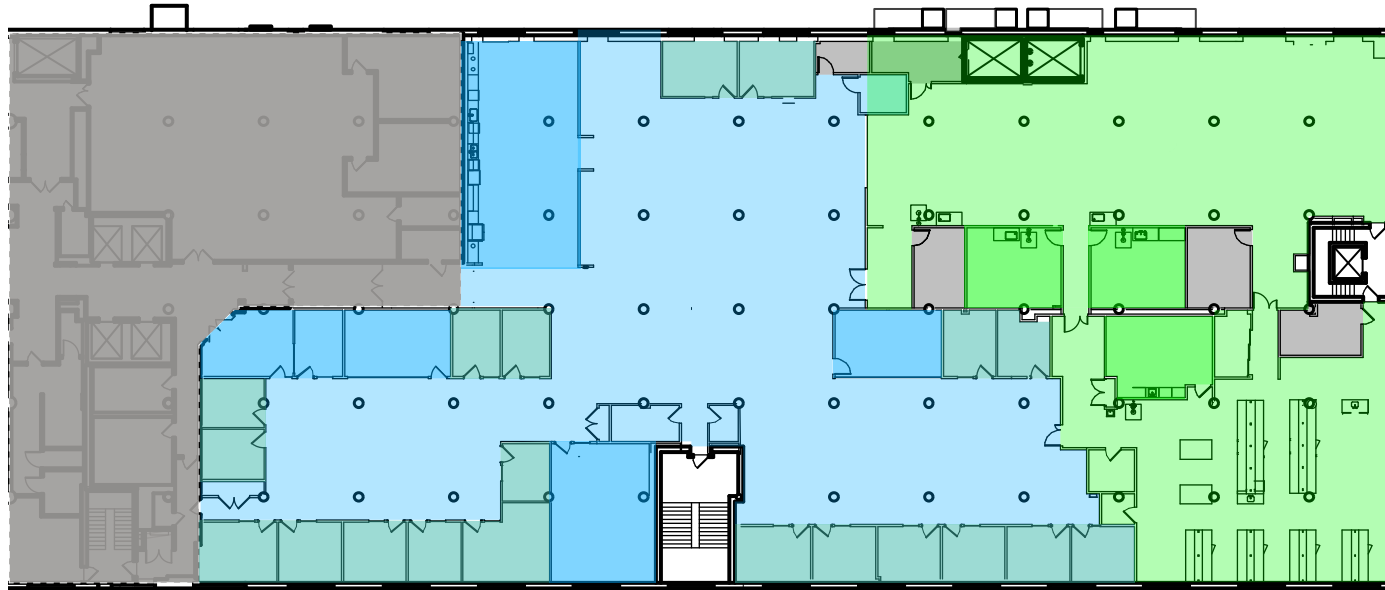
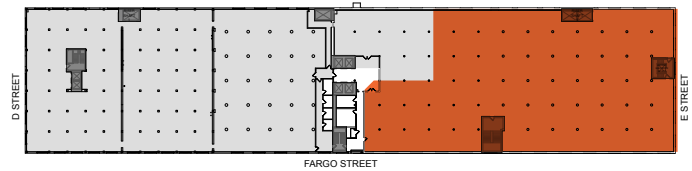


2ND FLOOR // 24,019 SF



OFFICE PROGRAM:

- // 1 Large Conference Room
- // 2 Medium Conference Rooms
- // 20 Private Offices/Huddles Rooms
- // Large Kitchen Area
- // Open Office Space

LAB PROGRAM:

- // 3 Tissue Culture/Support Labs
- // Open Lab Space



451D

FOR MORE INFORMATION

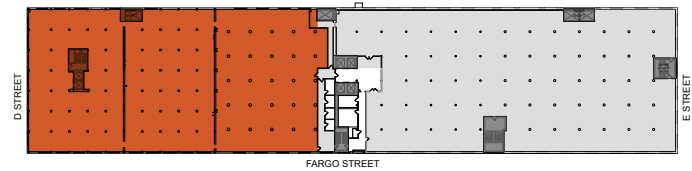
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 **RELATED
BEAL**

