

# 745 Atlantic

Discover your  
**Life Science**  
launchpad

OXFORD

JLL

[745atlantic.com](https://745atlantic.com)

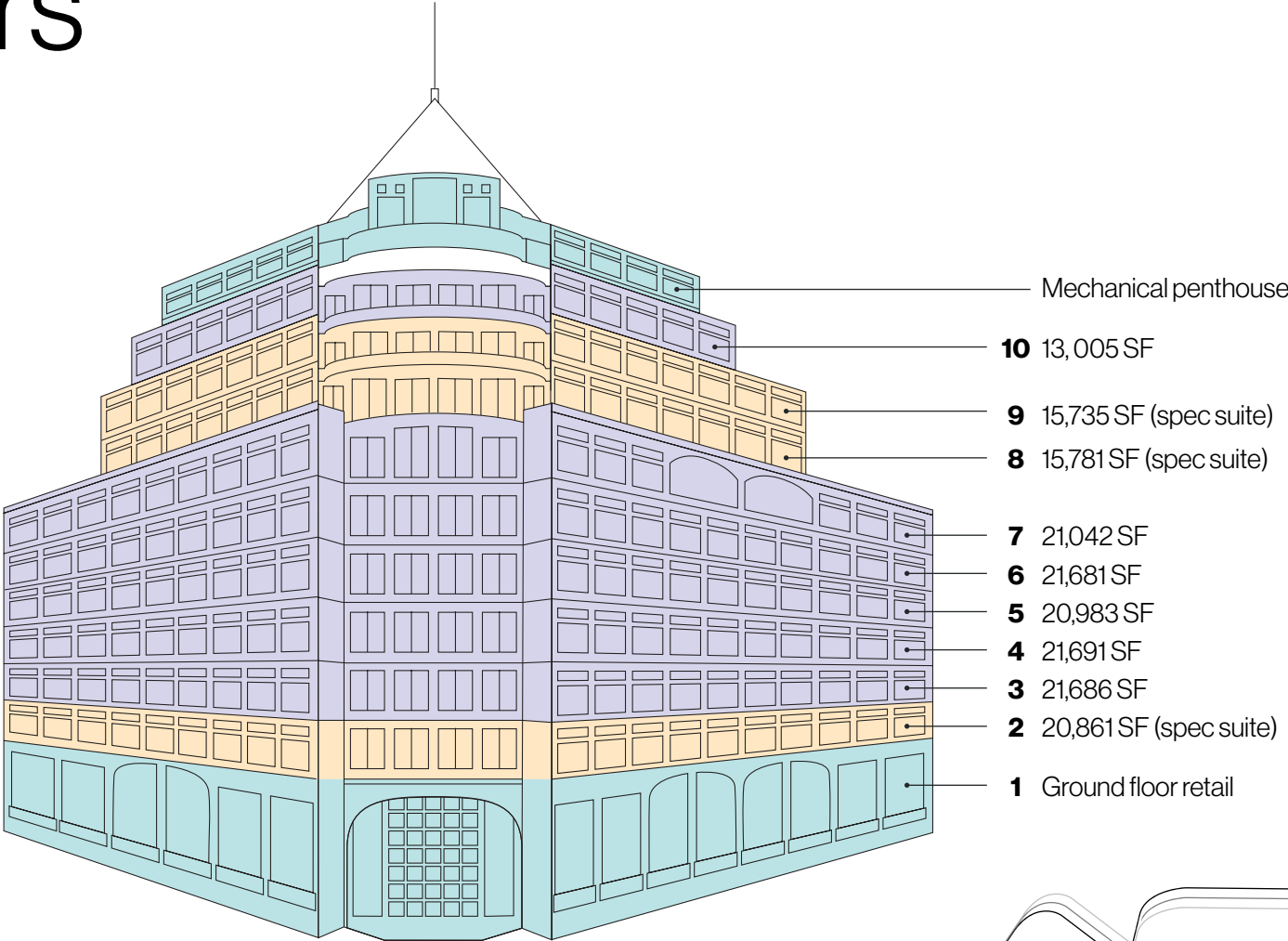


# 177,000+ SF on 10 floors

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

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

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 science companies, prestigious universities, and the way home.





