
FORT POINT LABS
51 MELCHER

UNLOCKING THE PAST

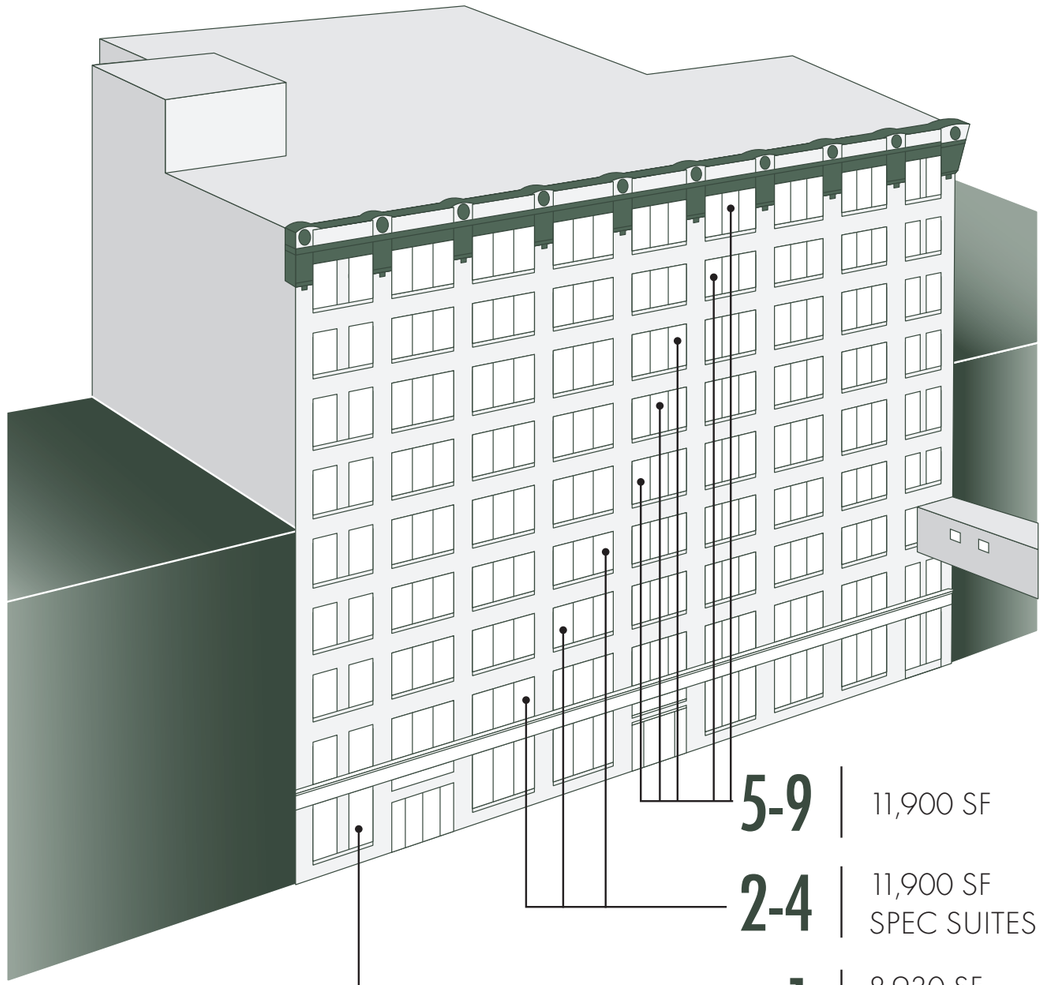
Embracing the Future

Located in the heart of Boston's historic Fort Point neighborhood, 51 Melcher Street has undergone a transformative renovation to become Fort Point Labs, a state-of-the-art Class A lab building. With an illustrious past as an industrial district, this building now stands as a shining example of innovation and forward-thinking design.

Equipped with cutting-edge technology and modern amenities, Fort Point Labs offers an unparalleled environment for scientific research and discovery. Meticulous attention to detail ensures a pristine and hygienic laboratory space, inspiring researchers as they push the boundaries of knowledge. Fort Point Labs stands as a testament to the potential that lies at the intersection of history, science, and innovation.







Building Specifications

Structural

Floor to floor heights

- Floors 1-7: 13'6" – 14'6"
- Floors 8-9: 13'

Plumbing

PH neutralization skids with permits held by landlord

Amenities

- Common fitness center with changing room lockers and showers
- On-site event conference space

Facility Design

Set up for BSL-2
Prepped for vivarium requirement

Mechanical

100% outside air units supply
2.0 CFM/SF across the lab

Flammable Storage

- On-floor and lower-level flammable storage
- Proportionate share of MAQs
- Building prepped for H-Group storage

Electrical

Fully electric building

- Labs: 15W/SF of lab space for receptacles and equipment power
- Office: 7W/SF of office space for receptacles and equipment power
- Standby Power: 7.5W/SF allocated per lab space per floor

