



Where People and Ideas Come Together

For as long as there have been communities, there have been wells at the center of them, bringing people together to learn, to draw inspiration, and to thrive. Here in Watertown, our Well is no different. It's about community, growth, nourishment, well-being, and collective progress. The Well provides a place for today's thought-leaders to come together and exchange ideas, and to tap into the resources they need to fuel their exploration.



550K SF
Total Square Footage



26K SF
High-Bay Space



2.6/1,000 SF
Parking



705 Mt Auburn St

Parking Garage

64 Grove St

Mt Auburn St

Grove St

Project Team



Spear Street Capital is an owner and operator of distinctive healthcare and research & technology oriented properties located throughout the United States, Canada and Europe. The company was founded in 2001 and is currently investing its seventh fully discretionary large-cap fund. Over the firm's history, Spear Street has invested in more than 85 properties, representing over \$11 billion in total value.

Architect

ELKUS | MANFREDI

Mechanical Engineer

wsp

Civil Engineer

vhb

General Contractor

CONSIGLI

Project Manager

REDGATE

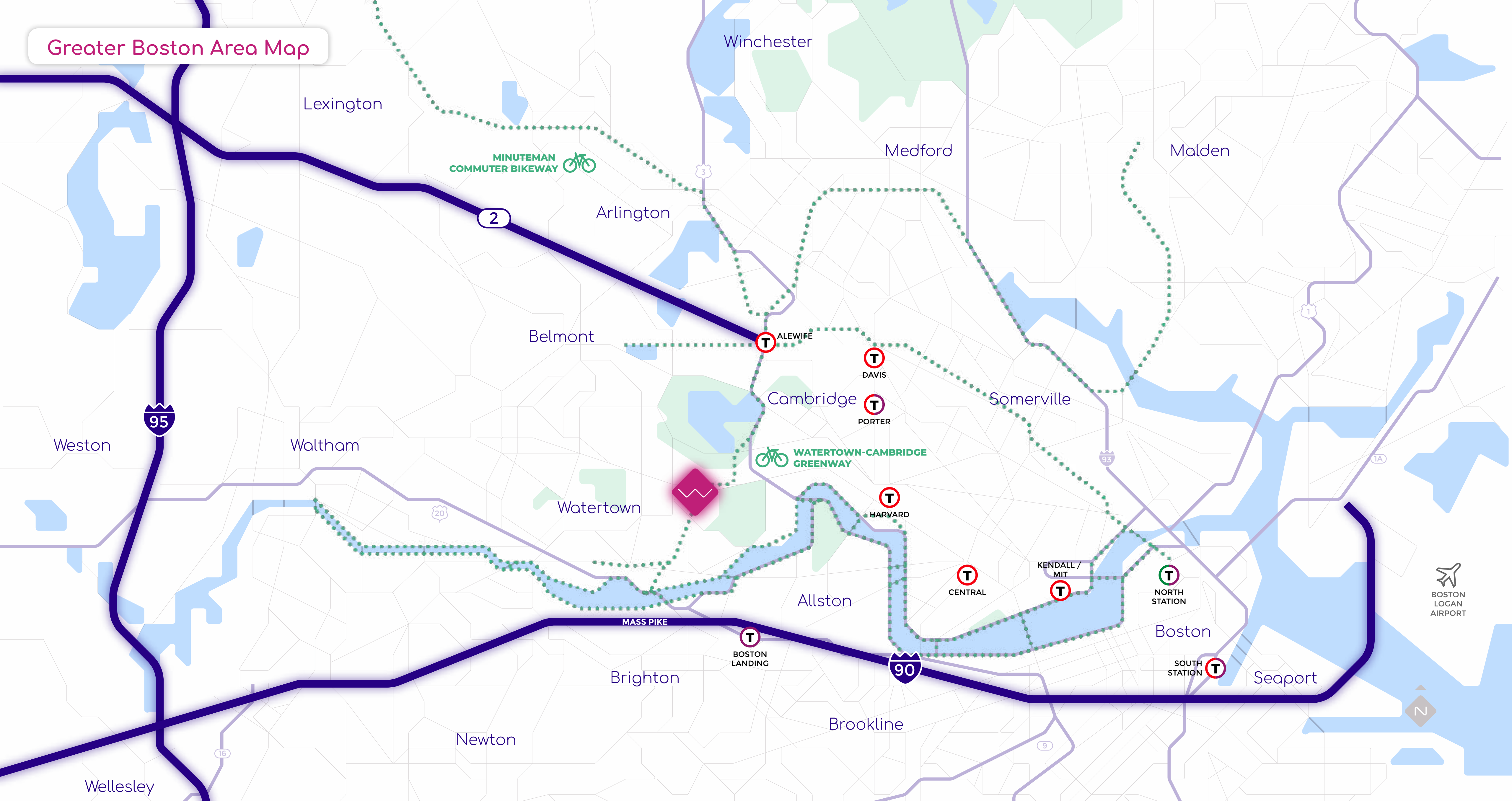
Broker

CBRE



At the Center of Discovery

Greater Boston Area Map

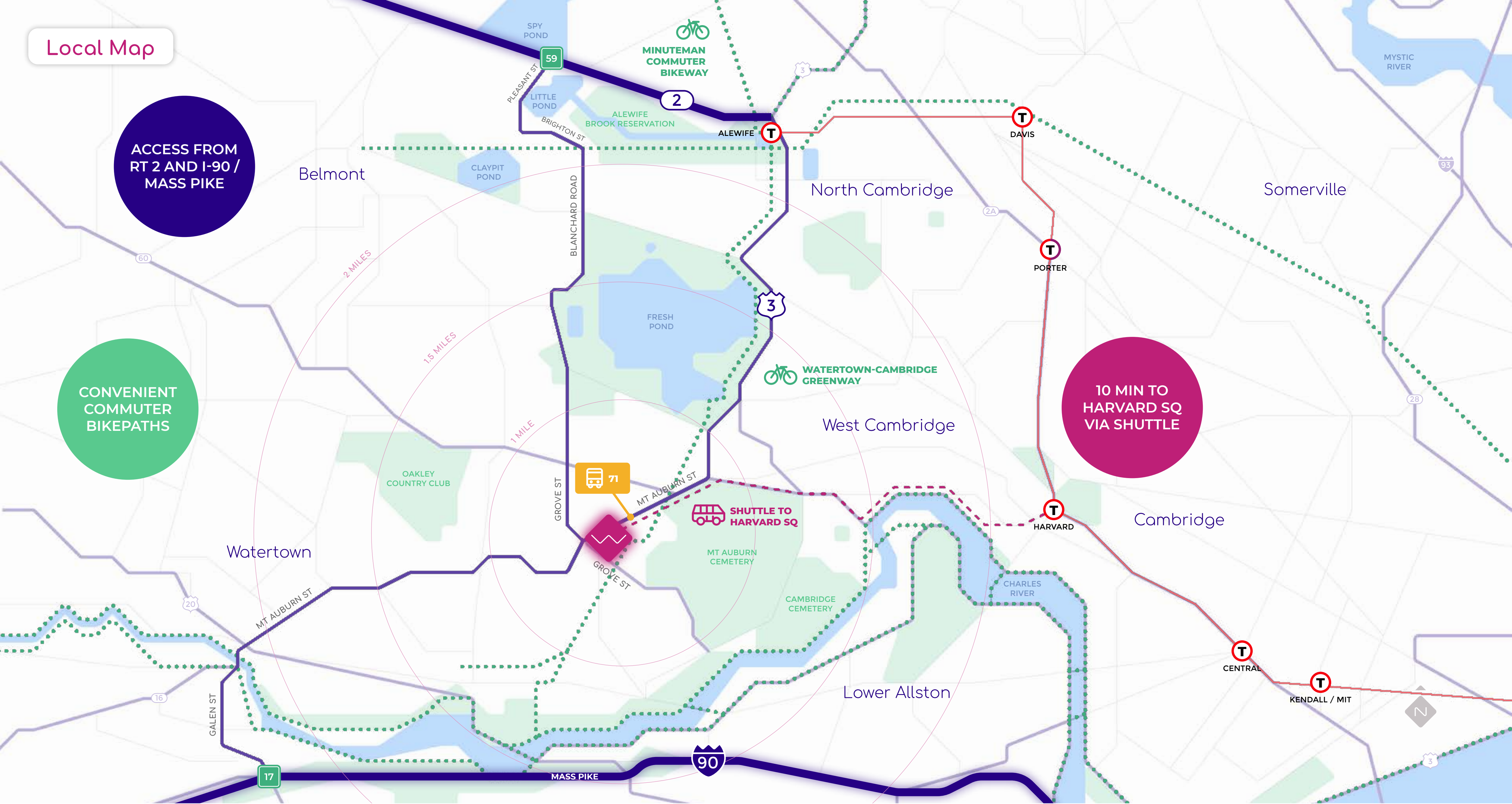


Local Map

ACCESS FROM
RT 2 AND I-90 /
MASS PIKE

CONVENIENT
COMMUTER
BIKEPATHS

10 MIN TO
HARVARD SQ
VIA SHUTTLE





