

BOYNTON GATEWAY



boyntongateway.com



At the union of life and science.

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Project Snapshot

Building Size

336,000 RSF

Floorplate Size

+/-38,000 RSF

Sustainability

LEED Platinum

Wired Score

Gold

Wellness Certification

Fitwel

Built with purpose.
Fueled by vision.

Connect to the burgeoning developments of Union Square and Somerville through Boynton Gateway, an integrated life science property purpose-built for leading minds. Lab and office spaces are supported by wellness-dedicated amenities and ground floor retail—a winning mix to drive progress.

Life, science, and talent.

Boynton Gateway continues Union Square's tradition of innovation with thoughtfully integrated lab and office space. Life science talent is invited to join a dynamic, supportive, and creative community intent on progress.

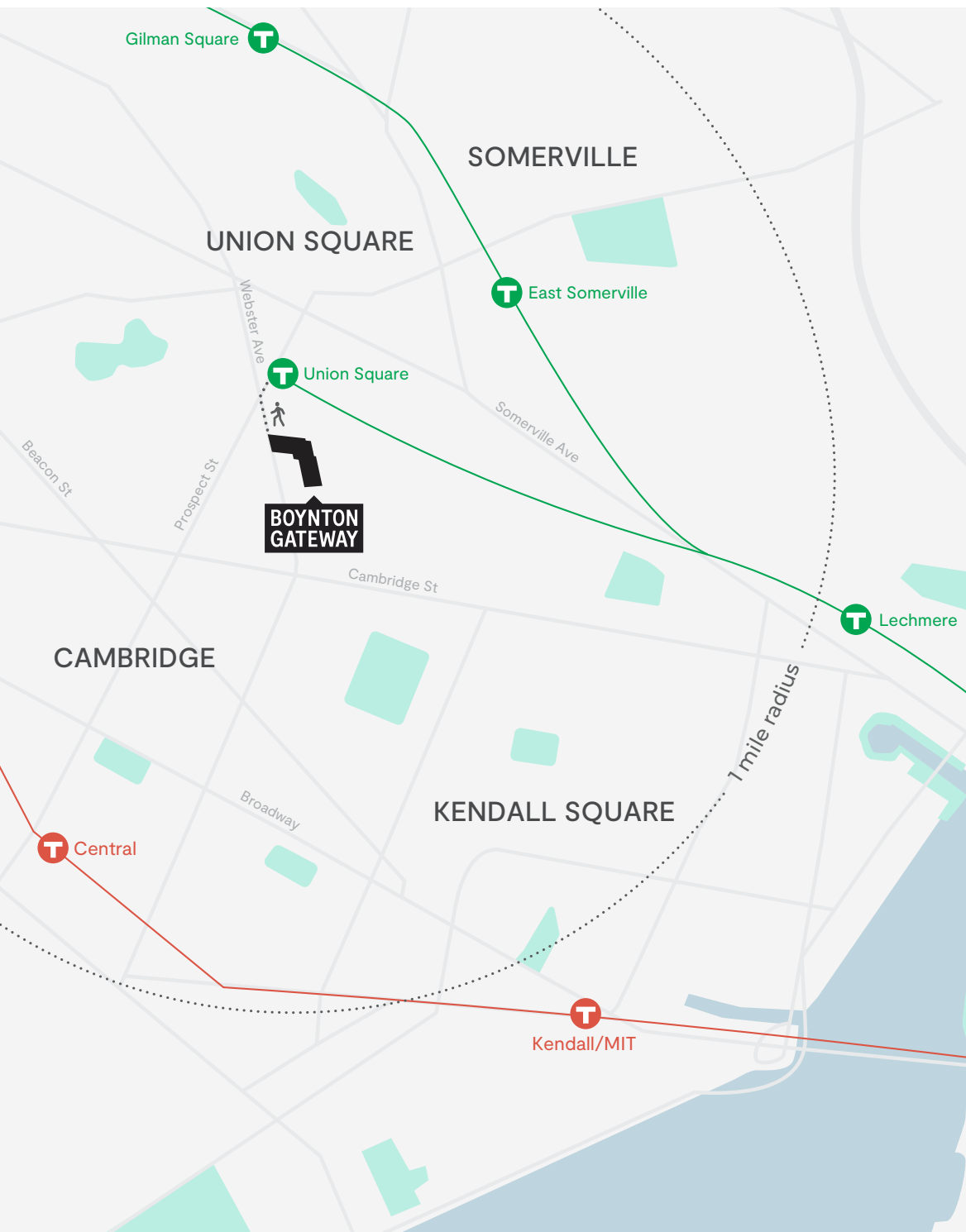


Merging talent with a culture of ingenuity.

