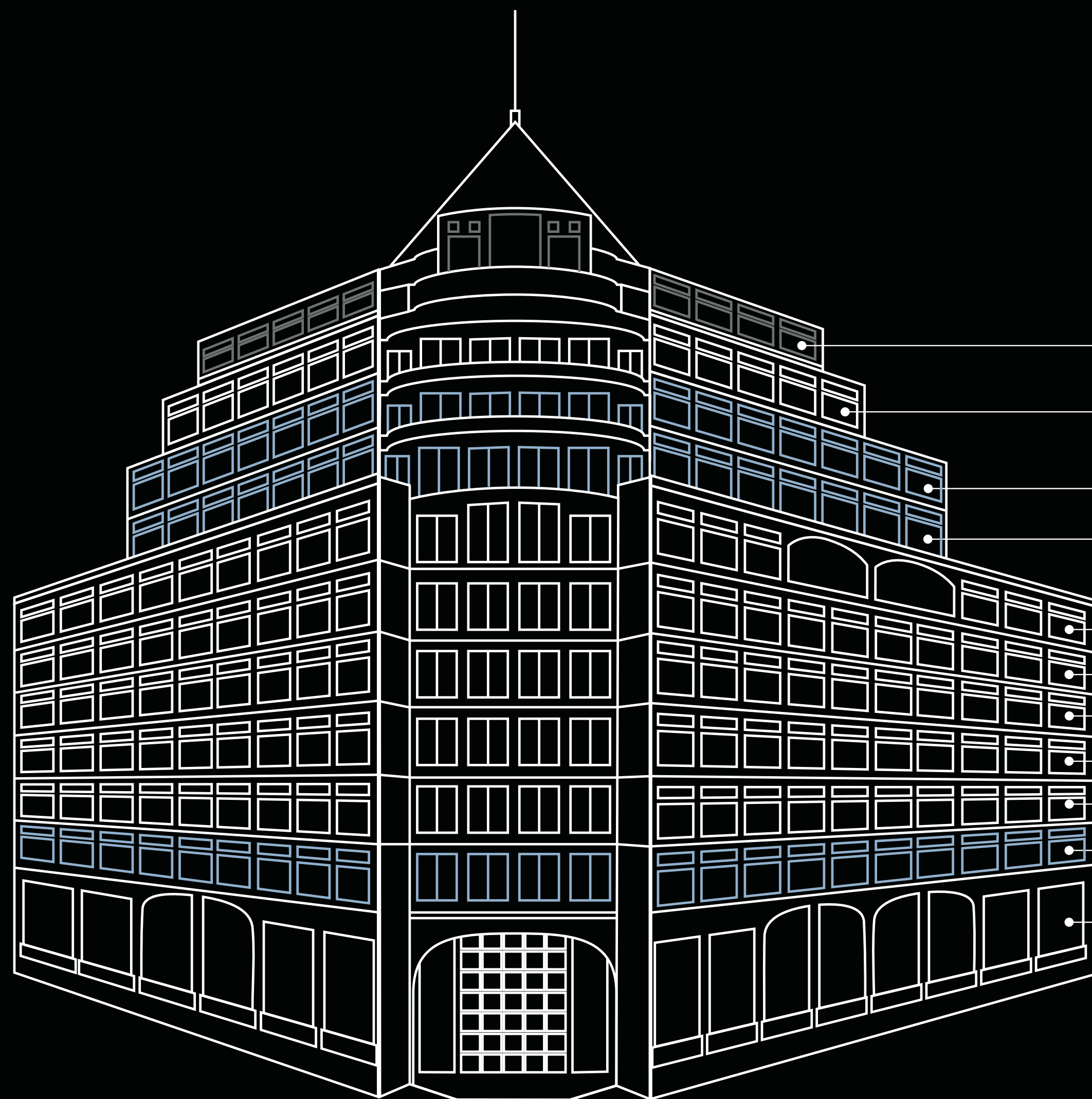


# 745 Atlantic

DISCOVER YOUR  
LIFE SCIENCES  
LAUNCHPAD



# 177,000+ SF ON 10 FLOORS AVAILABLE Q3 2023



- Mechanical Penthouse
- 10 13,005 SF
- 9 15,735 SF (Spec Suite)
- 8 15,781 SF (Spec Suite)
- 7 21,042 SF
- 6 21,681 SF
- 5 20,983 SF
- 4 21,691 SF
- 3 21,686 SF
- 2 20,861 SF (Spec Suite)
- 1 Ground Floor Retail

Move into one of our state-of-the-art spec suites or create your own customized space starting Q3 2023.

With best-in-class lab space combined with a superb location (8 minutes to Kendall Square) and ultimate flexibility, 745 Atlantic is perfectly situated – and managed – to meet the needs of your company as you look to grow.

New systems will reduce reliance on fossil fuels and help set projections for a 15% reduction in carbon footprint and a 26% reduction in energy use intensity. LEED Gold certification means this is a building your company can be proud of.



