

Building Specifications

East Wing

10,000 RSF of space with 27' clear heights, suitable for GMP use

One loading bay is directly adjacent to the 10,000 RSF high-bay space and available as a dedicated bay for a GMP user

Other loading bays will be shared with the rest of the east side and will include a trash compactor

New construction includes a dual passenger/freight elevator to Floors 1, 2 and the two-story mechanical penthouse

West Wing

Dedicated loading bay (far-left dock can accommodate WB-50 trailer)

Other bays dedicated to trash compactor & backup generator

705 Mt Auburn

60/40 Lab/Office Ratio

Floor-to-floor

Floor 1	14'-9"
East High-Bay	27'-3"
West High-Bay	27'
Floors 2-5	12'-6"
Floor 6	13'

Floor Load: 100 lbs PSF

Vibrations	Less than 8,000 Micro Inches per Second (MIPS)
------------	--

Column Spacing

3-Story Building	25'
6-Story Tower	20'
New Building	66' x 99' in new construction with column-free high bay space

Elevators

3-Story Building	2 passenger / 1 new freight
6-Story Tower	4 passenger / 2 new freight
New Building	1 dual passenger / freight

Electrical

Lab Lighting	1.5 W/RSF
Lab Power	10 W/RSF
Lab HVAC	1.5 W/RSF
3 Generators	1250 kW, 500 kW, and 800 kW (3 W/RSF)
New Building	60 W/RSF

HVAC

Lab	1.75 CFM / RSF with 100% once-through outside air
Office	0.25 CFM / RSF

Specialized Systems (Installed by Landlord)

Lab Waste & Vent Risers piped to a shared pH neutralization system
Tepid Water Riser Network