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5TH FLOOR // 27,333 SF



OFFICE PROGRAM:

- // 1 Entry/Reception
- // 1 Large Conference Room
- // 1 Medium Conference Room
- // 8 Meeting Rooms
- // 4 Phone/Focus Rooms
- // 1 Kitchen & Lounge
- // 1 Open Office
- 60 Workstations

SUPPORT PROGRAM:

- // 1 Server / Storage Room
- // 1 Wellness Room
- // 1 Coat Closet
- // Direct Freight Elevator Access

SUITE SPECS:

- // 60/40 Lab to Office
- // 2.0 CFM

LAB PROGRAM:

- // 3 Lab Entry
- // 3 Tissue Culture Labs
- // 1 Receiving
- // 1 Freezer Room
- // 1 X Ray Room
- // 1 Manifold
- // 1 Flex Lab
- // 1 Lab Storage
- // 2 Open Labs
- 73 Lab Benches
- 2 Fume Hoods
- // 1 Lab Utility
- // 1 Vivarium
- 2 Procedure Rooms
- 2 Holding Rooms
- 2 Storage Rooms



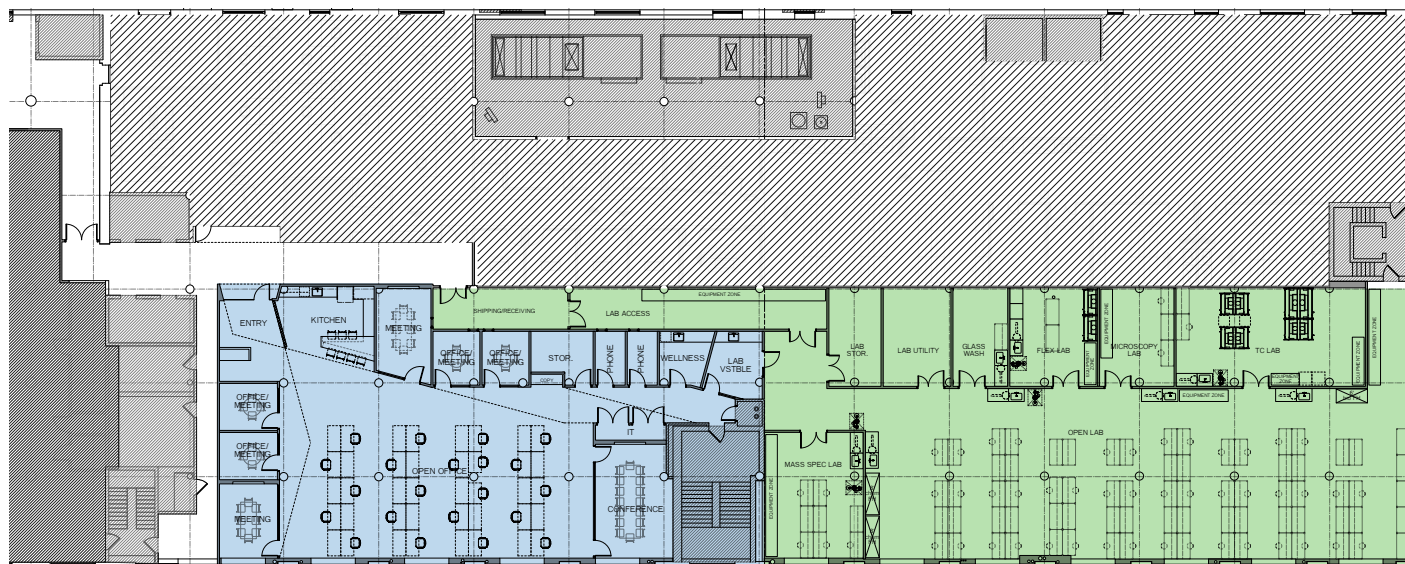
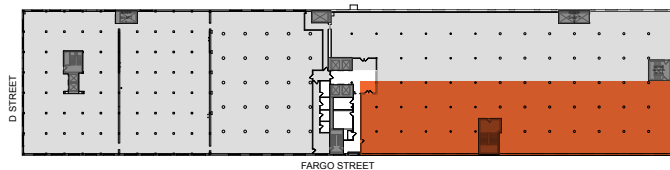
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5TH FLOOR // 15,587 SF