# FROM HERE YOU CAN GO ANYWHERE



Cambridge

 4 stops to Kendall

Beacon Hill

Boston Common

Back Bay

Government Center

Downtown Boston

 3 min. drive

Chinatown

 10 min. walk

**745 Atlantic**

South Station

Seaport District  
 5 min. walk

 3 min. drive

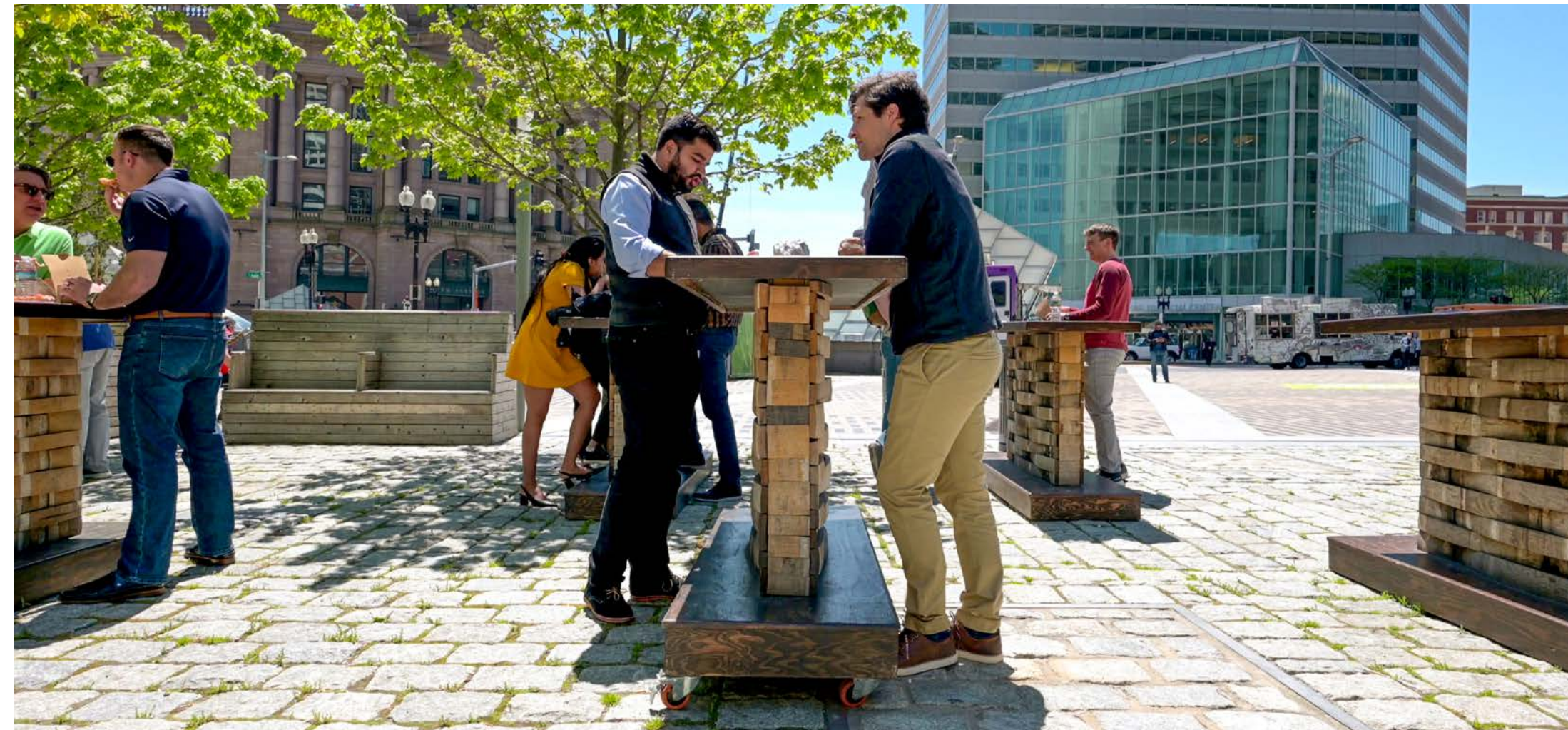


Logan International Airport  
 6 min. drive

**745 Atlantic** is uniquely situated with incredibly easy access to all the major modes of transportation. With the **T, commuter rail, Mass Pike, and I-93** close by, you're minutes from influential tech and life sciences companies, prestigious universities, and the way home.



# THE PERFECT BALANCE OF LIFE AND SCIENCE



745 Atlantic is just steps from the **Seaport District**, **Greenway**, and **Chinatown**, and minutes to **Kendall Square** and **Boston Harbor**. The **Leather District** neighborhood boasts an array of restaurants, bars, shops, galleries, and gyms in a classic brick & beam environment.