# Whatever you need, you'll find it here

## Reimagined and remarkable

The newly-renovated lobby at 745 Atlantic is a destination in itself. Grab a gourmet coffee, 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



Shower facility



Secured bike storage



LEED Platinum Certified



## 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.

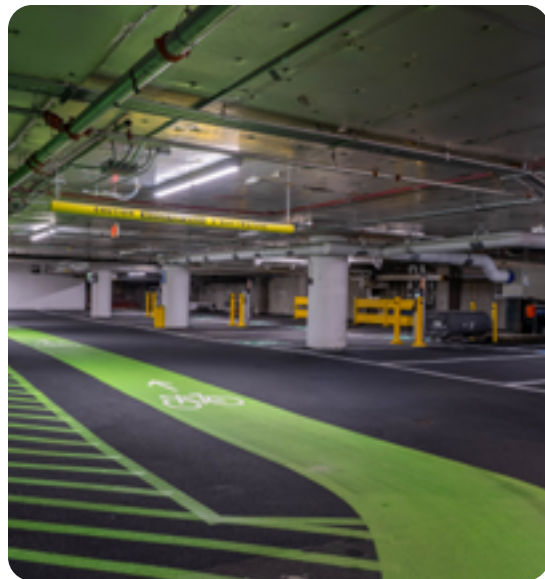
### Meet the neighbors

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





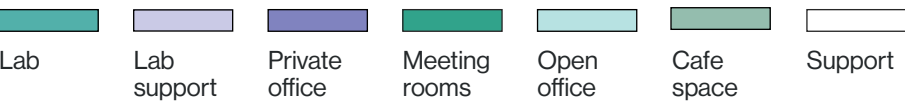
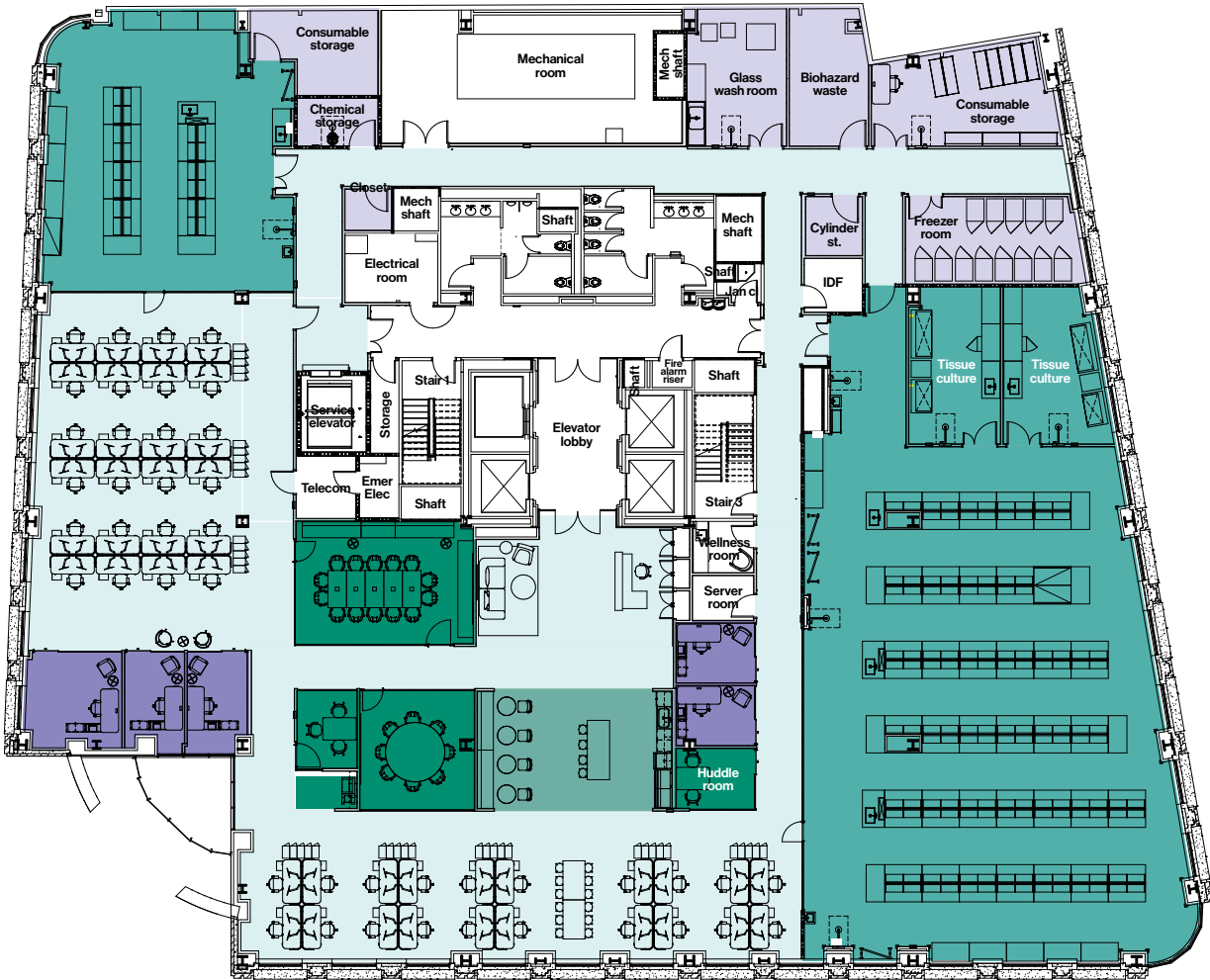
# Building amenities