As a life-science, purpose-built development in the heart of Somerville, Boynton Gateway is brilliantly positioned to attract top talent from nearby MIT, Harvard, and Tufts. The local bustling economy of innovation calls to entrepreneurs eager to lead this growing cluster forward.



BOYNTON GATEWAY



LOCATION

6

Getting Around

Walk to Union Square
Green Line

2 minutes

Walkscore

96+

Blue Bike Docks
within 5 minute walk

150+

Somerville residents in science,
tech or healthcare industries

18,000

From Kendall Square
Driving 5 minutes / Walking 20 minutes

1 mile

Built on connections.

Access Cambridge, Kendall Square, and downtown Boston with connections via T-lines, buses, shuttles, city bikes and walk-friendly pedestrian infrastructure.

Conversation and community are in our DNA.

Join Union Square's community of future-minded creators, foodies, artists, small business owners, and ceaseless innovators. Explore a diverse array of food, bars, entertainment, and conveniences, all within walking distance.



Wellness and Fitness

Stay active with access to a wide breadth of fitness options, including public parks and private classes ranging from yoga, Crossfit, and dance to bouldering, martial arts, and cycling.



Restaurants and Bars

More than just an intellectual powerhouse, Somerville is also a dining destination with award-winning bars and restaurants representing flavors from around the world.



Shopping and Entertainment

Alive with soul and culture, Union Square entices locals and visitors alike to experience its art studios, community festivals, live music, comedy scene, and boutique shops.



A Guide to Union Square

RESTAURANTS AND BARS

1. Taza Chocolate
2. Atwood's Tavern
3. Clover Food Lab
4. Puritan & Company
5. S&S restaurant
6. The Druid
7. Ole'
8. NU Kitchen Somerville
9. Ebi Sushi
10. Cantina La Mexicana
11. Browyn Restaurant
T&B Wood-Fired
& Rum Bar
12. Backbar
13. Field & Vine
14. The Independent
15. Vera's
16. El Potro Mexican Bar & Grill
17. Mandarin Restaurant
18. Mama Gina's Pizzeria
19. Gracie's Ice Cream
20. Machu Picchu
21. Union Square Donuts
22. Bloc Cafe
23. Celeste
24. The Neighborhood Restaurant
25. Himalayan Kitchen
26. Bow Market
27. Union Tavern
28. Tasting Counter
Aeronaut Brewing Company

SHOPPING

1. Target
2. Ricky's Flower Market
3. Hub Comics
4. Bow Market
5. Stanhope Framers
6. Market Basket
7. High Energy Vintage