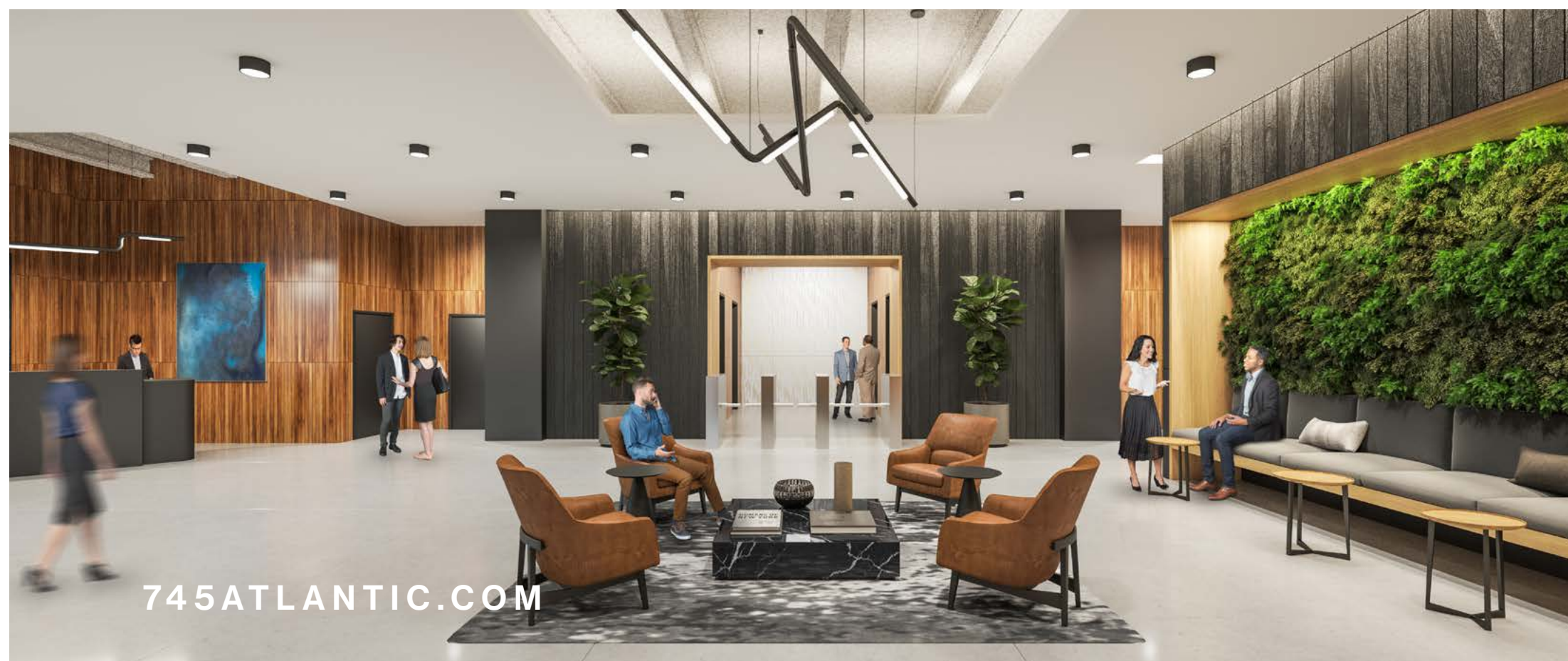
## MEET THE NEIGHBORS

745 Atlantic is surrounded by world-leading educational tech and life sciences institutions that push the world forward every day.





WHATEVER YOU NEED  
YOU'LL FIND IT HERE




## REIMAGINED & REMARKABLE

The newly-renovated lobby at 745 Atlantic is a destination in itself. Grab a gourmet coffee at La Colombe, savor a meal in the corner restaurant or simply enjoy the space around you.