Campus & Amenities



705 Mt Auburn St
490K SF

64 Grove St
60K SF

Loading & Circulation
↓

↑
Loading & Circulation

Mt Auburn St

Grove St

Watertown Greenway

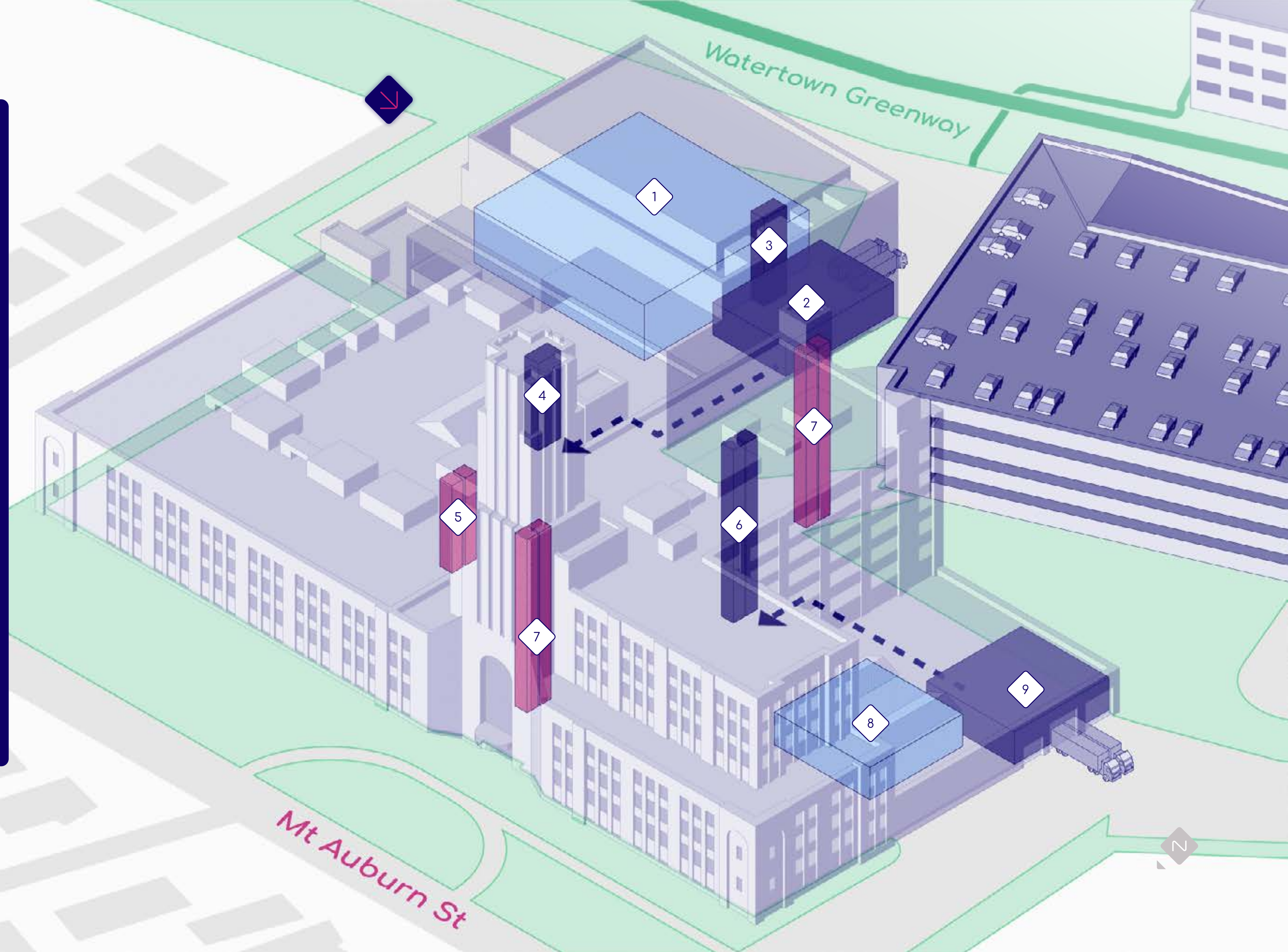
705 Mt Auburn Loading & Circulation

East Wing (Including New Addition)

1. 10,000 RSF High-Bay Space
2. Dedicated Loading Bay
(additional shared loading bays
with trash compactor)
3. New Dual Passenger/Freight
Elevator Servicing Floors 1-4
4. New Freight Elevator Servicing Floors 1-3
5. 2 New Passenger Elevators
Servicing Floors 1-3

West Wing

6. Freight Elevators Servicing Floors 1-6
7. Passenger Elevators Servicing Floors 1-6
8. 16,000 RSF High-Bay Space
9. Loading Bays (additional bays for trash
compactor & backup generator)