PARKS

1. Stone Place Park
2. Prospect Hill Park
3. Walnut Street Park
4. Lincoln Park
5. Perry Park

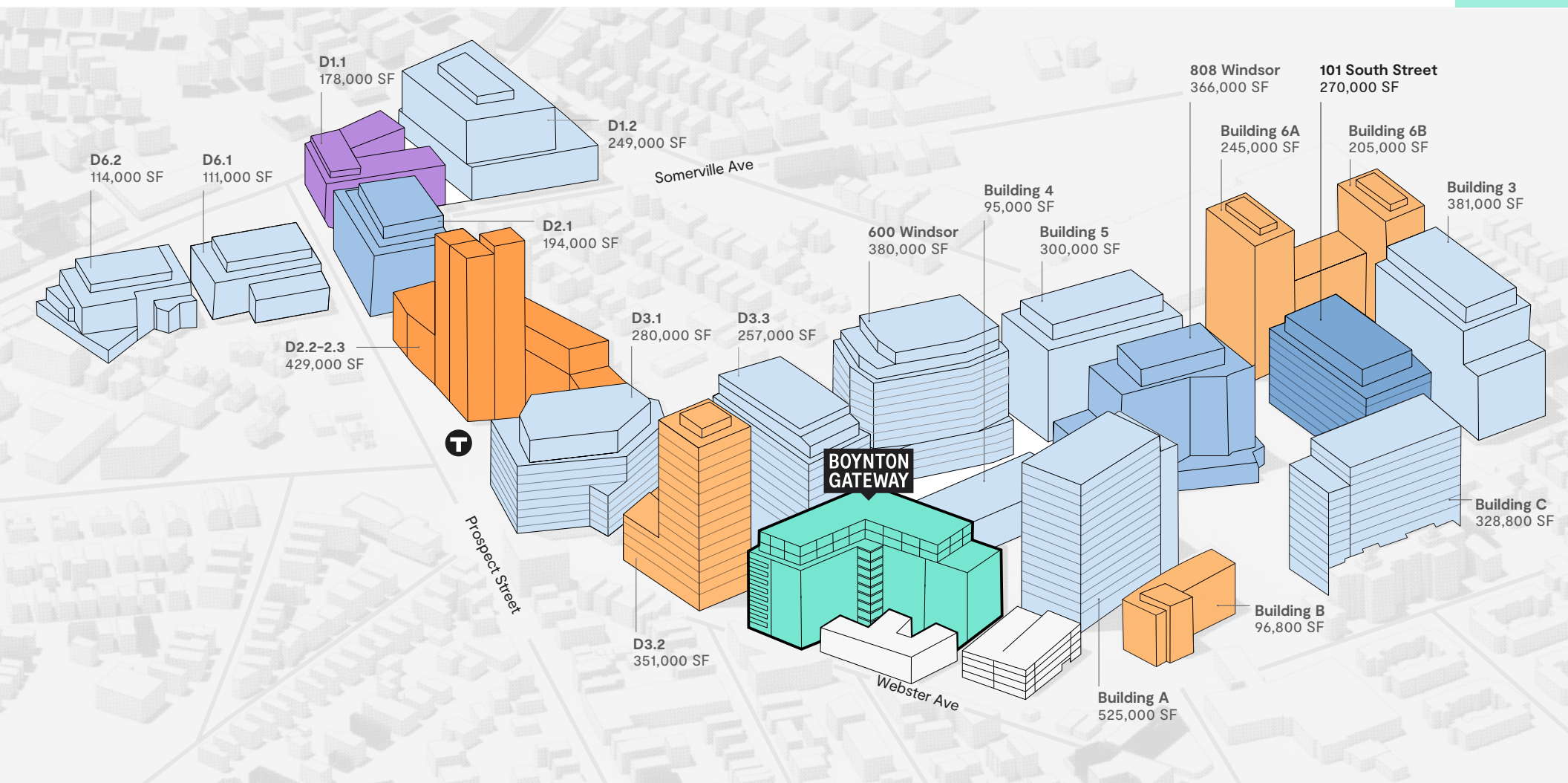
EXPERIENCES

1. Urban Axes - Axe Throwing
2. CultureHouse HQ
3. The Museum (tiny museum)
4. Myrth Ceramics Studio
5. Washington Street Art Center

FITNESS

1. CrossFit Somerville
2. Villari's Martial Arts Centers
3. Be. in Union Yoga
4. Boston Boulder Project
5. Rx Strength Training





Union Square Cluster

+/- 4 million RSF

of future lab and office space.

This property stands to enrich Boston's developing life science ecosystem.

- RESIDENTIAL
 - Under Construction
 - Planned
- OFFICE / LAB
 - Existing Building
 - Under Construction
 - Planned
- HOTEL
 - Under Construction

The gateway is open. The future is forming.

Boynton Gateway was designed by SGA as a leading development in Somerville's emerging life science cluster. Their transformative vision combines a cutting-edge lab, dynamic commercial space, modern amenities, and vibrant retail on the reimagined, reactivated street front.





Cafe Retail Activation on the Ground Floor

Part lab. Part office. All progress.

Uniquely flexible L-shaped building layout empowers you to adapt as you grow, fulfill your unique mission, and efficiently respond to the functional needs of office and lab space, while providing energizing views of Union Square, Kendall Square, and Boston.



Challenge expectations. Embrace possibilities.

Spanning 14,500 SF, the top floor tenant lounge and adjacent fitness center, conference center and training halls are expertly curated to support learning, productivity, and wellness.