 Onsite gourmet  
restaurant & coffee  
roaster

 24/7 front desk  
concierge

 Valet-operated  
garage with EV  
charging stations

 Pristine locker rooms  
& showers




 Secured  
bike storage

 LEED Gold  
Certified



# FLOORS 3-7

## SHELL PLAN

- Tenant Space 
- General Support 
- Building Support 





# SECOND FLOOR

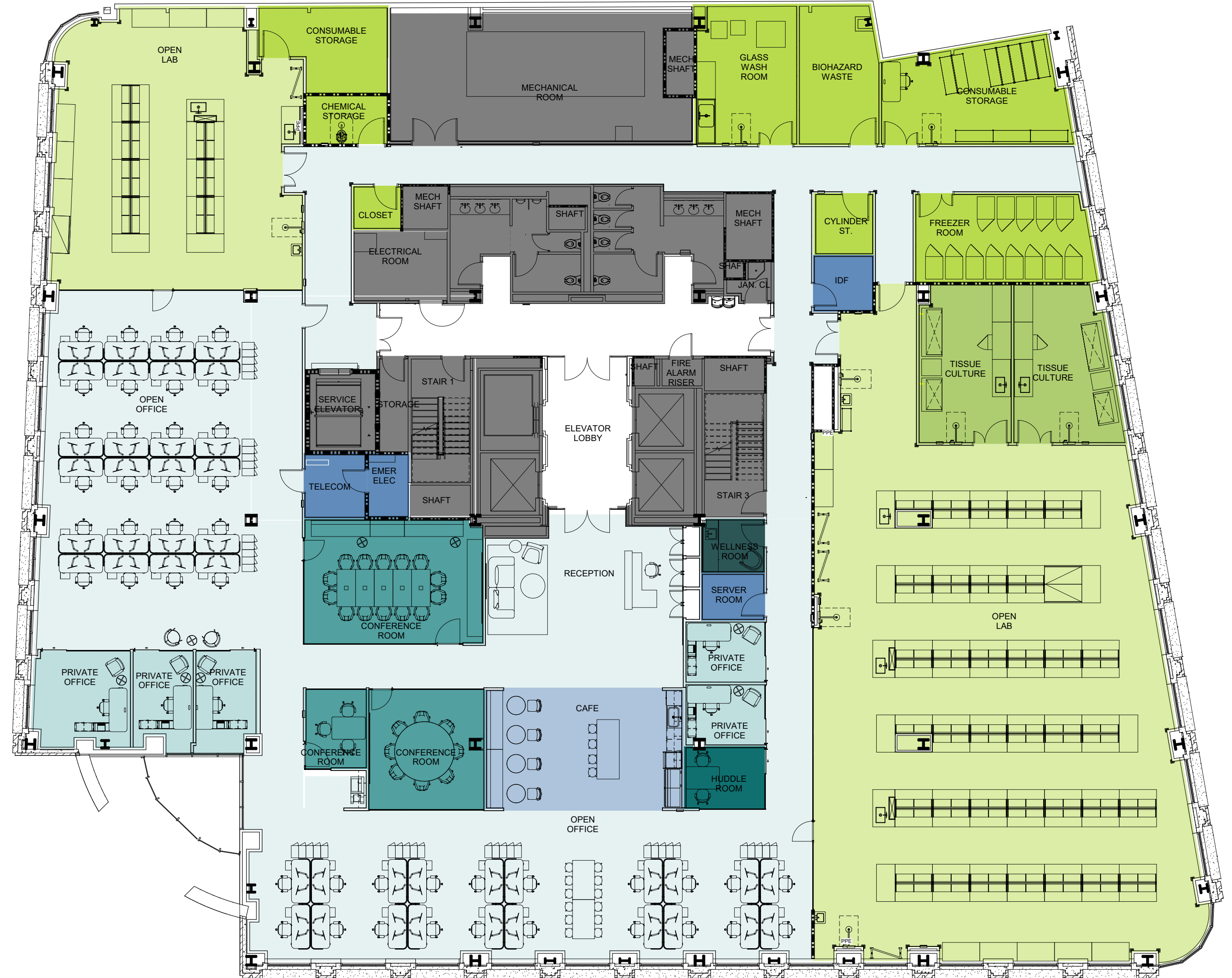
## SPEC SUITE

- Open Office
- Private Office
- Meeting Rooms
- General Support

- Lab
- Lab Support
- Cafe Space
- Building Support

Office Planning	
Workstations	44
Private Offices	5
Reception	1
Huddle Room	2
8p Conf. Room	1
14p Conf. Room	1
Open Collab. Seats	12
Cafe Seats	12
Server Room	1
Wellness Room	1
Print/Copy	1

Lab Planning	
Open Lab Benches	68
Open Lab Tables	13
Specialty Lab Benches	14
Consumables Storage	2
Chemical Storage	1
Freezer Room	1
Glasswash Room	1
Biohazard Waste	1
Cylinder Storage	1
Tissue Culture Lab	2
IDF	1