705 Mt Auburn Loading & Circulation

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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)
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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)

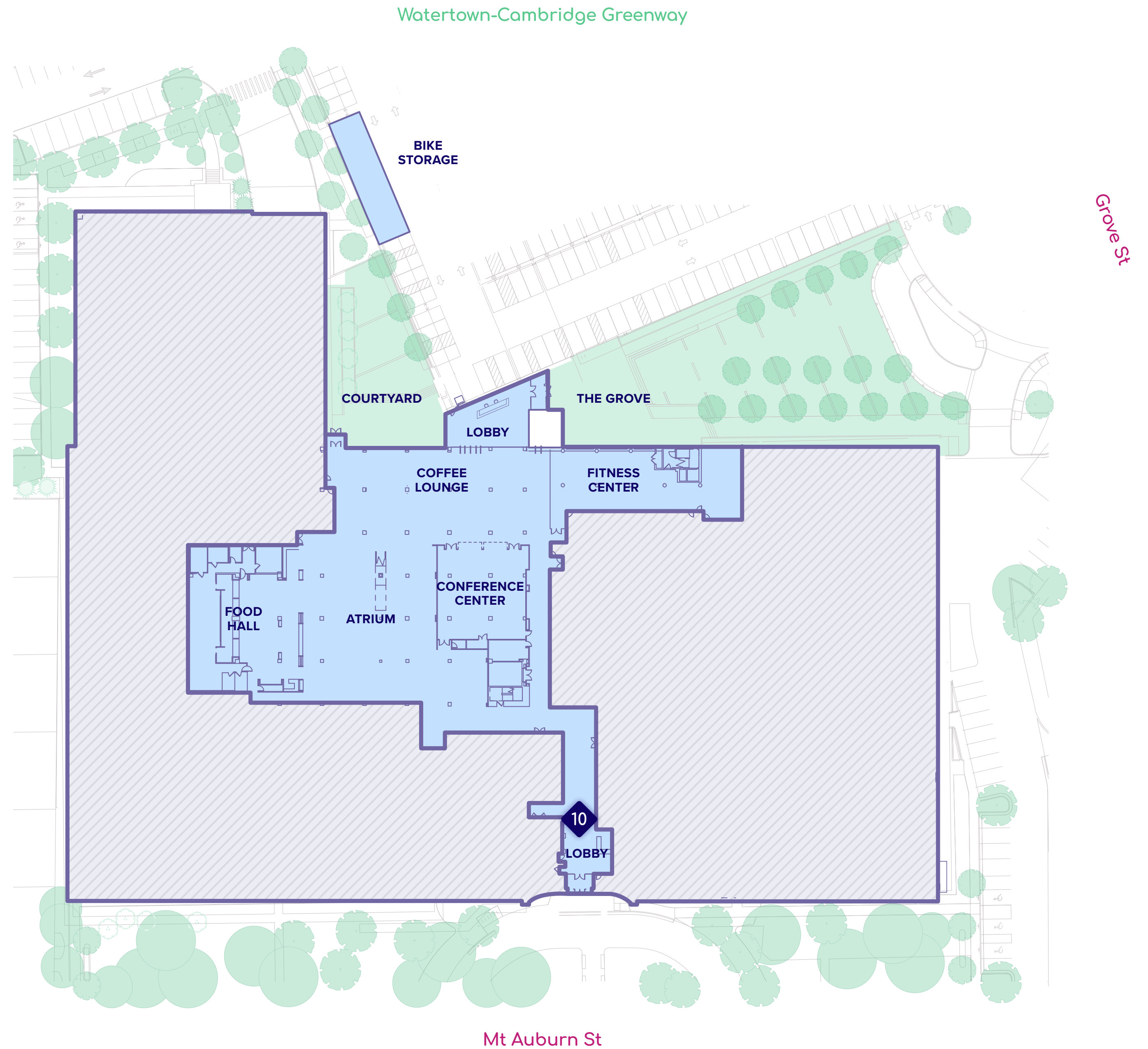
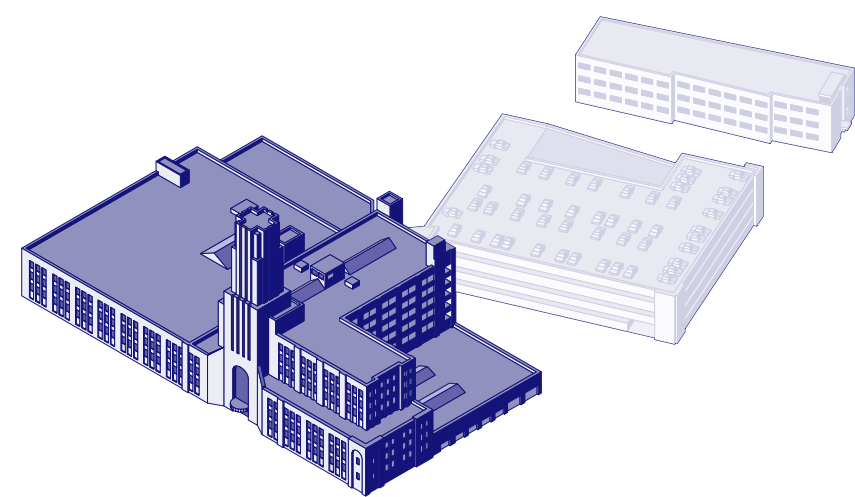
Lab Waste & Vent Risers piped to a shared pH neutralization system
Tepid Water Riser Network

