

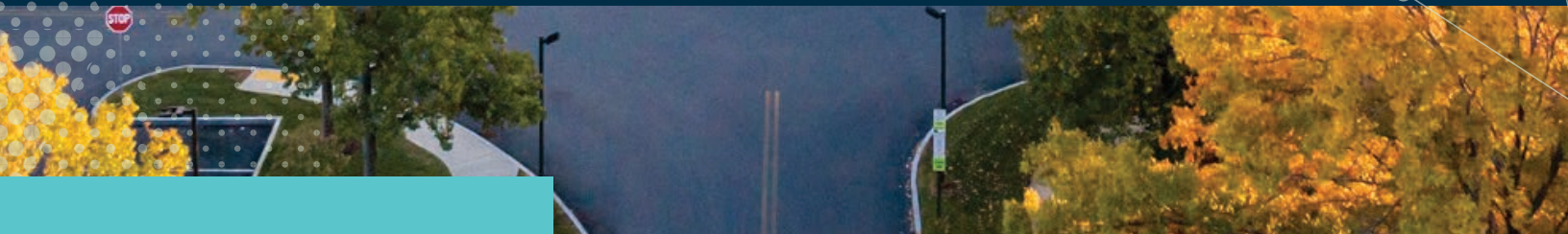
CABOT ROAD



PURPOSE BUILT NEW LAB SUITES

SUITE #100 (27,979 RSF) - SUBSTANTIAL COMPLETION OCTOBER 2022

SUITE #230 (27,264 RSF) - SUBSTANTIAL COMPLETION Q4-2024 OR EARLIER





PROPERTY HIGHLIGHTS



NEW AMENITY PROGRAM

- *New Lobby Lounge and Coffee Lounge*
- *New Fitness Center and Locker Rooms*
- *Outdoor Patio and Lawn Games*
- *New Cafeteria Design and Ordering System*



NEW SPEC LAB SUITE

- *28k RSF Delivering in Q3 2022*
- *New Lab Infrastructure and Systems*
- *Efficient Floor Plans Designed By Jacobs*



BUILDING UPGRADES

- *Completed \$16.9 Million Remodel Program*
- *Complimentary Shuttle to MBTA Orange Line Station*
- *Parking 3,100 RSF*



TRANSIT ORIENTED

- *Complimentary Shuttle Service to MBTA Orange Line Station*
- *2.5 Miles to Assembly Row*
- *3.6 Miles to Cambridge Crossing*
- *4.0 Miles to Downtown Boston*

EXPANDING LIFE SCIENCE CORRIDOR



CAMBRIDGE NORTH

- | | | |
|--|--|--|
| 1 Assembly Row
Federal Realty
1.3M SF BTS | 2 Brickyard @ Assembly
Brickyard
596,000 SF 2024+ | 3 Edge @ Assembly
EDGE & BGI
525,000 SF 2024+ |
| 4 Assembly Innovation
Biomed Realty
1.4M SF 2023+ | 5 Hood Park
Catamount
1.7M SF 2021+ | 6 Cambridge Crossing
DivcoWest
2.1M SF 2021+ |
| 7 200 Exchange
Berkeley
315,000 SF | 8 Cummings Park
Cummings Properties
200,000 SF | 9 Brickbottom
Leerink/Northriver
1M SF |

NEIGHBORHOOD RETAIL & RESTAURANTS



IN THE NEIGHBORHOOD

ASSEMBLY ROW

- 1 Trader Joes
- 2 Nike
- 3 Adidas
- 4 Brooks Brothers
- 5 Banana Republic
- 6 J.Crew
- 7 TJ Maxx
- 8 Reebok
- 9 Earls Kitchen + Bar
- 10 Lucky Strike Bowling
- 11 AMC Theaters
- 12 Orange Theory

- 13 Sabroso Taqueria
- 14 Legal Sea Foods
- 15 Totto Ramen
- 16 Fuji at Assembly
- 17 Café Nero
- 18 Staples
- 19 Bed Bath & Beyond
- 20 99 Restaurants
- 21 Christmas Tree Shops
- 22 Outback Steakhouse
- 23 Tony C's Sports Bar + Grill
- 24 SmokeShop BBQ

