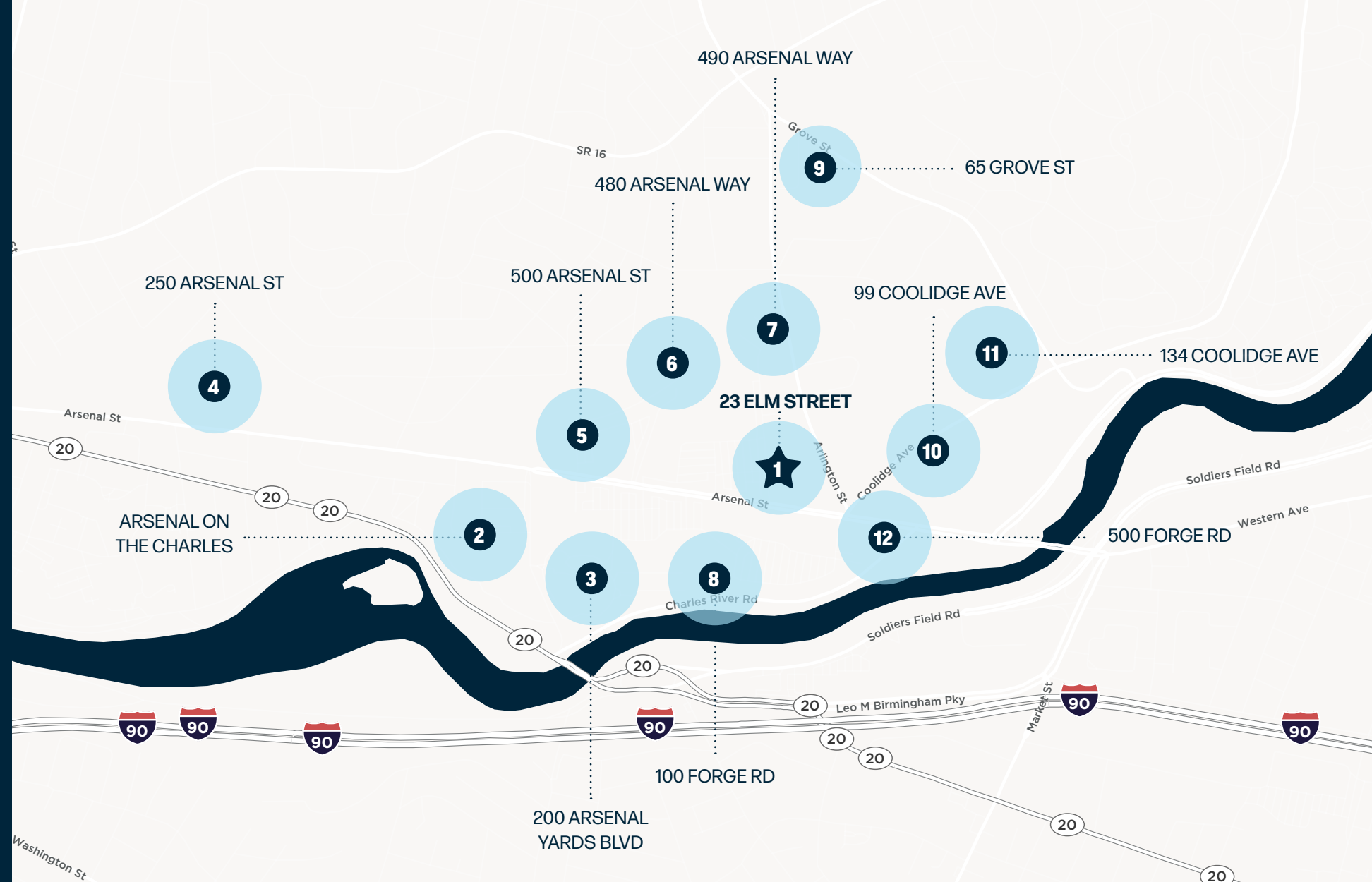
23
ELM STREET

22 EAST

EXPANSIVE VIEWS,
EXCEPTIONAL SPACES

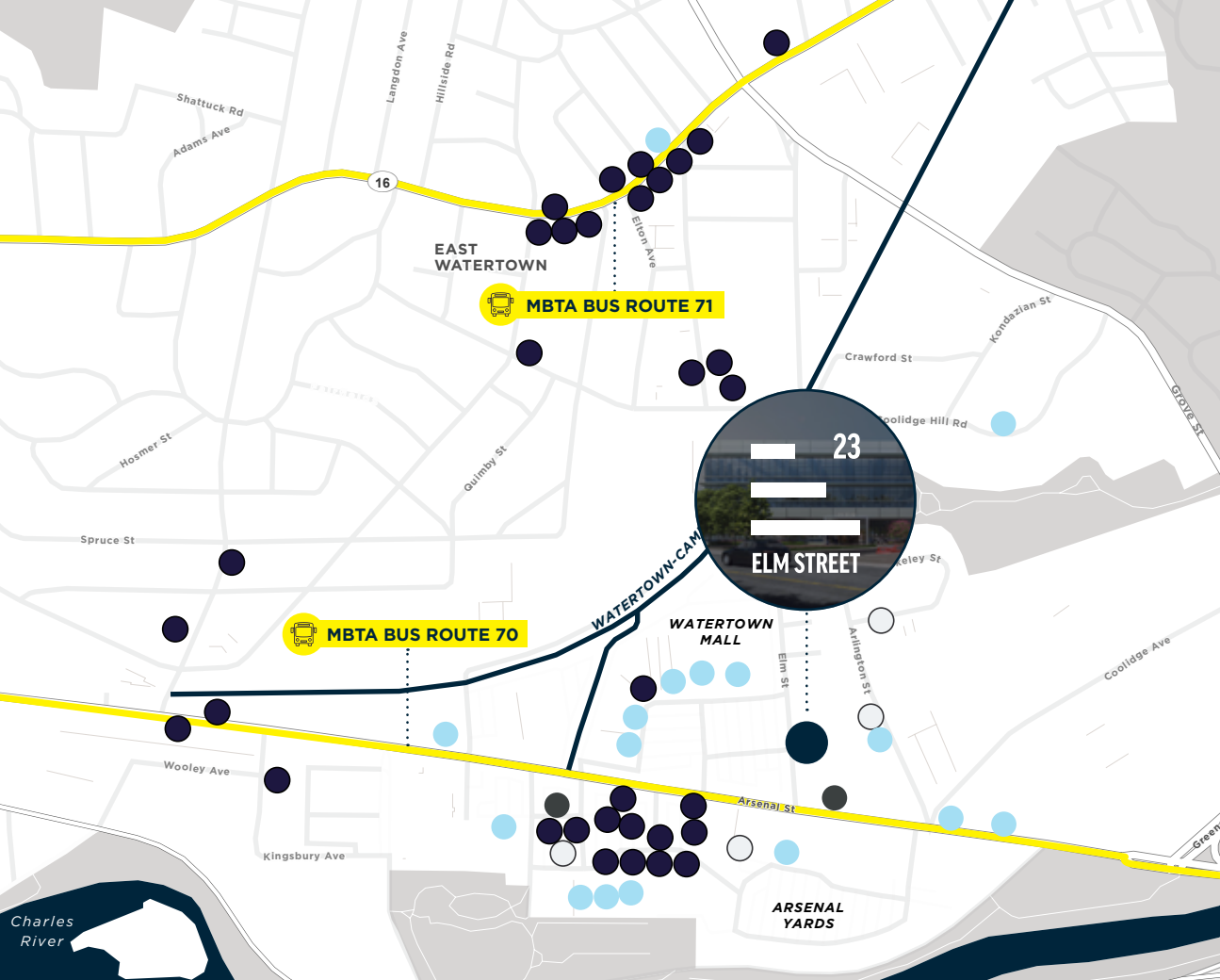


- 1 23 ELM STREET**
A Purpose-built Lab Opportunity in East Watertown
- 2 ARSENAL ON THE CHARLES**
Kymera, Dyno Therapeutics, Enanta Pharmaceuticals, Sherlock Biosciences, Landmark Bio, Werewolf Therapeutics, Discmedicine.
- 3 200 ARSENAL YARDS BLVD**
Diagonal Therapeutics, Arkuda Therapeutics.
- 4 250 ARSENAL ST**
Transition Bio, Seismic Therapeutic.
- 5 500 ARSENAL ST**
Treeline, In Gen
- 6 480 ARSENAL WAY**
Sense, ALS Therapy, Acrivon Therapeutics, LYRA Therapeutics, Arsenal medical
- 7 490 ARSENAL WAY**
Tectonic Therapeutic, Vertex, Neumora, C4 Therapeutics, Addgene
- 8 100 FORGE RD**
Vigil Neuro, Abata, Affini.
- 9 65 GROVE ST**
Lyndra Therapeutics, Rootpath, Apellis, Selecta Biosciences, Neumora, CDS Dover company, Bosch.
- 10 99 COOLIDGE AVE**
Matchpoint Therapeutics, Sonata Therapeutics.
- 11 134 COOLIDGE AVE**
Biolabs
- 12 500 FORGE RD**
Orna, VenCell, Aleksia Therapeutics



AN ESTABLISHED HUB FOR INNOVATION

Watertown's transformation into a premier life sciences destination continues to accelerate, offering proximity to top talent, world-class research institutions, and a collaborative ecosystem driving scientific progress.



TOP-TIER AMENITIES & RETAIL AT YOUR DOORSTEP

Surrounded by vibrant retail, dining, and new amenities, 23 Elm delivers the convenience and energy needed to enhance collaboration and fuel discovery.

SHOPPING



WARBY PARKER



TARGET



OLD NAVY

J.CREW

Roche Bros.