705 Mt Auburn

Amenity Program

1st Floor

- 1 The Grove
- 2 Private Tenant Courtyard
- 3 Bike Storage
- 4 South Lobby
- 5 Coffee Lounge
- 6 Conference Center
- 7 Food Hall Atrium
- 8 Fitness Center
- 9 Greenway Bike Path
- 10 North Lobby





1 | The Grove



2 | Private Tenant Courtyard



3 | Bike Storage



4 | South Lobby



5 | Coffee Lounge





7 | Food Hall Atrium






← Greenway Entry
→ Bike Storage
Visitor & Garage Parking
↑ The Grove & South Lobby
West Loading

9 | Greenway Bike Path



Lab & Office

Building Stack



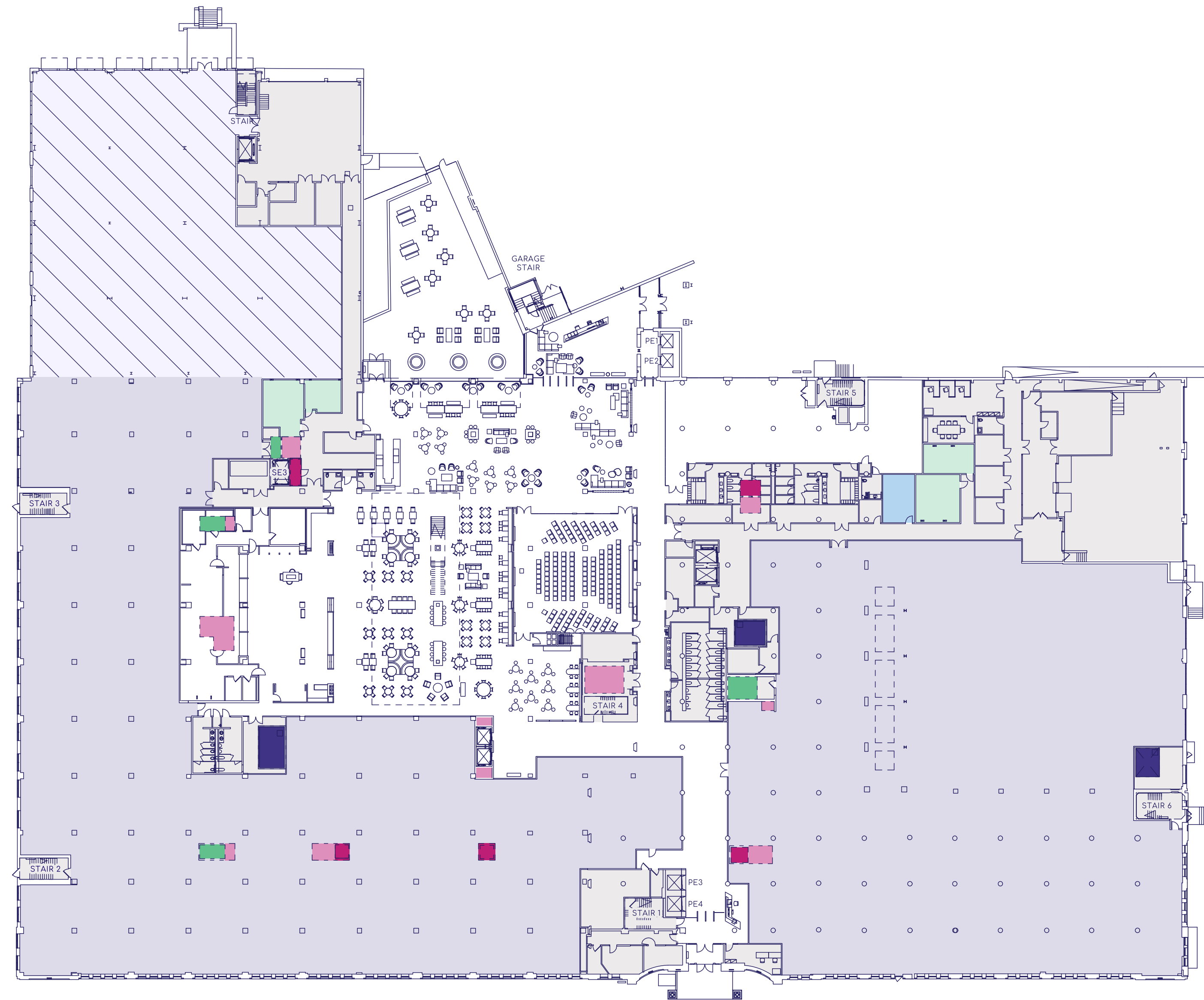
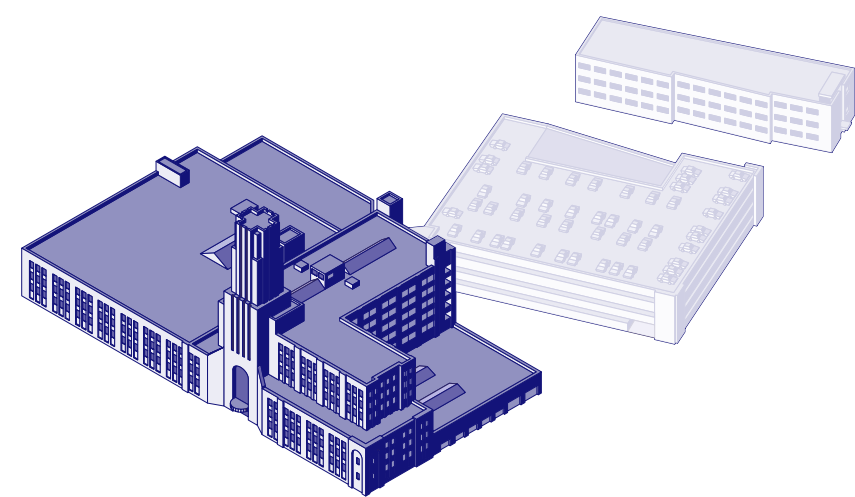
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1st Floor