Top Floor Tenant Lounge

Top Floor Private Tenant Amenities

14,500 RSF

All tenants have access to a fitness center with showers and lockers, a conference center, meeting rooms, a catering area, ample lounge space to unwind, and more.



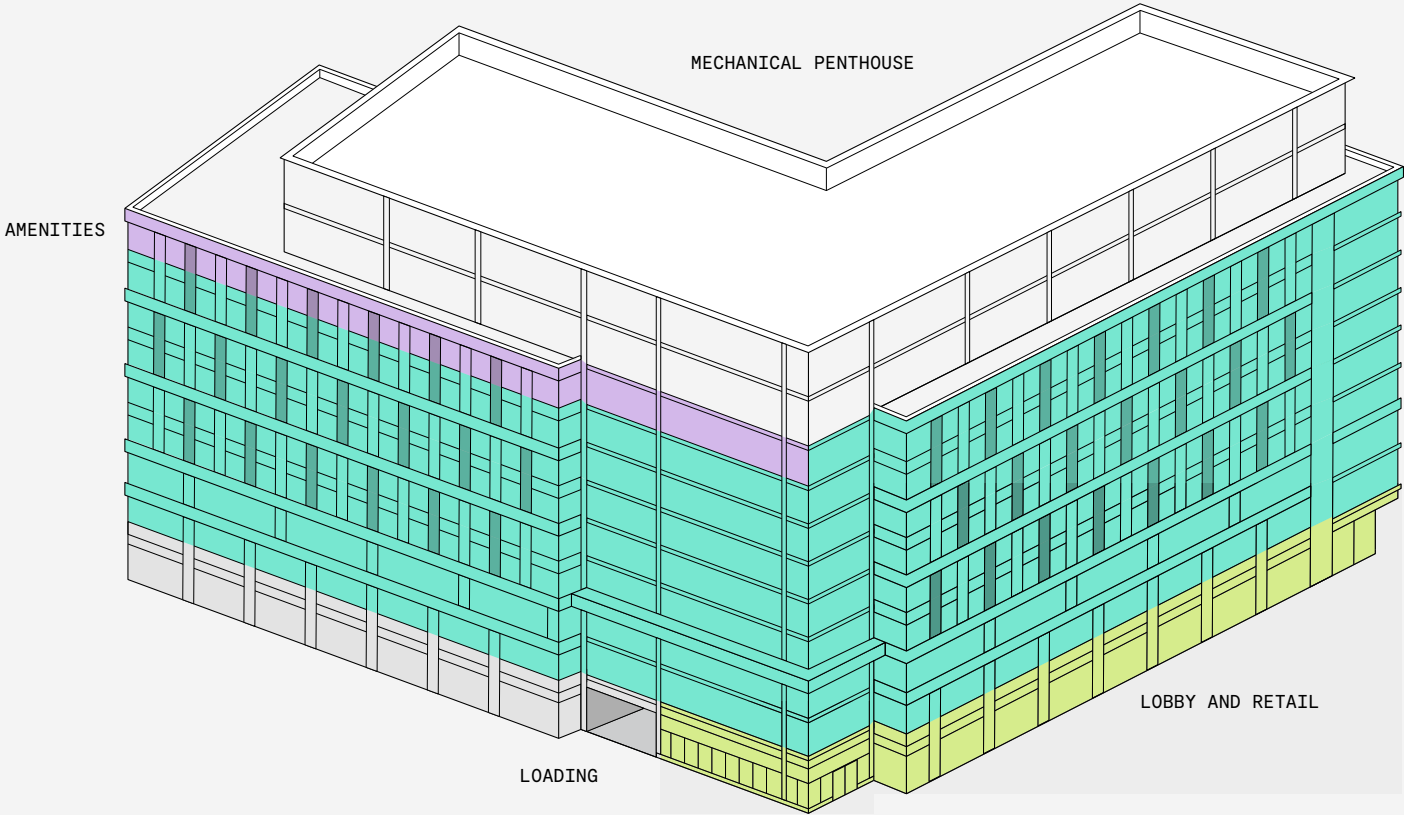
- Features
- FITNESS CENTER WITH SHOWERS AND LOCKER ROOM
 - CONFERENCE ROOMS
 - TRAINING AND EVENT HALLS
 - PANTRY AND CATERING
 - TENANT LOUNGE
 - MULTIPURPOSE AREAS