FITNESS



@ pure barre

[solidcore]



RESTAURANTS



sweetgreen



BEN & JERRY'S



Pokeworks



HOTELS

Hampton Inn & Suites
by HILTON

Residence INN



1ST FLOOR – SPEC PLAN

22,367 RSF

**OPTION TO COMBINE SUITES IF NEEDED*

Suite 1: 6,036 RSF

Suite 2: 8,827 RSF

Suite 3: 7,504 RSF



2ND FLOOR – SPEC PLAN

25,627 RSF

**OPTION TO COMBINE SUITES IF NEEDED*

Suite 4: 12,910 RSF

Suite 5: 12,717 RSF

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3RD FLOOR LAYOUT

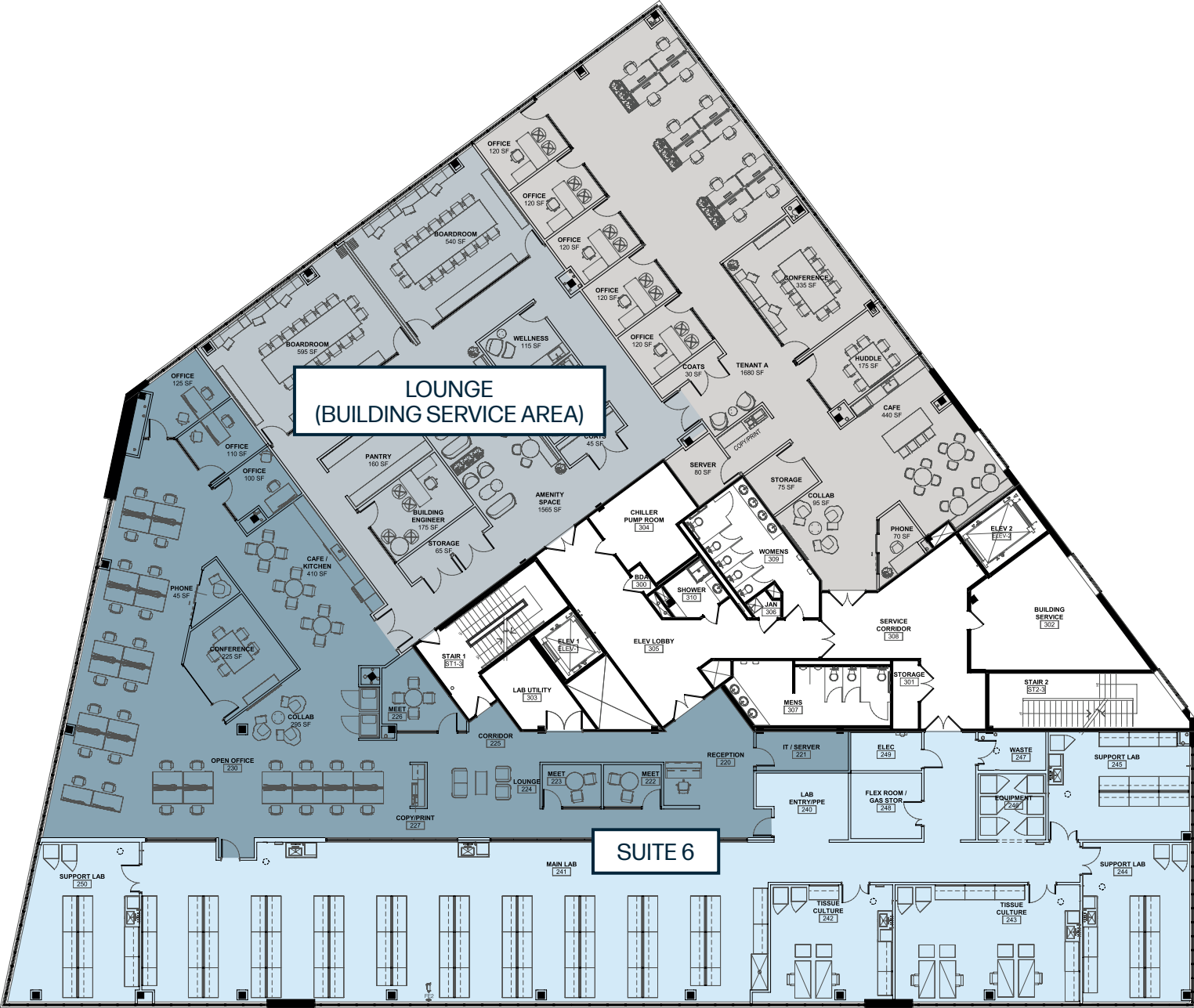
15,126 RSF

**SCHEDULED FOR COMPLETION IN MARCH 2026*

Suite 6: 15,126 RSF

23

ELM STREET



TENANT 1 OFFICE TENANT 1 LAB BUILDING SERVICE AREA TENANT 2 OFFICE

— 23

ELM STREET

WATERTOWN, MA

FOR MORE INFORMATION, PLEASE CONTACT

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Shannon
Life
Sciences



CUSHMAN &
WAKEFIELD