116,000 RSF

Key

- Tenant Space
- Building Common
- Service Space
- Chemical Storage
- RODI Room
- Shafts for Tenant Use
- Lab Exhaust Risers
- Lab Supply Risers
- pH Neutralization Tank
- New Construction



Grove St

Mt Auburn St

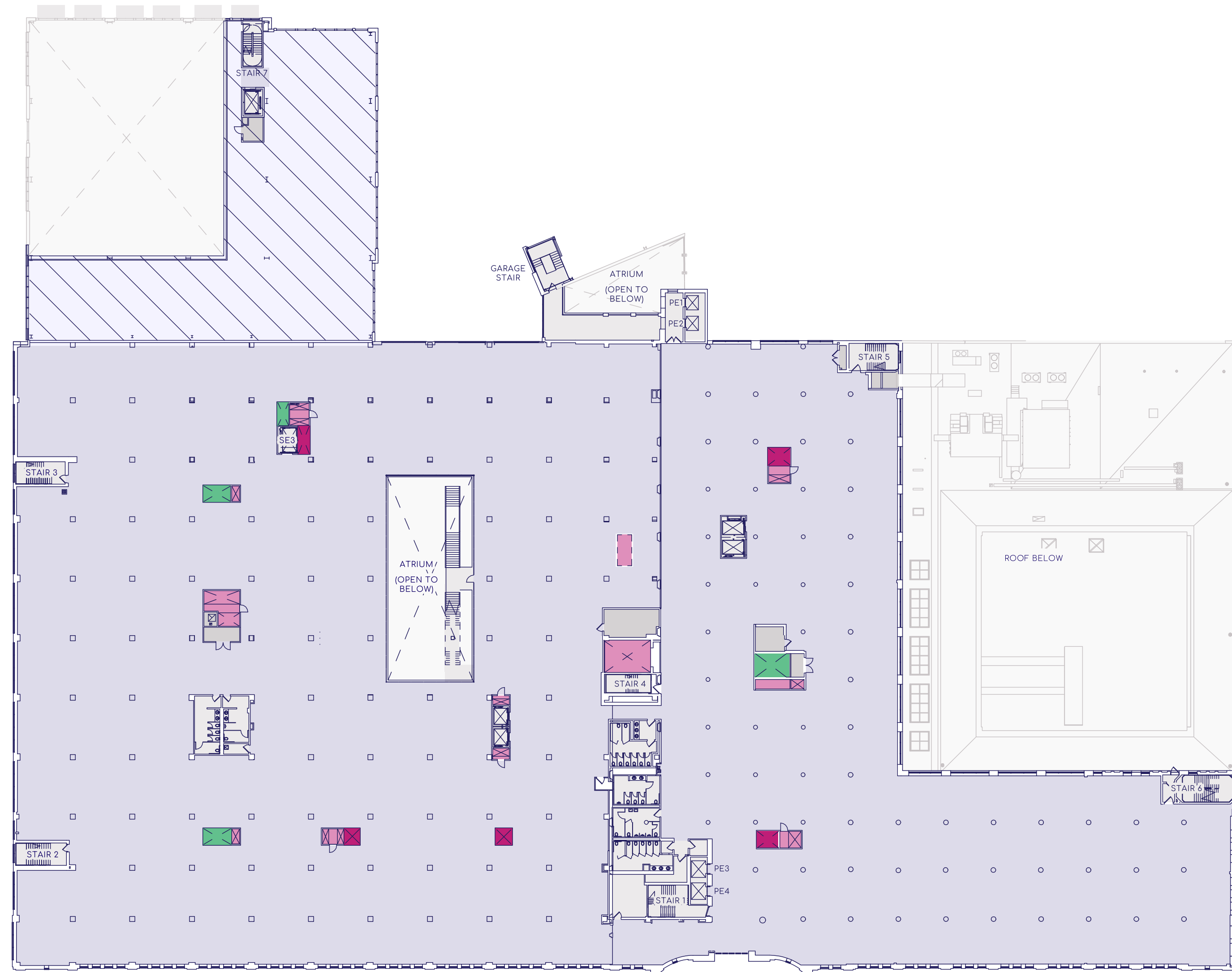
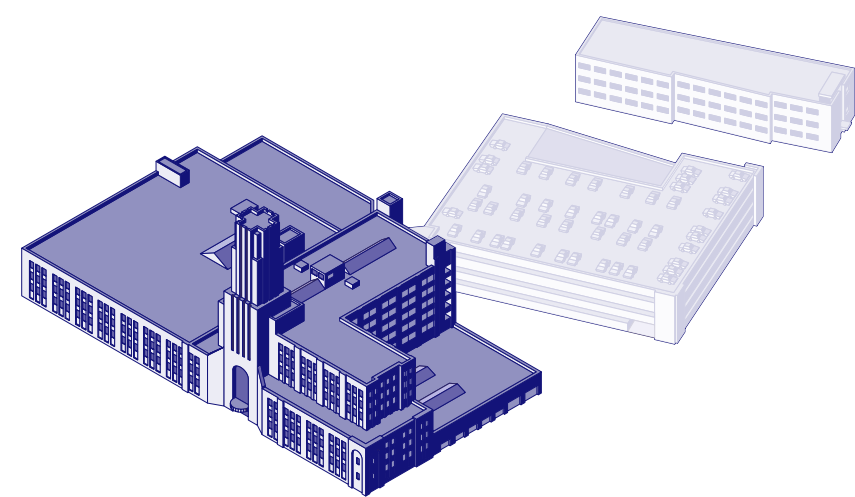
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2nd Floor

138,000 RSF

Key

- Tenant Space
- Service Space
- Shafts for Tenant Use
- Lab Exhaust Risers
- Lab Supply Risers
- New Construction