OFFICE PROGRAM:

- // 1 Fourteen Person Board Room
- // 2 Eight Person Conference Rooms
- // 4 Huddle Rooms/Private Offices
- // 2 Phone Rooms
- // 40 Workstations
- // Kitchen
- // Wellness Room

LAB PROGRAM:

- // 2 Tissue Culture Rooms
- // 1 Mass Spec Lab
- // 1 Microscopy Lab
- // Glass Wash Room
- // 3 Fume Hoods
- // 70 Lab Benches



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7TH FLOOR // 5,113 SF



OFFICE PROGRAM:

- // 1 Entry/Reception
- // 1 Large Conference Room
- // 1 Small Conference Room
- // 1 Huddle Room
- // 1 Phone/Focus Room
- // 1 Kitchen & Lounge
- // 1 Open Office
- 29 Workstations
- // 1 Coat Closet
- // 1 Server Closet

LAB PROGRAM:

- // 1 Tissue Culture Lab
- // 2 Flex Labs
- // 2 Lab Storage Rooms
- // 1 X Ray Room
- // 1 Manifold
- // 1 Flex Lab
- // 1 Open Lab
- 25 Lab Benches
- 2 Fume Hoods

SUITE SPECS:

- // 50/50 Lab to Office
- // 1.5 CFM



FOR MORE INFORMATION

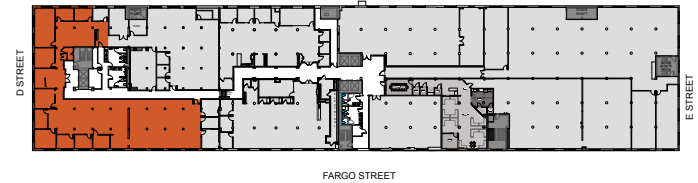
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7TH FLOOR // 10,101 SF

Available October 2026



OFFICE PROGRAM:

- // 1 Large Conference Room
- // 2 Private Offices
- // 3 Huddle Rooms
- // 28 Workstations
- // Kitchen Area

LAB PROGRAM:

- // 2 Support Labs
- // 24 Lab Benches



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8TH FLOOR // 9,668 SF



OFFICE PROGRAM:

- // 1 Entry/Reception
- // 2 Meeting Room
- // 2 Huddle Room
- // 1 Open Office
- 31 Workstations
- // 1 Kitchen
- // 2 Offices

LAB PROGRAM:

- // 1 Lab Vestibule
- // 1 Open Lab
- 35 Lab Benches
- 2 Fume Hoods
- // 1 Tissue Culture Lab
- // 1 Freezer Area
- // 1 Glass Wash Area
- // 1 Lab Utility
- // 1 Lab Storage

SUPPORT PROGRAM:

- // IT Closet
- // Comfort Room
- // Coat Closet
- // Freight Access



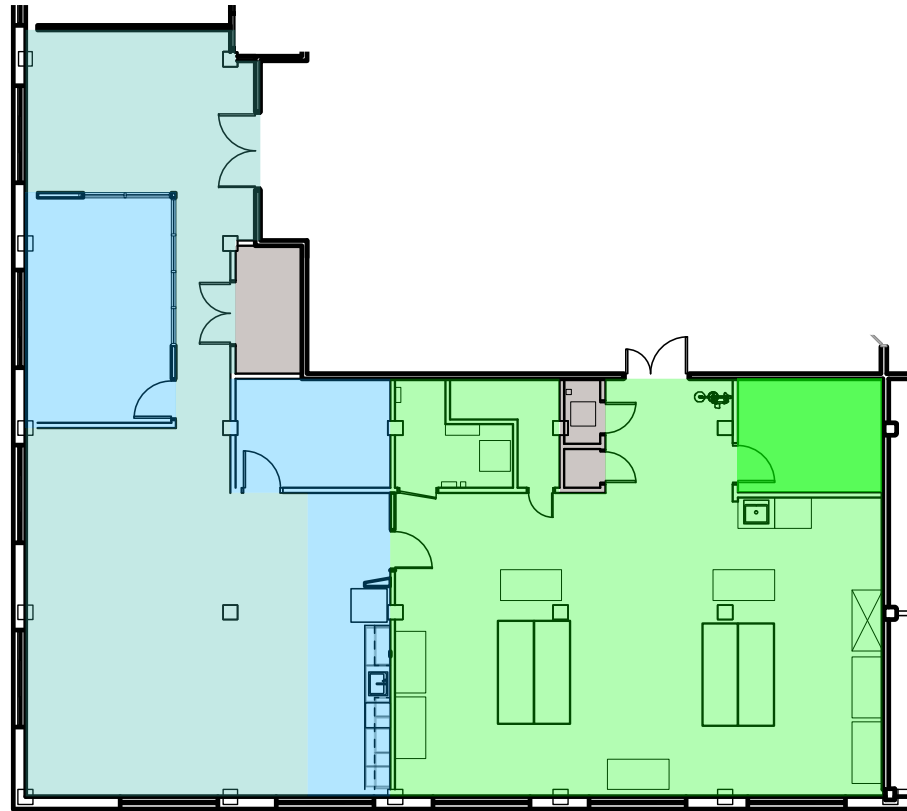
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9TH FLOOR // 4,197 SF



OFFICE PROGRAM:

- // 1 Conference Room
- // 1 Private Office
- // Open Office Space
- // Kitchen Area

LAB PROGRAM:

- // 1 Support Lab
- // Open Lab Space
- // 1 Fume Hood



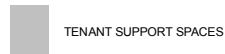
MEETING AND
"PUBLIC" SPACES



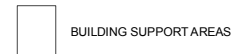
OFFICE SPACES



LAB SPACES



TENANT SUPPORT SPACES



BUILDING SUPPORT AREAS

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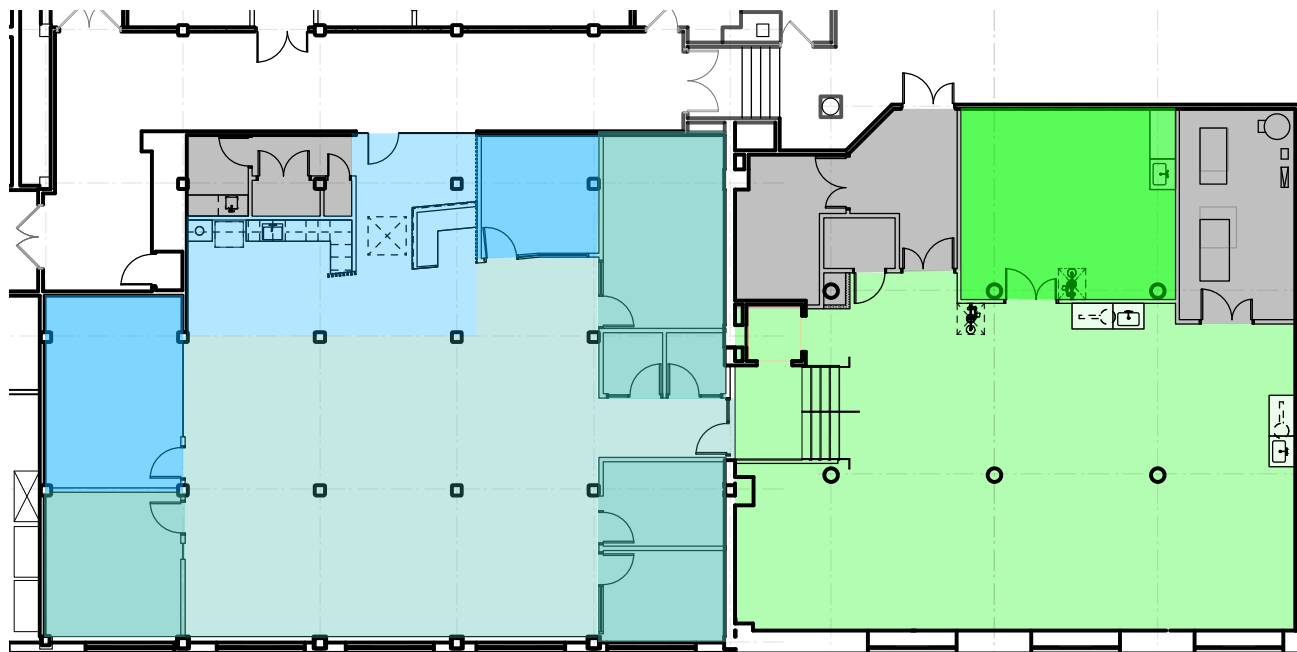
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CBRE