Explore Availability

LEVEL	SIZE
LEVEL 9	
Amenities	14,500 RSF
Office	26,195 RSF
LEVEL 8	38,646 RSF
LEVEL 7	38,646 RSF
LEVEL 6	38,646 RSF
LEVEL 5	38,646 RSF
LEVEL 4	38,646 RSF
LEVEL 3	37,403 RSF
LEVEL 2	37,802 RSF
GROUND	26,872 RSF
LL GARAGE	1/1000 RATIO

AVAILABILITY

- LOBBY AND RETAIL
- TOP FLOOR AMENITIES
- BOH LAB SUPPORT
- MECHANICAL PENTHOUSE

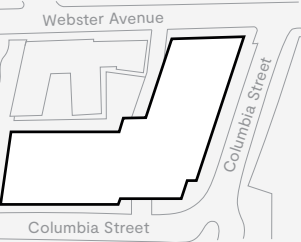


The main design gestures are the unique varied cladding and the expressive penthouse expression. The exterior wall cladding organization allows for suitable interior lab bench spacing and organization while creating an exciting pattern, texture, and light-play towards the street. The regularity of the lab use is accommodated, but the building expresses something more dynamic.

— SGA Architects, Boston

Typical Floor 2-8

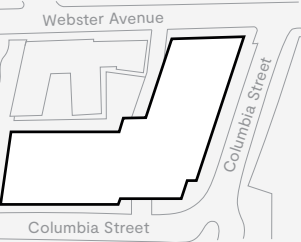
+/- 38,000 RSF



OFFICE OR LAB
BACK OF HOUSE

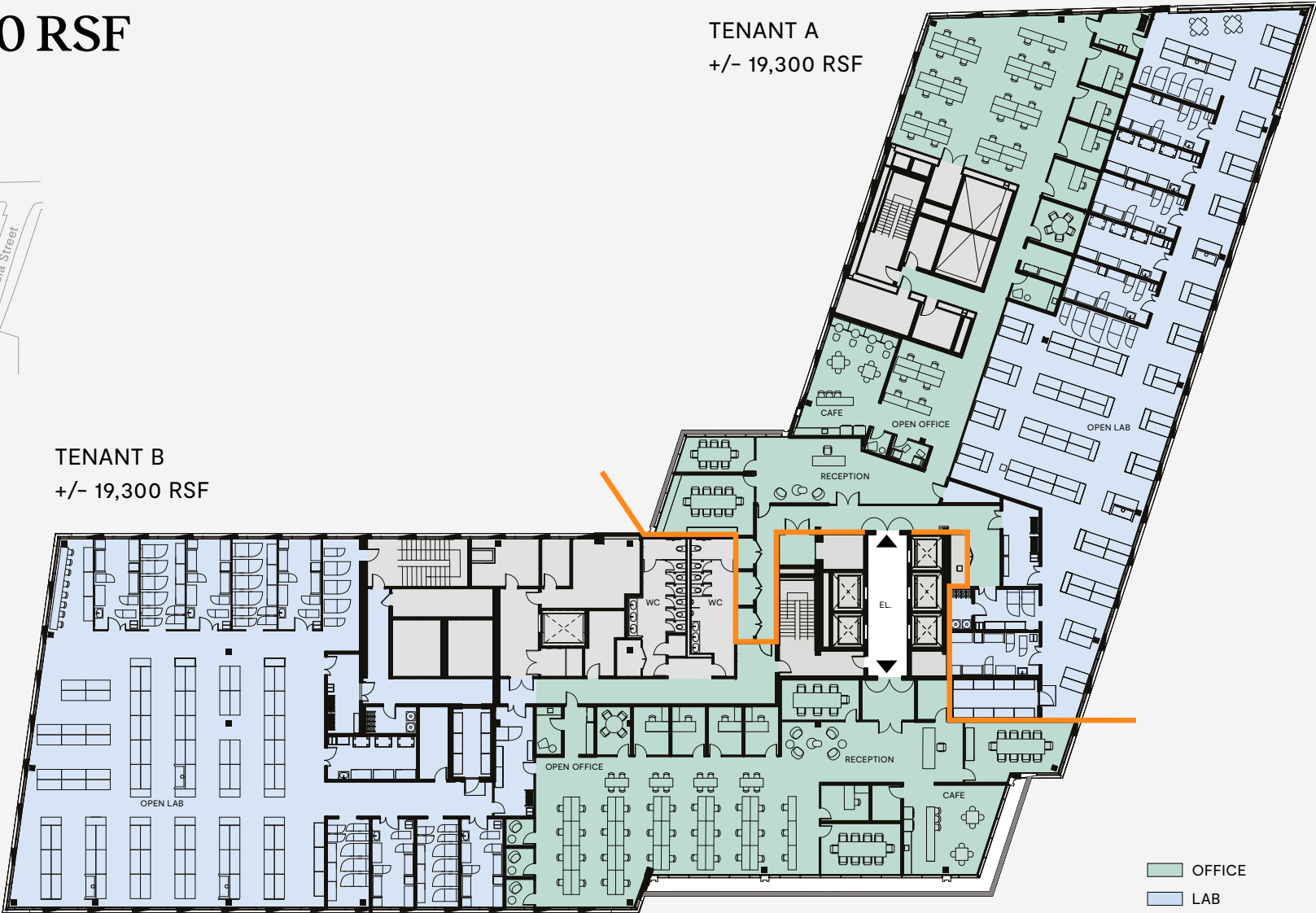
Multi Tenant

+/- 38,000 RSF



TENANT A
+/- 19,300 RSF

TENANT B
+/- 19,300 RSF

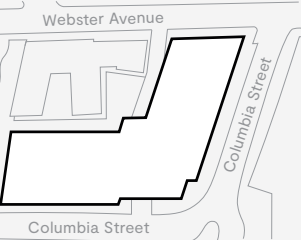


- OFFICE
- LAB
- BACK OF HOUSE
- SUITES DIVIDING LINE

Single Tenant

+/- 38,000 RSF

60% Lab – 40% Office



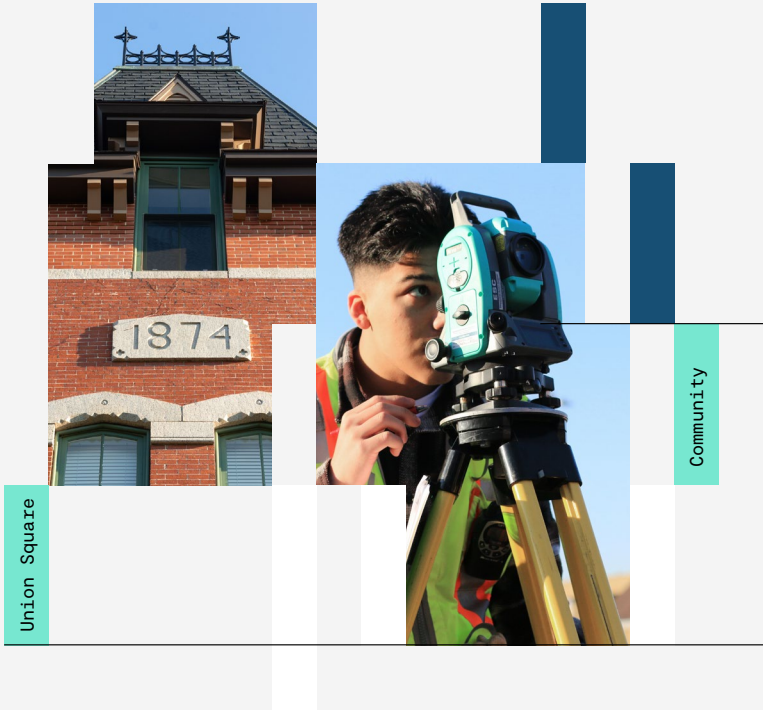
- OFFICE
- LAB
- BACK OF HOUSE

Building Specifications

BUILDING SIZE	336,000 RSF	ELEVATORS	5 passenger, 1 freight, 1 additional freight shaft
PARKING RATIO	<ul style="list-style-type: none">1 space per 1,000 SF	HVAC	<ul style="list-style-type: none">Supply: 4 AHUs providing 100% outside air with N-1 fan redundancyExhaust: 8 high-plume dilution fans with N-1 redundancy and high-performance energy recovery coilsChilled water: 4 water cooled centrifugal chillers with N+1 redundancyHot water: 4 condensing gas fired boilers with N+1 redundancyAirflow rates: 1.75 CFM/SF of lab and 0.25 CFM/SF of office<ul style="list-style-type: none">Floors 2-8 have a split of 60% lab and 40% officeFloor 9 is all office