Grove St

Mt Auburn St



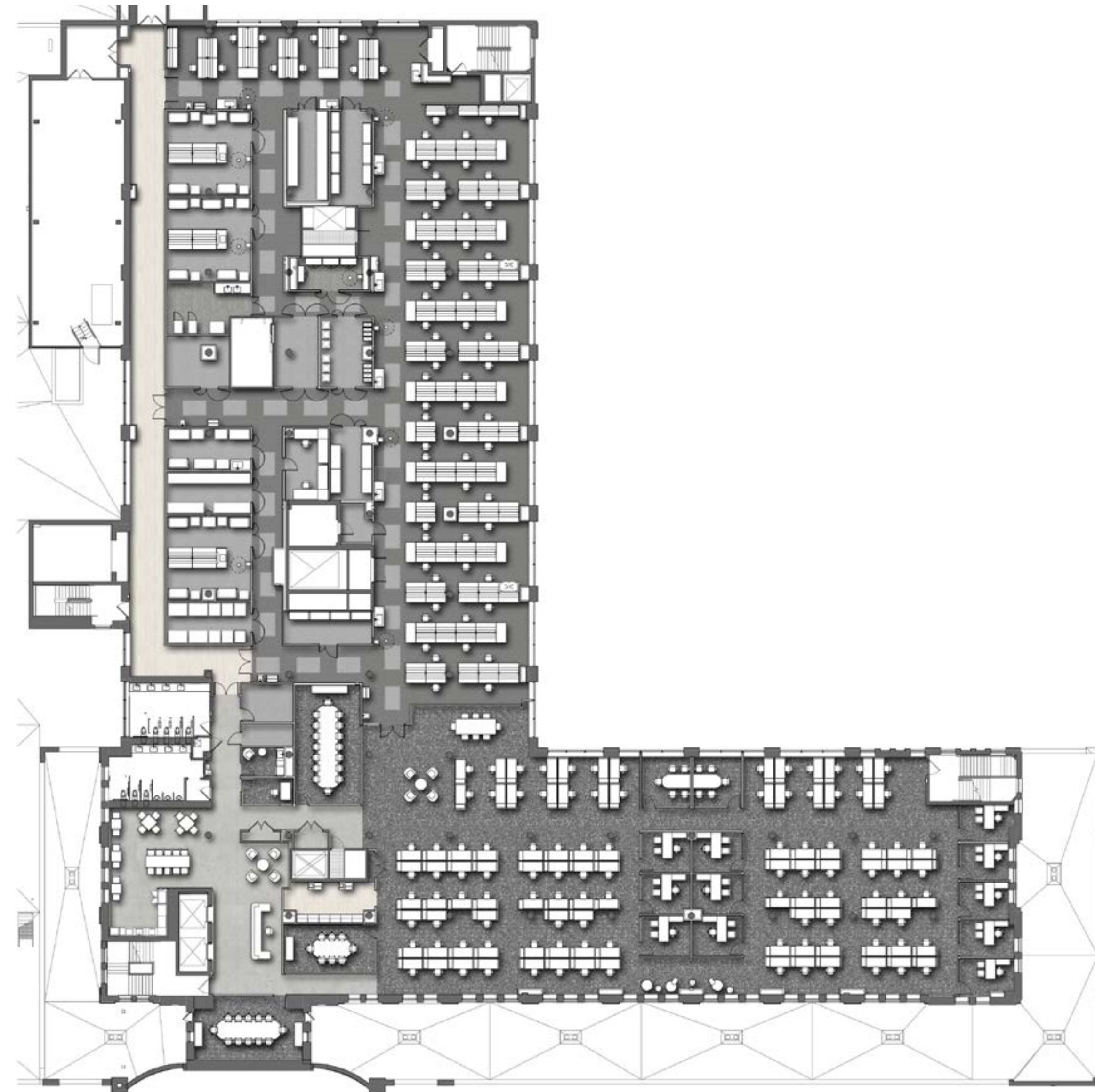
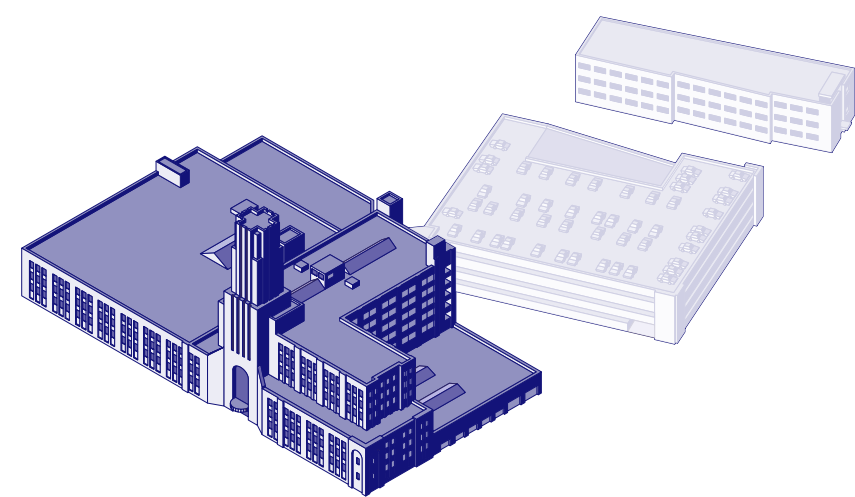
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4th Floor Spec Suite

Representative of Floors 5-6
38,000 RSF

Office	Seats	Rentable Area	(RSF)
Private Offices	11	Lab	20,315
Workstations	105	Office	17,061
SUBTOTAL	116	TOTAL	37,376

Lab	Seats
Open Lab Benches	146
GRAND TOTAL	262



Grove St

Mt Auburn St





Open Office at Lab Entry



Open Office

© ELKUS/MANFREDI ARCHITECTS



Open Lab