RIVER'S EDGE

- 1 The Porch Southern Fare & Juke Joint
- 2 Freerange Market

FELLSWAY PLAZA

- 1 Stop N Shop
- 2 Chipotle
- 3 Panera Bread
- 4 Planet Fitness



1 Encore

MEADOW GLEN MALL

- 1 Wegmans
- 2 Marshall's
- 3 Petco
- 4 Dick's Sporting Goods
- 5 Kohls

STATION LANDING

- 1 Starbucks
- 2 Walgreens
- 3 Five Guys
- 4 Qdoba
- 5 Kappy's Fine Wine
- 6 Regina Pizzeria
- 7 Kelly's Roast Beef
- 8 Yoki Japanese
- 9 LongCross Bar & Kitchen

REVERE BEACH PKWY

- 1 Night Shift Brewing
- 2 Short Path Distillery
- 3 Bone Up Brewing Co
- 4 MetroRock Climbing
- 5 Skyzone
- 6 Revolution Axe Throwing
- 7 Best Buy

WELLINGTON CIRCLE PLAZA

- 1 CVS
- 2 Starbucks
- 3 Dunkin'
- 4 Boston Market

GATEWAY CENTER

- 1 Home Depot
- 2 Gap
- 3 Old Navy
- 4 DSW
- 5 Petsmart
- 6 Bath & Body Works
- 7 Michael's
- 8 Babies-R-Us
- 9 Target
- 10 Costco
- 11 Total Wine
- 12 TGI Fridays
- 13 Texas Roadhouse
- 14 Panera

1



Modern Fitness Studio



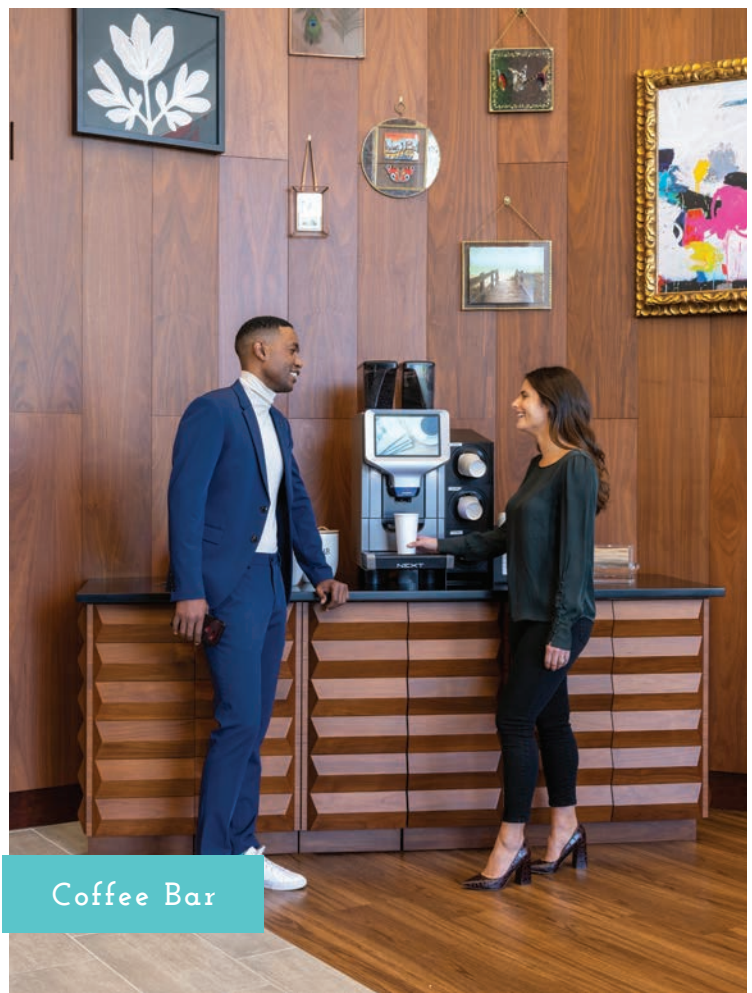
AMENITY RICH BUILDING

ATTRACT AND RETAIN THE BEST TALENT

Collaboration Spaces

BUILT FOR LAB:

- This next generation 316,233 RSF Lab Building offers the **best in urban edge experiences** by connecting you and your employees to major transportation hubs, **located 12 minutes to Kendall Square** and **15 minutes from the Seaport**, and just **5-7 minutes** away from key services, national retail/restaurants, and entertainment venues at Station Landing & Assembly Row, including a **3:1,000 RSF parking ratio**.
- When you add in a mix of best-class amenities, **new class A lab infrastructure** with **easy access to Kendall Square** as well as to area retailers, you'll find everything you need to **make your business grow and thrive at One Cabot**.
- One Cabot is less than a **5-minute walk to the Orange Line**. Subways runs at regular 6-minute intervals, and Wellington Station is only 4 stops to North Station and 6 stops away from Downtown Boston.
- Located in a **fast-growing life science cluster** from Cambridge North through Assembly Square, Hood Park, Union Square, and Boynton Yards, **One Cabot is a value to Kendall Square**.
- Built for lab, a workplace that works and has **fully built out spec laboratory suites** by one of the handful **premier Boston lab developers DAVIS** and designed and constructed by **world class Jacobs Architects, AHA Engineers and PIDC Construction**, an opportunity you can't say no to.



Coffee Bar



Outdoor Patio & Game Area

ROBUST BASE BUILDING INFRASTRUCTURE



The Building is cooled by two 800 ton Trane centrifugal chillers. Each floor includes mechanical rooms in the east and west wings. Each mechanical room houses two air handling units (four units per floor). Air handling units in the east wing are zoned to handle the central core and east wing. The mechanical rooms are supplied fresh air from two gas fired make up air units located on the roof. The perimeter units are equipped with electric heat to provide perimeter heating. Two rooftop Baltimore Air Coil cooling towers serving the chiller plant are galvanized steel with a "Balti Bond" protective coating and are fully winterized. The chilled water plant is equipped with three floor plate heat exchangers for fall/winter water side economizers.

Column Bay spacing: 28' but varies in some locations.

Slab to Slab Height: Floors 1-3 = 13' - 8" to deck and 4th floor 14' - 6"

Floor Load Capacity: 100-120 lbs per SF west wing and 100-120 lbs per SF of the east wing

Loading Dock: Two loading docks, plus two loading bays
• West interior dock clearance is 13 ft, East loading bay is an exterior loading with no height restrictions.

Passenger / Freight Elevator: Five 3,500 lbs. passenger elevators and one 8,000 lbs. freight elevator.

• **Freight:** 9' Deep x 8.5' Wide x 7.10' High & 13'7"

Electrical: 26K KVA, 3 phase 480/277 volts, 23 KV system which is check-metered by suite.

Emergency Power: There are three 2,200 KW Caterpillar diesel generators located in the pent-house providing emergency backup.

Parking: 3.0 per 1,000 RSF

Roof: Combination of ballasted PVC membrane (Sikaplan) on the lower roofs and mechanically fastened PVC on the main roof. Roof was replaced in 2008 with and has a 15 year warranty from Sarnafil.

Penthouse: 12,998 SF

Dunnage: Approximately 750 SF of roof top dunnage is available for tenant's use, in addition to approximately 2,500 SF of screened roof top space where additional dunnage can be installed.

Gas Service: - 5000 CFH.