ELECTRICAL	<ul style="list-style-type: none">Sized to support 27.6w/SF over 433,355 GFSService provides the following tenant power allocations via 2 unmetered bus duct risers:<ul style="list-style-type: none">Floors 2-8, 60/40 lab/office<ul style="list-style-type: none">15w/USF for lab plug load, lights and small mechanical9w/USF for office plug load, lights and small mechanicalFloor 9, 100% office<ul style="list-style-type: none">9w/USF for office plug load, lights and small mechanicalTenant Optional Standby power is supported by a 1,500kW diesel generator (shared with house Standby loads)<ul style="list-style-type: none">Generator provides the following tenant power allocations via penthouseDistribution and tenant provided switching equipment<ul style="list-style-type: none">5w/lab USF	ROOF	<ul style="list-style-type: none">Mechanical Penthouse: flat roof, TPO Membrane (potential Blue Roof System)Level 9 flat roof: Green Roof System
CHEMICAL STORAGE	Ground floor: 1,360 RSF	STRUCTURAL	<ul style="list-style-type: none">Steel Frame with steel lateral bracing with composite steel/concrete deckP1 slab – post tensioned concreteConcrete foundations
CEILING HEIGHT	<ul style="list-style-type: none">Floor 1: 20'Floor 2: 18'Floors 3-8: 14'6"Floor 9: 16'6"	UTILITIES	<ul style="list-style-type: none">Water: City of SomervilleElectric: EversourceGas: Eversource
COLUMN SPACING	<ul style="list-style-type: none">South wing: typical bay – 33' x 45'North wing: typical bay – 33' x 45'Lab planning module: 11'-0"	WINDOWS	<ul style="list-style-type: none">Typical Floor: 7'-0" wide by 8'-10" highGlazing: 1" Insulating Glass Unit (double pane) Low E, high performance glazing
LOADING DOCK	2 loading: 1 trash, 1 recycling	PLUMBING	Brand New pH Neutralization System that Landlord will maintain for tenant's use

Collaborating toward our collective future.

The Boynton Gateway team is committed to working with local stakeholders and development experts to evolve this property with careful consideration for professional life science needs, shared community benefits, and the future of Somerville’s Union Square.



SGA

Architecture

An award-winning practice with work spanning architecture, interior design, planning, virtual design and construction. SGA embodies tech-forward design that redefines how life science, academic, urban, mixed-use, corporate and commercial projects are delivered.