# EIGHTH FLOOR

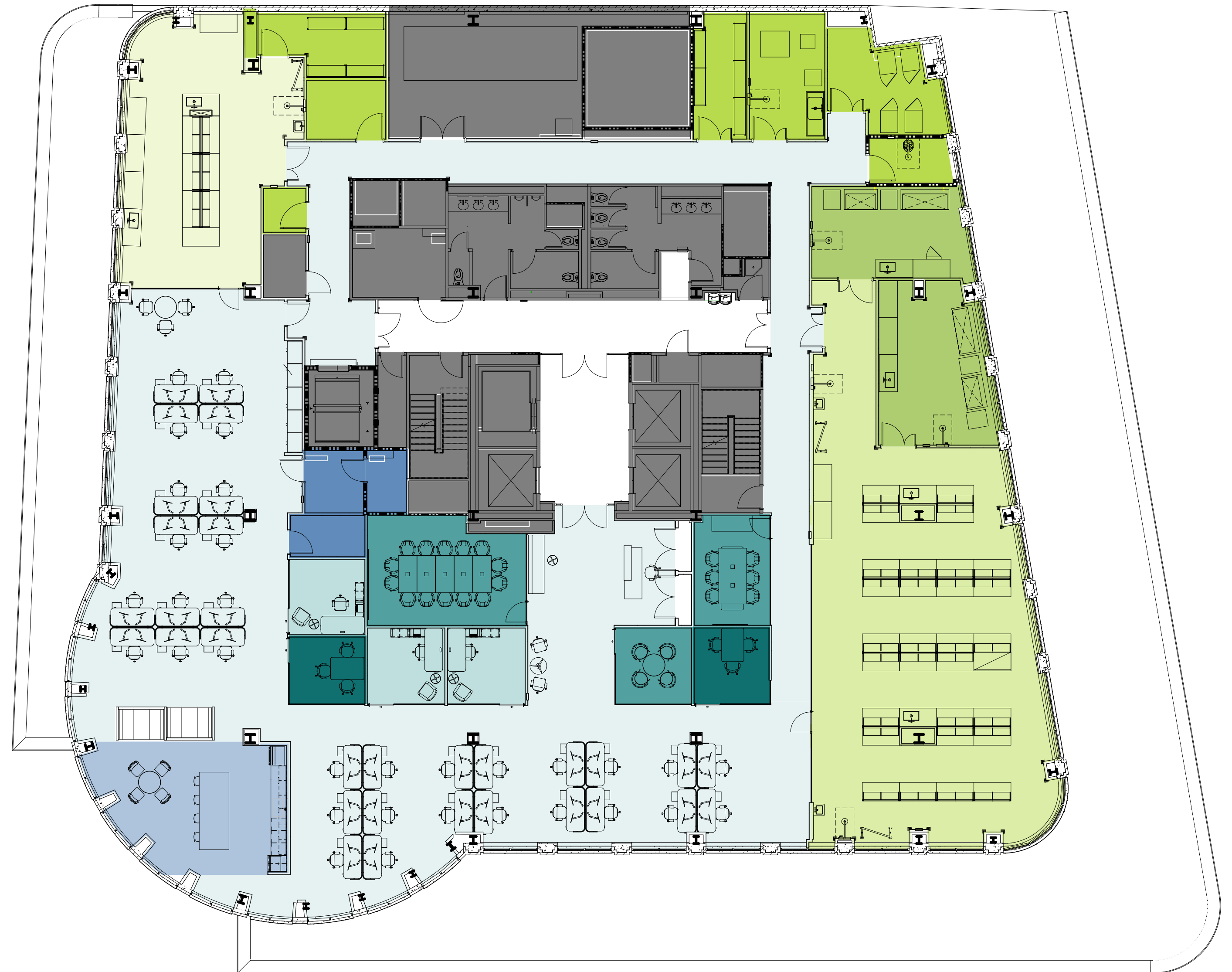
## SPEC SUITE

- Open Office
- Private Office
- Meeting Rooms
- General Support

- Lab
- Lab Support
- Cafe Space
- Building Support

Office Planning	
Workstations	32
Private Offices	3
Reception	1
Huddle Room	2
4-6p Conf. Room	2
14p Conf. Room	1
Open Collab. Seats	9
Cafe Seats	8
Print/Copy	1

Lab Planning	
Open Lab Benches	29
Open Lab Tables	2
Specialty Lab Benches	6
Consumables Storage	2
Chemical Storage	1
Freezer Room	1
Glasswash Room	1
Biohazard Waste	1
Cylinder Storage	1
Tissue Culture Lab	2
IDF	1





# NINTH FLOOR

## SPEC SUITE

- Open Office
- Private Office
- Meeting Rooms
- General Support

- Lab
- Lab Support
- Cafe Space
- Building Support

Office Planning	
Workstations	32
Private Offices	3
Reception	1
Huddle Room	2
4-6p Conf. Room	2
14p Conf. Room	1
Open Collab. Seats	9
Cafe Seats	8
Print/Copy	1

Lab Planning	
Open Lab Benches	29
Open Lab Tables	2
Specialty Lab Benches	6
Consumables Storage	2
Chemical Storage	1
Freezer Room	1
Glasswash Room	1
Biohazard Waste	1
Cylinder Storage	1
Tissue Culture Lab	2
IDF	1