# Floor 2

Spec suite



## Office planning

44	Workstations
5	Private offices
1	Reception
2	Huddle room
1	8p conference room
1	14p conference room
12	Open collab. seats
12	Cafe seats
1	Server room
1	Wellness room
1	Print/copy

## Lab planning

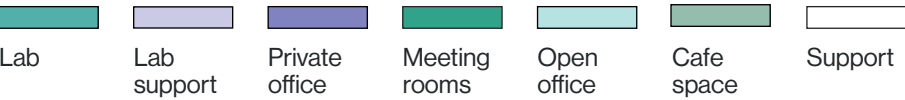
68	Open lab benches
13	Open lab tables
14	Specialty lab benches
2	Consumables storage
1	Chemical storage
1	Freezer room
1	Glasswash room
1	Biohazard waste
1	Cylinder storage
1	Tissue culture lab
1	IDF





# Floor 8

Spec suite | 15,781 SF



## Office planning

32	Workstations
3	Private offices
1	Reception
2	Huddle room
2	4-6p conference room
1	14p conference room
9	Open collab. seats
8	Cafe seats
1	Print/copy

## Lab planning

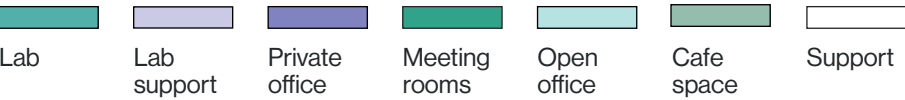
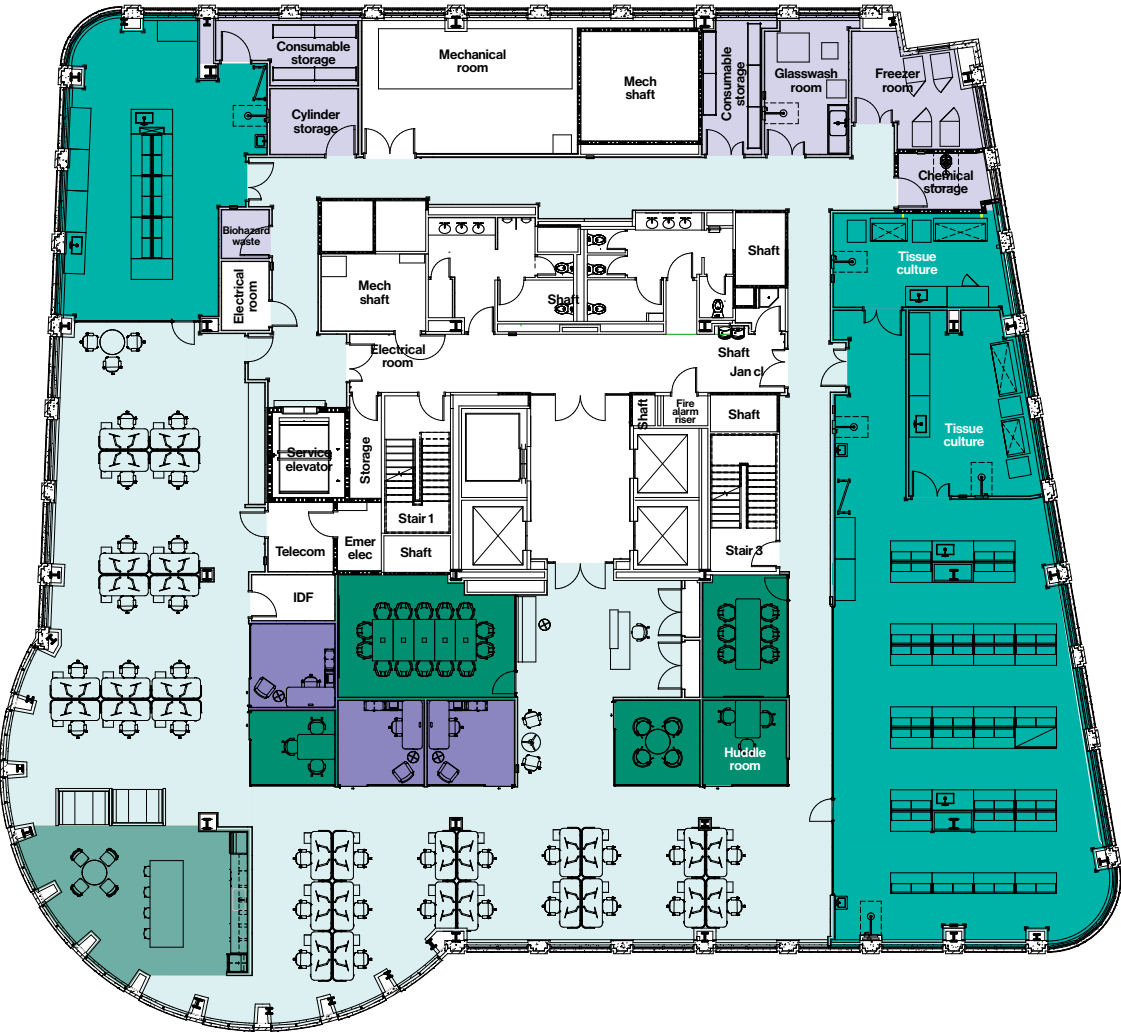
29	Open lab benches
2	Open lab tables
6	Specialty lab benches
2	Consumables storage
1	Chemical storage
1	Freezer room
1	Glasswash room
1	Biohazard waste
1	Cylinder storage
2	Tissue culture lab
1	IDF





# Floor 9

Spec suite | 15,735 SF



## Office planning

32	Workstations
3	Private offices
1	Reception
2	Huddle room
2	4-6p conference room
1	14p conference room
9	Open collab. seats
8	Cafe seats
1	Print/copy

## Lab planning

29	Open lab benches
2	Open lab tables
6	Specialty lab benches
2	Consumables storage
1	Chemical storage
1	Freezer room
1	Glasswash room
1	Biohazard waste
1	Cylinder storage
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1	IDF





