

# 41 SEYON 43 FOUNDRY

A FIRST CLASS LIFE SCIENCE  
AND R&D CAMPUS

WALTHAM, MA





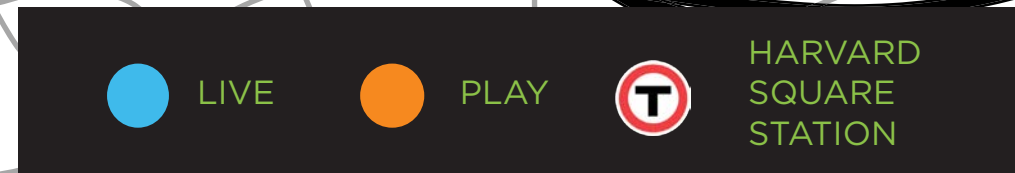
## CAMPUS HIGHLIGHTS

- Located on Watertown/Waltham line
- Dedicated Red Line shuttle
- 577,000 SF Bio-innovation hub
- All new amenities (Q1 2021)
- Exterior signage/branding opportunities
- 14' – 26' clear heights
- Robust power source
- Efficient floorplates
- 3.0/1,000 Parking ratio
- Walking & bike trails





TO THE BEST WORKFORCE AT THE BEST VALUE



# TRAVEL TIMES



**7** MIN. DRIVE TO MASS PIKE

**10** MIN. DRIVE TO ROUTE 128



**20** MIN. TO HARVARD SQUARE



**3** MIN. TO CHARLES RIVER GREENWAY

**10** MIN. TO WATERTOWN SQUARE

**8** MIN. TO MOODY STREET



	MOODY STREET - 1.3 MI	WATERTOWN SQUARE - 1.8 MI	ARSENAL STREET - 3.4 MI
RESTAURANTS & BARS	22	6	9
MINUTES BY CAR	5	12	12
MINUTES BY BIKE	8	12	20





**152 GROVE**  
1 FLR | 140,000 SF



**43 FOUNDRY**  
3 FLRS | 180,000 SF



**41 SEYON**  
2 FLRS | 270,000 SF

# SCALE

- 31 ACRES
- 3 BUILDINGS, 577,000 SF
- DEDICATED RED-LINE SHUTTLE
- MULTI-LEVEL AMENITY CENTER
- OUTDOOR GREENSPACE

## GROWING INNOVATION CLUSTER

abcam

REPLIGEN  
INSPIRING ADVANCES IN BIOPROCESSING

affinia  
THERAPEUTICS

HUMATICS

Panasonic

EDC Learning transforms lives.

earth



# BRANDING

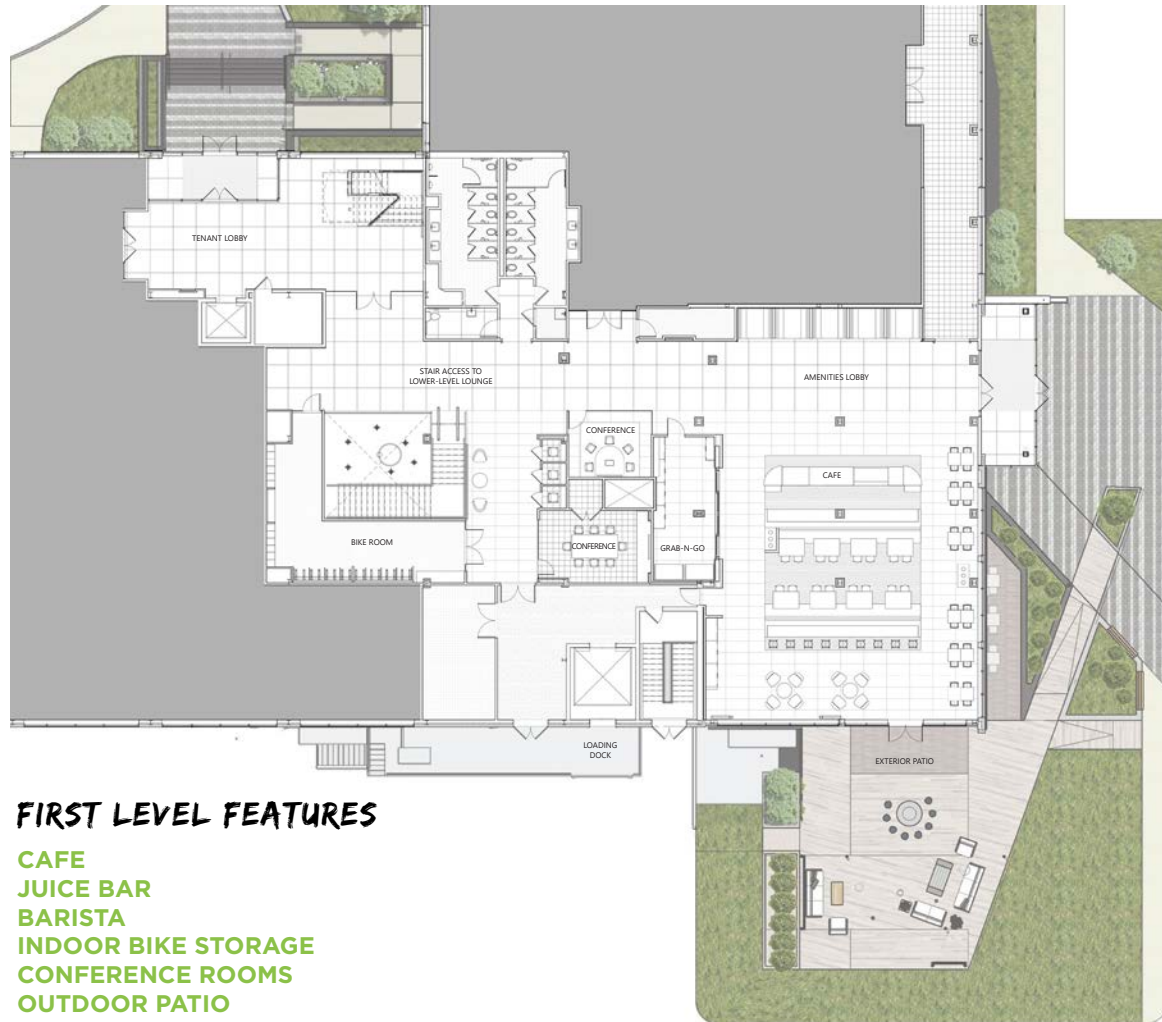


# AMENITY ENTRANCE & PATIO





# AMENITY CENTER FIRST LEVEL



## FIRST LEVEL FEATURES

CAFE  
JUICE BAR  
BARISTA  
INDOOR BIKE STORAGE  
CONFERENCE ROOMS  
OUTDOOR PATIO



CAFE

# AMENITY CENTER LOWER LEVEL



## LOWER LEVEL FEATURES

FUNCTION ROOM & LOUNGE  
MULTIPURPOSE CONFERENCE ROOMS  
GAMING/MEDIA ROOM  
FITNESS CENTER  
YOGA STUDIO  
LOCKER ROOMS & SHOWERS



LOUNGE



# 41 SEYON 43 FOUNDRY

**FOR MORE  
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## NEWMARK

 **Hilco**  
Redevelopment Partners