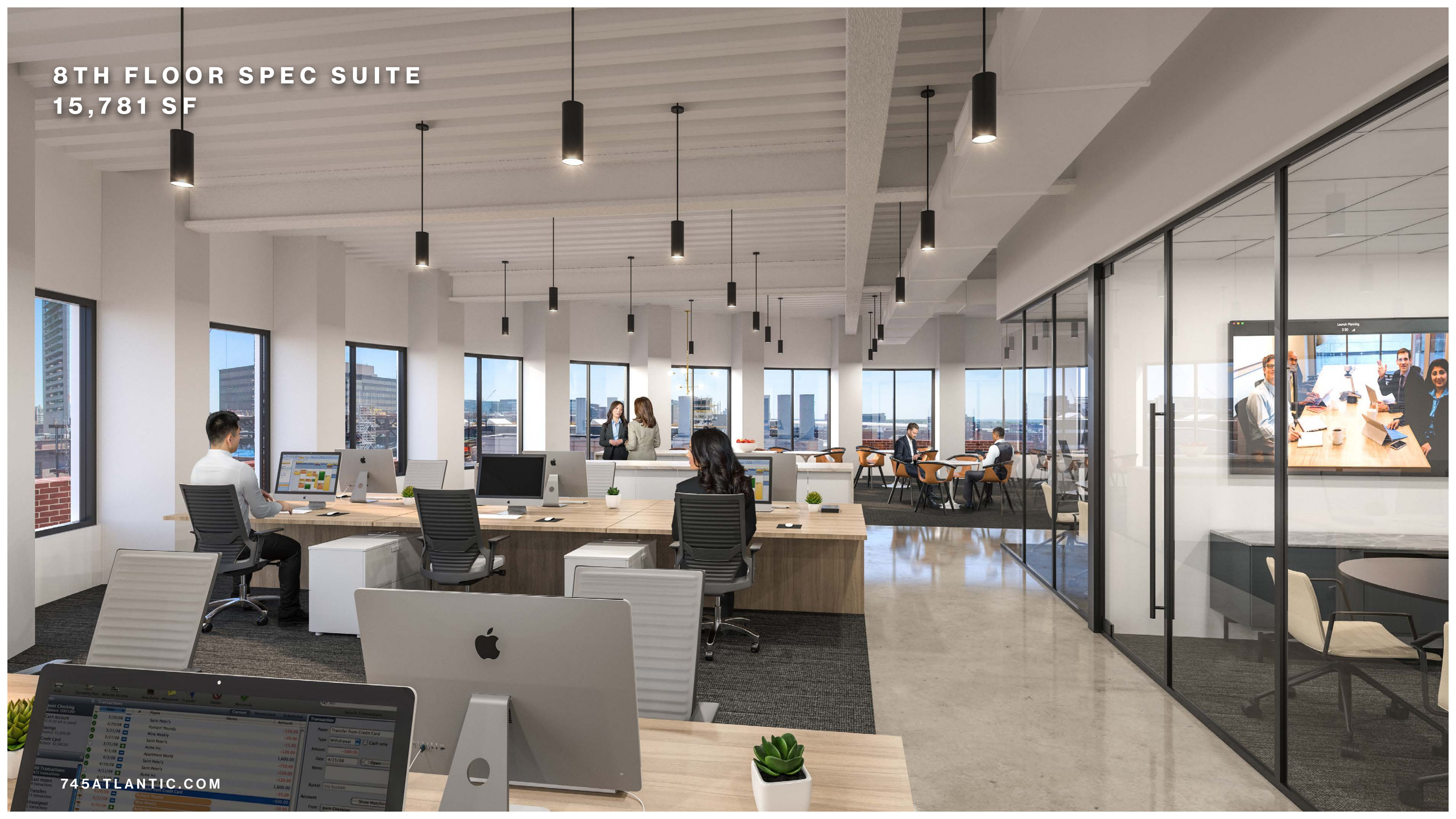


8TH FLOOR SPEC SUITE  
15,781 SF





# 8TH FLOOR SPEC SUITE 15,781 SF





# BUILDING SPECIFICATIONS

<b>Sustainability</b>		Target LEED Gold Core & Shell
<b>Lab / Office Allocation</b>	<b>Lab</b>	50%
	<b>Office</b>	50%
<b>Ceiling Heights</b>	<b>Floor-to-Floor</b>	12' 8"
	<b>Finished Ceiling</b>	9' 0" (spec labs)
<b>Structural</b>	<b>Column Spacing</b>	30ft x 30ft
	<b>Floor Loading</b>	100 lbs PSF
	<b>Vibration</b>	5,000 to 8,000 mlps
<b>Loading</b>	One shared central loading dock capable of accommodating a standard SU-30	
<b>Parking &amp; Bike Storage</b>	<b>Vehicle Spaces</b>	144
	<b>Bike Spaces</b>	64
<b>Elevators</b>	<b>Passenger</b>	4
	<b>Freight</b>	1
<b>HVAC</b>	<b>Air</b>	100% OA, on-floor AHUs (Lab: 1.5 CFM/SF; Office: 0.25 CFM/SF with 4 pipe fan coils)
	<b>Cooling</b>	(2) 500 ton chillers
	<b>Heating Energy Recovery</b>	(3) 4,000 MBH gas-fired boilers Konvekta ERS
<b>Chemical Storage</b>	By tenant, 572 SF centralized on FL1	
<b>Plumbing</b>	<b>pH Neutralization</b>	Centralized system for all future tenants
<b>Electrical</b>	<b>Capacity</b>	28 watt PSF
<b>Backup &amp; Emergency Power</b>	<b>Life Safety</b>	650-kW diesel generator (for life safety, emergency & legal standby)
		450-kW diesel generator (for future tenant optional standby)
<b>Other Core &amp; Shell Lab Services</b>	<b>Compressed Air</b>	Centralized, 100 PSIG at fixture
	<b>Vacuum</b>	Centralized, 19" Hg at fixture