# Floors 3-7

Shell plan



Tenant space      Support

# Building specifications

Sustainability		Target LEED Gold core and shell
Lab/office allocations	Lab	50%
	Office	50%
Ceiling heights	Floor-to-floor	12' 8"
	Finished ceiling	9' 0" (spec labs)
Structural	Column spacing	30ft x 30ft
	Floor loading	100 lbs PSF
	Vibration	5,000 to 8,000 mlps
Loading		One shared central loading dock capable of accommodating a standard SU-30
Parking and bike storage	Vehicle spaces	144
	Bike spaces	64
Elevators	Passenger	4
	Freight	1
HVAC	Air	100% OA, on-floor AHUs (Lab: 1.5 CFM/SF; Office: 0.25 CFM/SF with 4 pipe fan coils)
	Cooling	(2) 500 ton chillers
	Heating	(3) 4,000 MBH gas-fired boilers
	Energy recovery	Konvekta ERS
Chemical storage		By tenant, 572 SF centralized on FL1
Plumbing	pH neutralization	Centralized system for all future tenants
Electrical	Capacity	28 watt PSF
Backup and emergency power	Life safety	650-kW diesel generator (for life safety, emergency and legal standby)
		450-kW diesel generator (for future tenant optional standby)
Other core and shell lab services	Compressed air vacuum	Centralized, 100 PSIG at fixture
		Centralized, 19" Hg at fixture