AHA CONSULTING ENGINEERS

MEP Engineer

Successfully works with owners, operators, Fortune 500 companies, Ivy League schools, top real estate developers and award-winning architects. AHA relies on their team of experts to deliver high performance facilities throughout the U.S.

CANNON HILL CAPITAL PARTNERS

Development

A vertically-integrated real estate operator, developer and investment manager pursuing growth through a value-added investment strategy. CHCP focuses on repositioning and developing best-in-class office, multi-family, industrial and life sciences properties.

CONSIGLI CONSTRUCTION

Construction Manager

A leading construction manager that services clients across all markets, including academic, life sciences, institutional, corporate and federal. Consigli has received numerous awards for its craftsmanship and employment practices.

COPLEY WOLFF DESIGN GROUP

Landscape Architecture

Specializes in the planning and design of academic, housing, roof deck, corporate, institutional, mixed-use, park, waterfront, children’s play and discovery projects. CWDG focuses on placemaking, integrating art into the landscape.

HOWARD STEIN HUDSON

Transportation Engineer

A full-service planning and engineering firm improving communities through inclusive engagements and creative solutions. HSH provided transportation and traffic planning for the Boynton Gateway project based on their experience working in tight urban areas.

CV PROPERTIES, LLC.

Development

A Boston-based commercial real estate company focusing on development and investment opportunities throughout New England. CV Properties was formed to identify, develop, and manage commercial real estate projects that provide superior risk-adjusted returns.

REA

Branding and Marketing

Builds iconic brands centered around people to define meaningful relationships with the built environment. With clear dialogue and ideas that resonate, REA shapes memorable experiences and launches brands that deliver significant impact.

BOYNTON GATEWAY

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