# DEDICATED TO LIFE SCIENCES



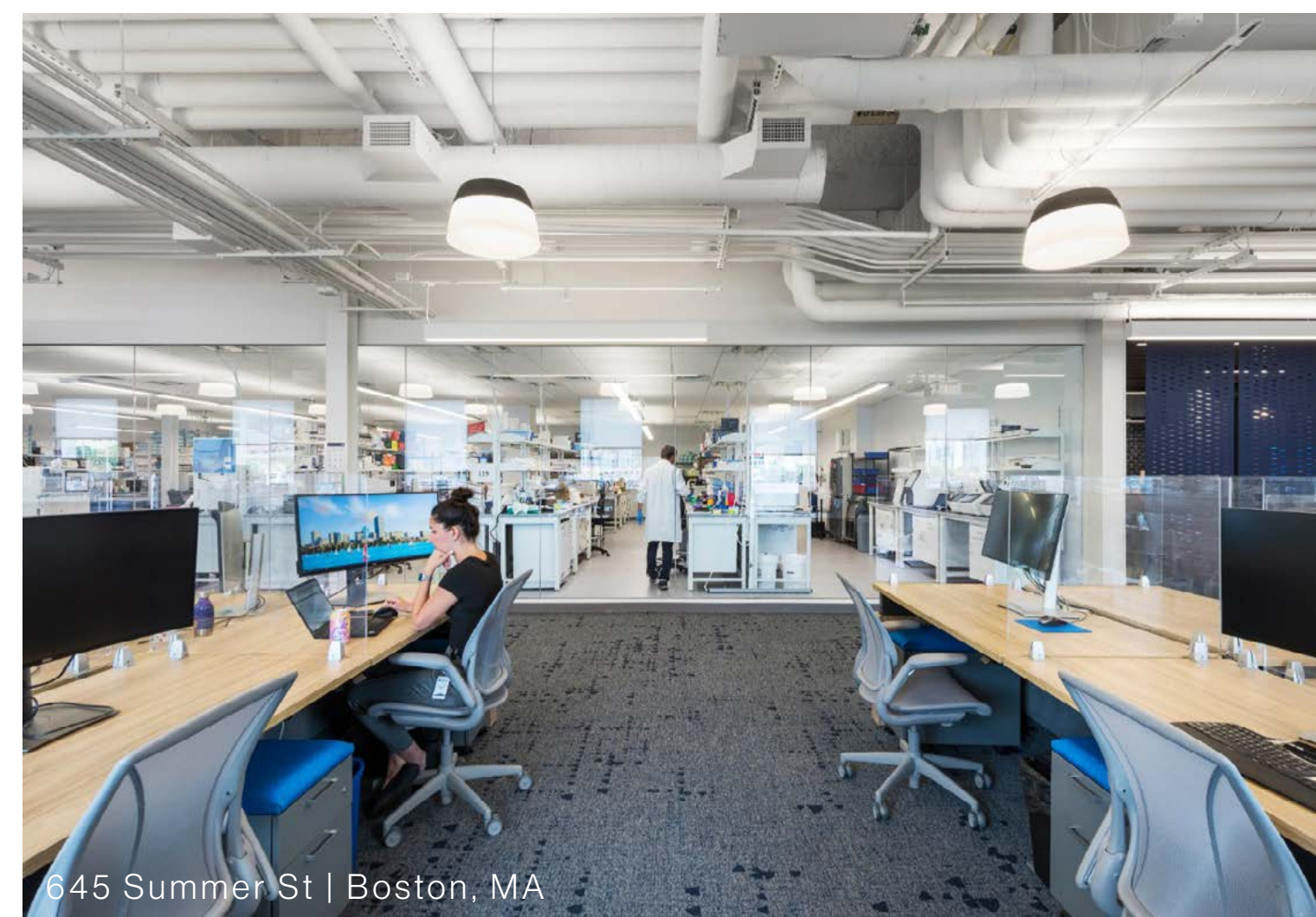
San Diego Life Science Center | San Diego, CA



Cambridge Science Park | Cambridge, UK



Navy Yard | Philadelphia, PA

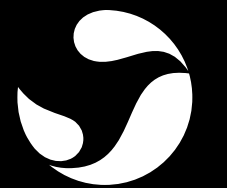


645 Summer St | Boston, MA

## LABS DESIGNED FOR HOW YOU WORK

It takes special knowledge to create labs for emerging life sciences companies. We understand the unique requirements for labs, office space, and supporting infrastructure. We deliver right-sized facilities now – and the ability to scale up later.

