



Overview

Dimensions

Total	336,000 SF
Typical Floorplate	+/-33,000 SF

Sustainability and Wellness

Sustainability	LEED Platinum
Wellness Certification	Fitwell

Uses

Lab/Office	302,000 SF
Tenant Amenities	14,500 SF
Retail Ground Floor	1,000 SF
Public Green Space	2,500 SF

Building Specifications

BUILDING SIZE	336,000 RSF
PARKING RATIO	· 1 space per 1,000 SF
ELECTRICAL	<ul style="list-style-type: none">· Sized to support 27.6w/SF over 433,355 GFS· Service 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 mechanical· 9w/USF for office plug load, lights and small mechanical· Floor 9, 100% office<ul style="list-style-type: none">· 9w/USF for office plug load, lights and small mechanical· Tenant 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 penthouse· Distribution and tenant provided switching equipment<ul style="list-style-type: none">· 5w/lab USF
CHEMICAL STORAGE	Ground floor: 1,360 RSF
CEILING HEIGHT	<ul style="list-style-type: none">· Floor 1: 20'· Floor 2: 18'· Floors 3-8: 14'6"· Floor 9: 16'6"
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"
LOADING DOCK	2 loading: 1 trash, 1 recycling

ELEVATORS	5 passenger, 1 freight, 1 additional freight shaft
HVAC	<ul style="list-style-type: none">· Supply: 4 AHUs providing 100% outside air with N-1 fan redundancy· Exhaust: 8 high-plume dilution fans with N-1 redundancy and high-performance energy recovery coils· Chilled water: 4 water cooled centrifugal chillers with N+1 redundancy· Hot water: 4 condensing gas fired boilers with N+1 redundancy· Airflow 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% office· Floor 9 is all office
ROOF	<ul style="list-style-type: none">· Mechanical Penthouse: flat roof, TPO Membrane (potential Blue Roof System)· Level 9 flat roof: Green Roof System
STRUCTURAL	<ul style="list-style-type: none">· Steel Frame with steel lateral bracing with composite steel/concrete deck· P1 slab – post tensioned concrete· Concrete foundations
UTILITIES	<ul style="list-style-type: none">· Water: City of Somerville· Electric: Eversource· Gas: Eversource
WINDOWS	<ul style="list-style-type: none">· Typical Floor: 7'-0" wide by 8'-10" high· Glazing: 1" Insulating Glass Unit (double pane) Low E, high performance glazing
PLUMBING	Brand New pH Neutralization System that Landlord will maintain for tenant's use

Get in touch

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