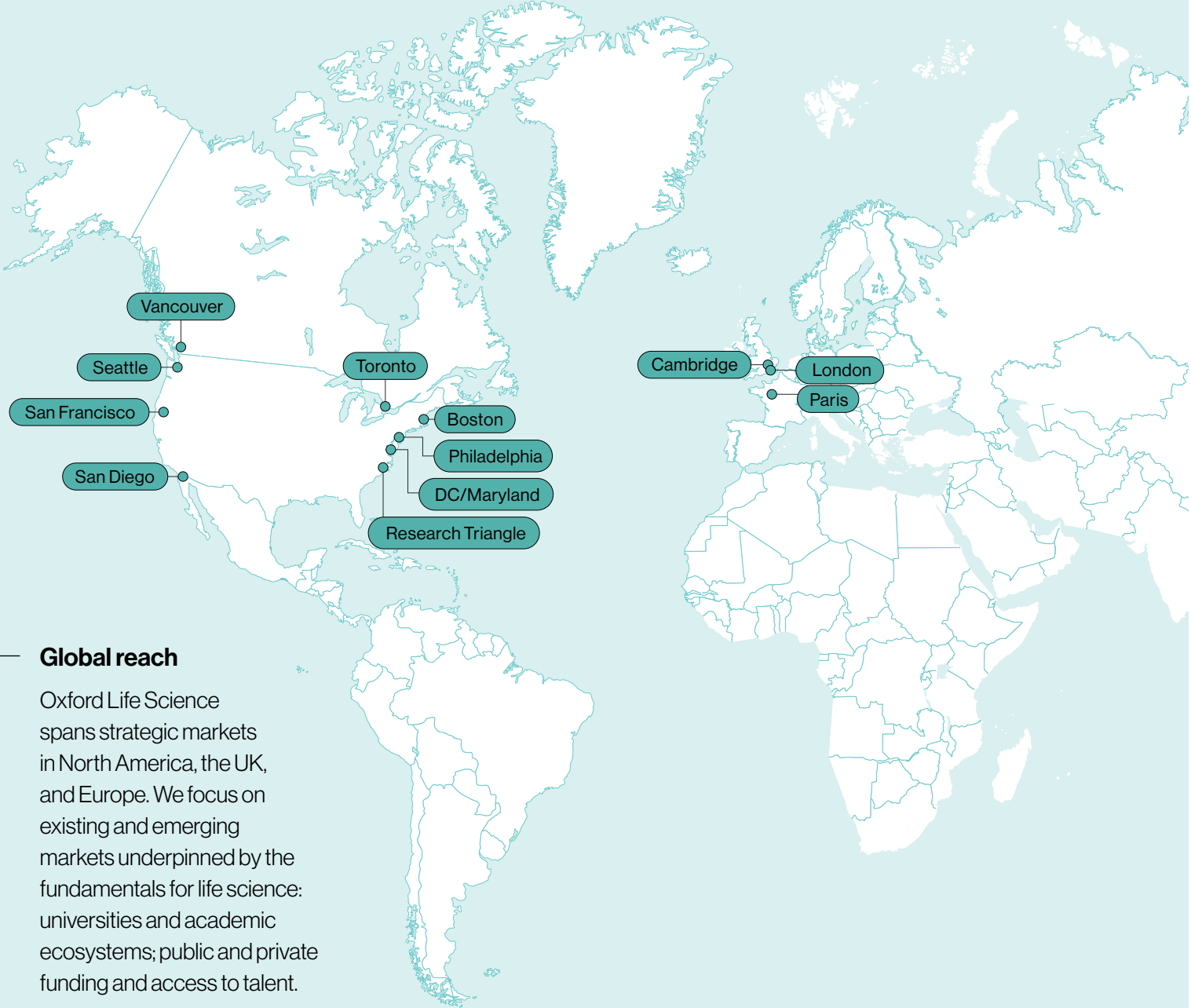


# Oxford Life Science

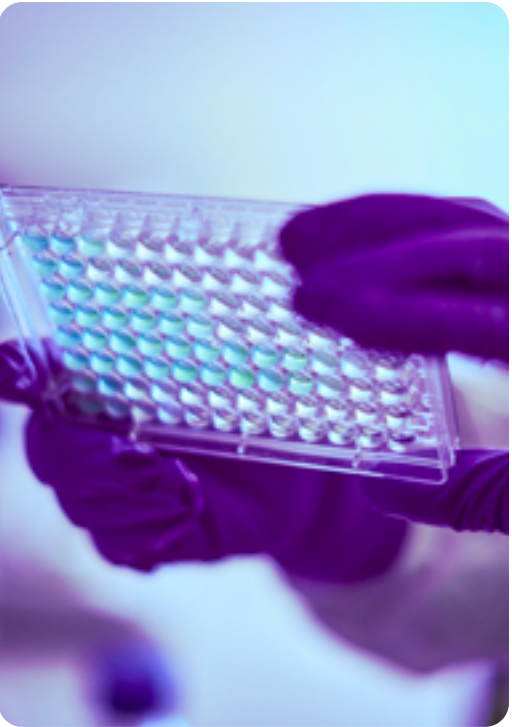
**Our strategy is propelled by scale, sector momentum, and social impact.**

Oxford and OMERS entered the life science sector through a substantial credit investment in 2017. Since the start of 2021, we've globally invested \$3 billion and identified a significant pipeline of further development opportunities.

Committed to establishing a notable presence in the life science sector — one of the world's most transformative markets — we recognize the convergence of biotechnology, artificial intelligence, big data analytics, and deep learning in driving faster and more sophisticated outcomes. Simultaneously, shifting demographics, global trends, and evolving customer needs fuel industry demand and in response, we continue to scale our global presence by pursuing additional equity commitments, lending opportunities and platform investments.



### Trusted partners





# Strengthening economies and communities through real estate, since 1960.

At Oxford, we offer a distinctive blend of acquisition, development, and active asset management, paired with a deep understanding of local markets. This enables us to effectively serve the complex needs of science-based companies by delivering and managing best-in-class workplaces for office, lab, and biomanufacturing buildings.

Our disciplined approach and proven track record in identifying and acquiring assets in target markets set us apart. Additionally, our in-house development and redevelopment capabilities make us a trusted partner for tenants seeking expansion opportunities in both existing and emerging markets.

We take pride in our stellar reputation for placemaking and innovation, which profoundly impacts not only our tenants but also the surrounding communities. Through our scale and diversification efforts, we exclusively benefit our customers by offering greater market share, asset and tenant diversification, and valuable insights from across the industry landscape.

Learn more at [oxfordproperties.com](https://oxfordproperties.com)



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## OMERS

Oxford is owned by OMERS, a defined benefit pension plan that manages \$127.4 CAD billion in net assets across a diversified, global portfolio of public market, infrastructure, private equity, venture capital, and real estate investments. With a steadfast long-term perspective, OMERS strategically invests at scale in high-quality assets that generate stable returns to deliver exceptional value and financial security in retirement to over half a million public service members in Ontario, Canada.



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