## OUR BUILDINGS ARE PEER-REVIEWED



SANOFI

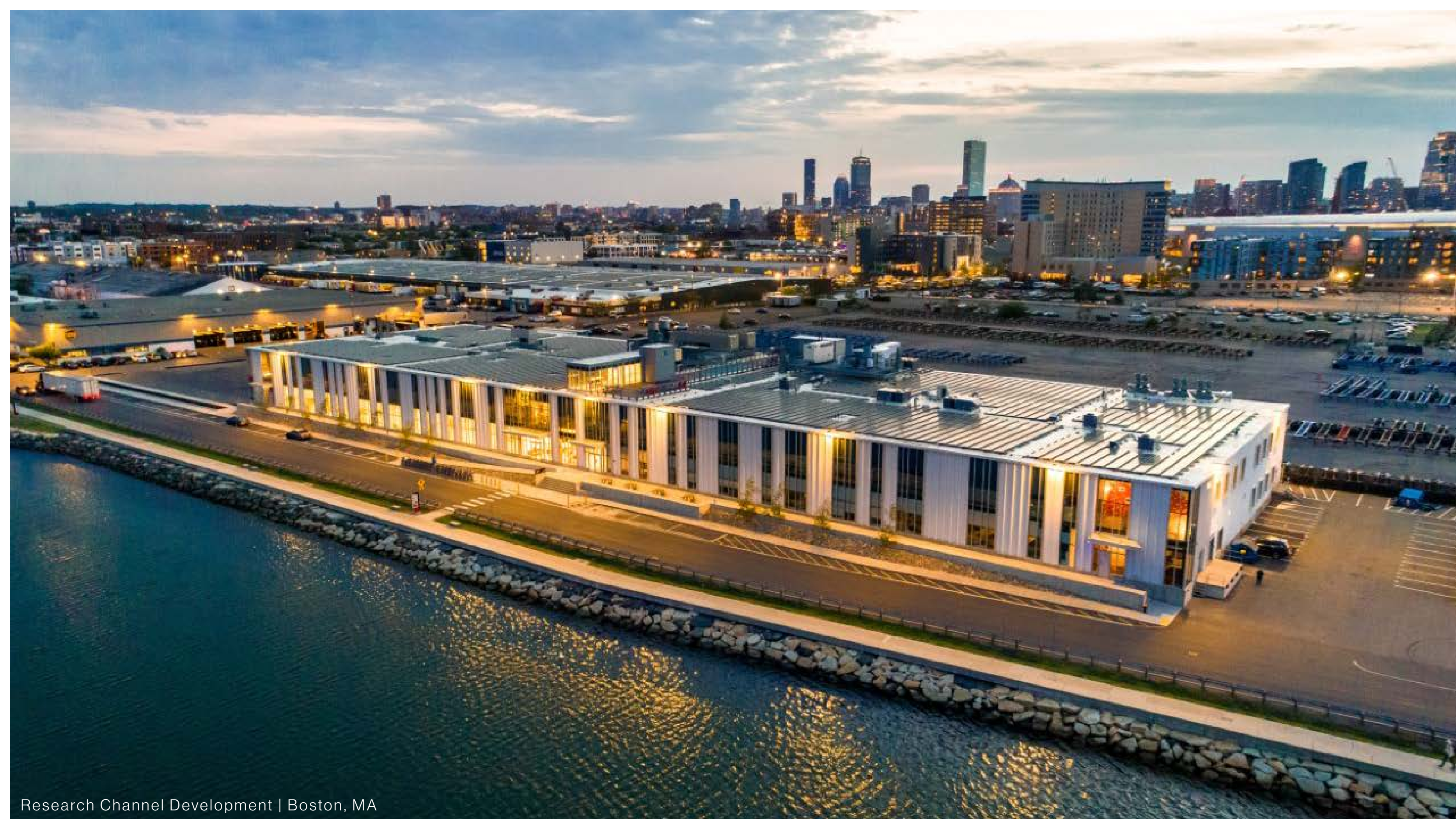


HAEMONETICS®



The work you do makes a difference. We're committed to helping any way we can. Oxford oversees millions of square feet of end-to-end Life Sciences space in pharma hotspots across the U.S. and overseas. We build and manage Research & Development, GMP/biomanufacturing and office spaces to suit. Our comprehensive portfolio fosters a community for growing companies – helping you attract talent and find scientific success.





## LEASING TEAM

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Research Channel Development | Boston, MA

## ABOUT OXFORD

We are a leading global real estate investor, asset manager and business builder. We build, buy and grow defined real estate operating businesses with world-class management teams.

Oxford is proud to enrich communities by creating places that inspire, engage, and foster wellness. And in the process, we drive value for our customers, properties and partners.

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