9TH FLOOR // 8,304 SF

Available October 2026

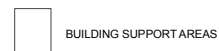


OFFICE PROGRAM:

- // 2 Large Conference Rooms
- // 4 Private Offices/Huddle Rooms
- // 2 Phone Rooms
- // Kitchen Area
- // Open Office Space

LAB PROGRAM:

- // 1 Tissue Culture Lab
- // 1 Support Lab
- // Open Lab Space



FOR MORE INFORMATION

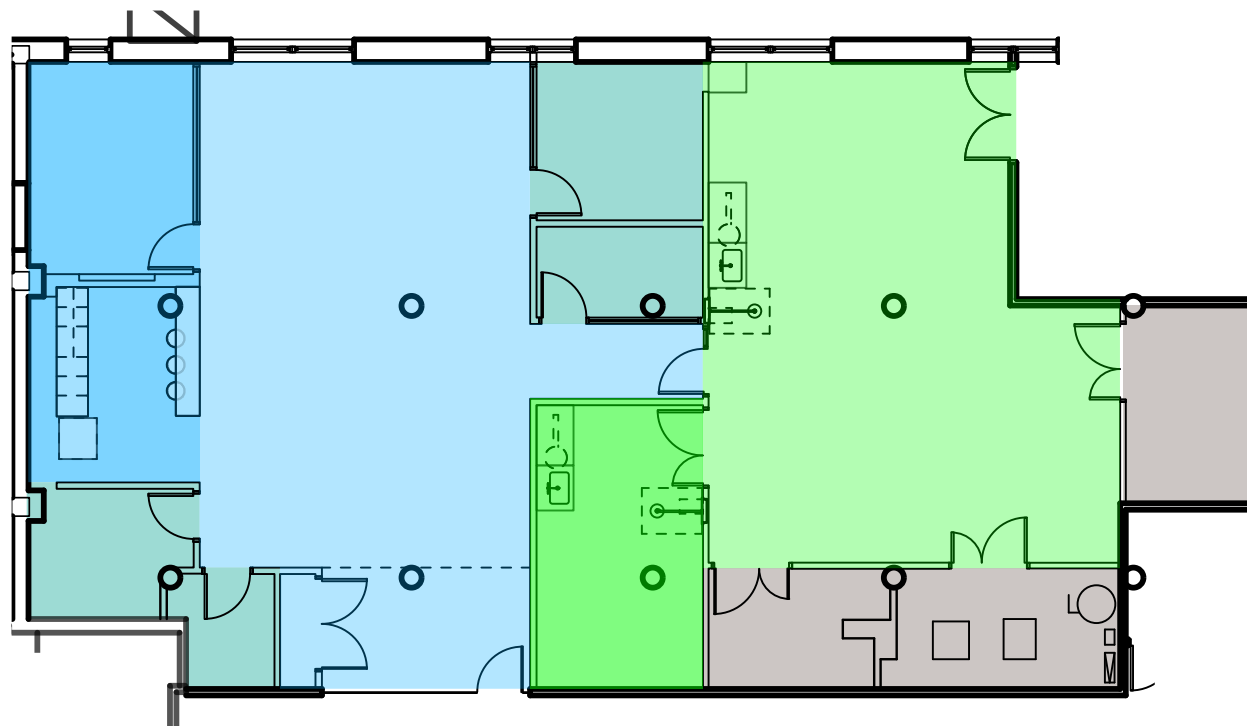
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9TH FLOOR // 4,168 SF