Fume Hoods: Three (3) 6' on each floor

NEW LAB SPACE INCLUDES LAB BENCHING & FUME HOODS



Floors 1-3: 13'-8" Slab-to-Slab
Floor 4: 14'-6" Slab-to-Slab
100-120lb Floor Load



15 Watt/SF Lab
Emergency Back-Up Generator



8,000 lb Freight
Elevator



1.5 CFM for Lab Space



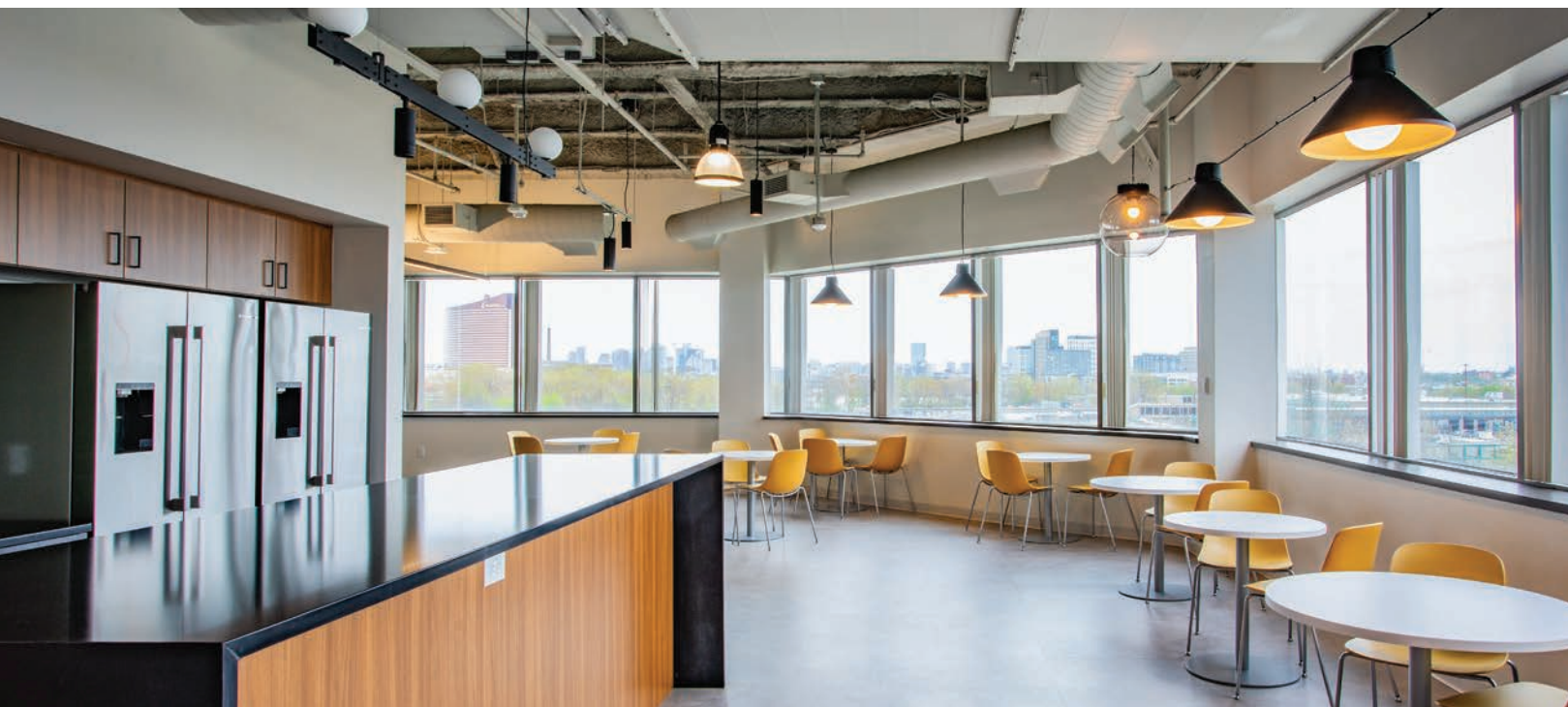
Spec Suite Lab at One Cabot

CONSTRUCTION DESIGN TEAM

JACOBS

AHA

PIDCO
CONSTRUCTION





CABOT  ROAD

For leasing information visit: OneCabot.com

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NEWMARK

 **DAVIS**