Available October 2026



OFFICE PROGRAM:

- // 1 Conference Room
- // 4 Private Offices/Huddle Rooms
- // Kitchen Area
- // Open Office Space

LAB PROGRAM:

- // 1 Tissue Culture Lab
- // Open Lab Area



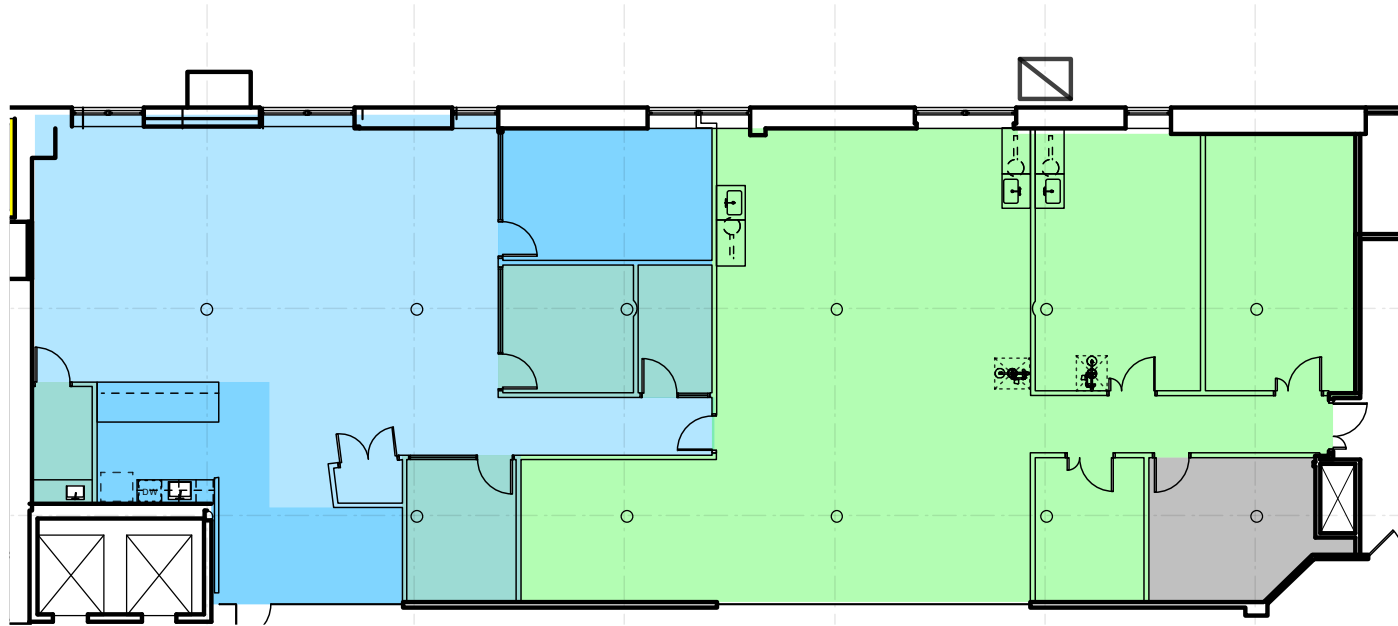
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9TH FLOOR // 6,557 SF



OFFICE PROGRAM:

- // 1 Conference Room
- // 4 Private Offices/Huddle Rooms
- // Kitchen Area
- // Open Office Space

LAB PROGRAM:

- // 1 Tissue Culture Lab
- // 2 Lab Support Rooms
- // Open Lab Area



451D

FOR MORE INFORMATION

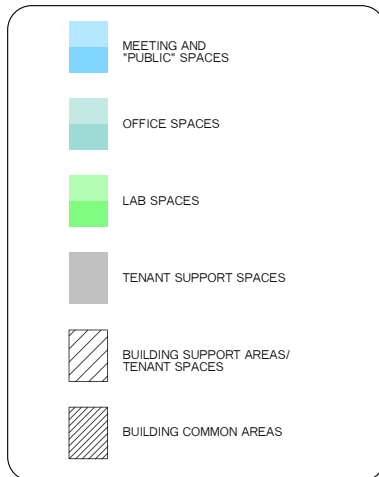
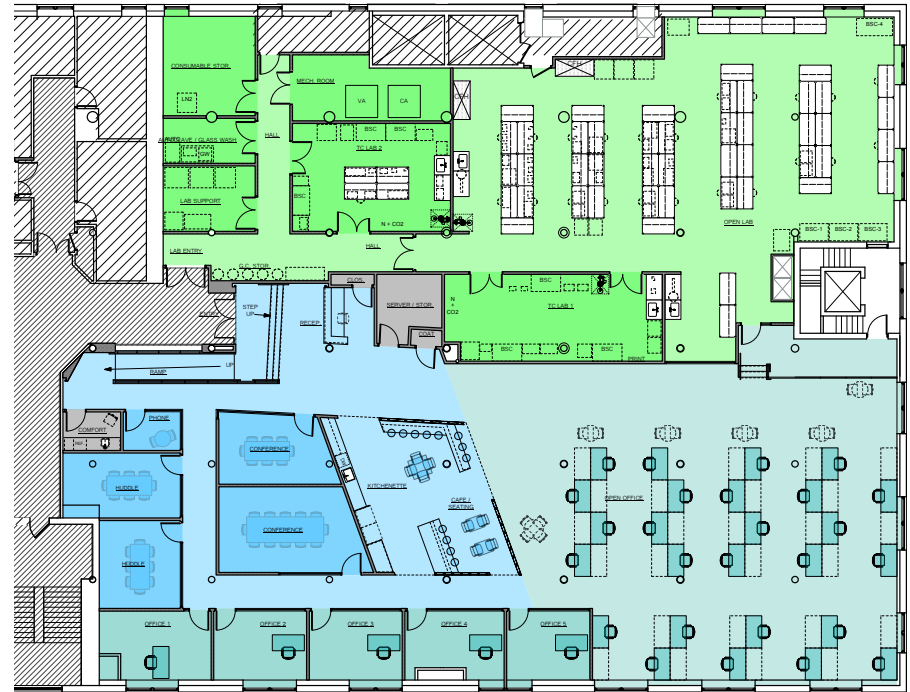
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RELATED
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9TH FLOOR // 17,055 SF



OFFICE PROGRAM:

- // Furnished Entry/Reception Area
- // 2 Conference Rooms
- // 2 Huddle Rooms
- // 1 Phone Room
- // 5 Private Offices
- // Open Office Area - 51 Workstations
- // 1 Kitchen
- // Cafe Area With Ample Seating

LAB PROGRAM:

- // Open Lab Area with:
 - 54 Lab Benches
 - 2 Fume Hoods
- // 2 Tissue Culture Labs
- // 1 Lab Support Room
- // Autoclave / Glass Wash Area
- // Consumable Storage Room
- // Mechanical Room
 - Compressed Air System
 - Vacuum Air System

SUPPORT PROGRAM:

- // 1 Server / Storage Room
- // 1 Wellness Room
- // 1 Coat Closet
- // Direct Freight Elevator Access

SUITE SPECS:

- // 50/50 Lab to Office
- // 1.5 CFM



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