Certifications

CONFERENCE CENTER

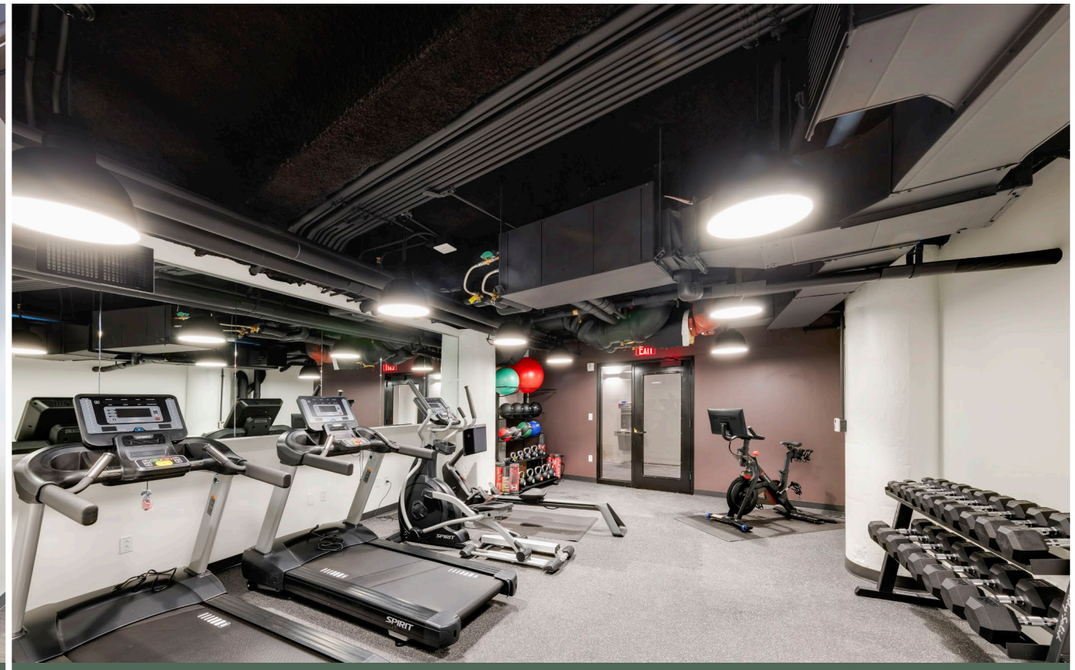


LAB SPACE

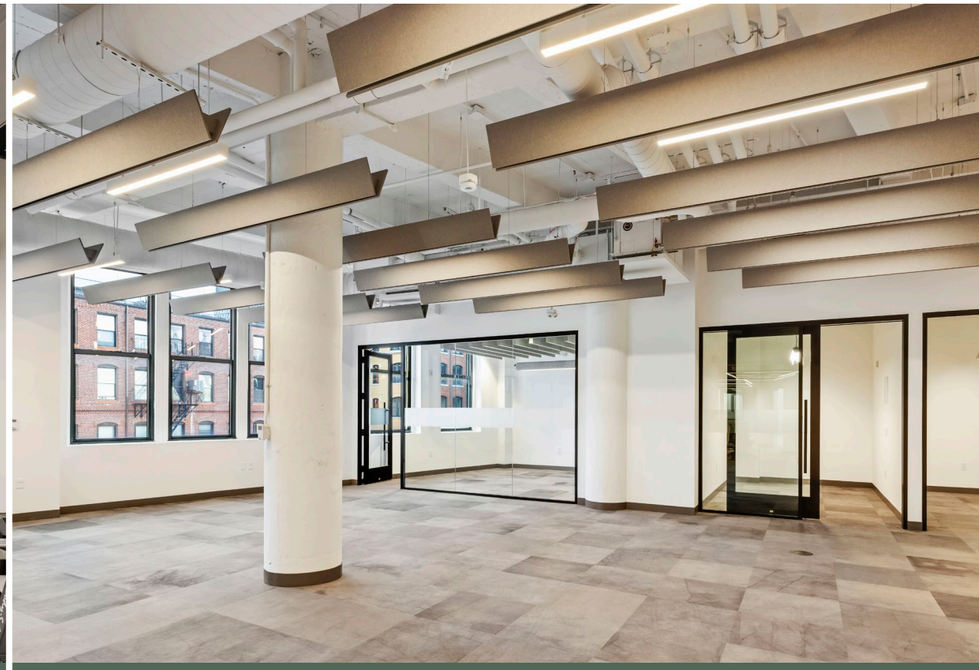




LOBBY



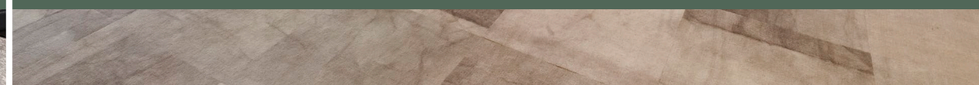
FITNESS CENTER



OFFICE SPACE







RETAIL

lululemon

EVERLANE

HELLY HANSEN

RECREATION

EQUINOX

corepower YOGA

SOULCYCLE

CONVENIENCE

CVS pharmacy

TRADER JOE'S

FRANK ANTHONY'S SEAPORT MARKET

HOSPITALITY

NOVO HOTEL

OMNI HOTELS

YOTEL

FOOD + BEVERAGE

CITRUS&SALT COASTAL MEXICAN

Lolita TEQUILA BAR

ROW 34

COFFEE SHOPS

CAFFÈ NERO

Tatte BAKERY & CAFÉ

La COLOMBE COFFEE ROASTERS

Location



5 MINUTES to I-93

5 MINUTES to I-90

7 MINUTES to Logan Airport

3 MINUTES to Summer St/Melcher St Station

6 MINUTES to Atlantic Wharf Ferry Terminal

8 MINUTES to Courthouse Station

9 MINUTES to South Station

15 MINUTES to Central Wharf Ferry Terminal

15 MINUTES to World Trade Center Station

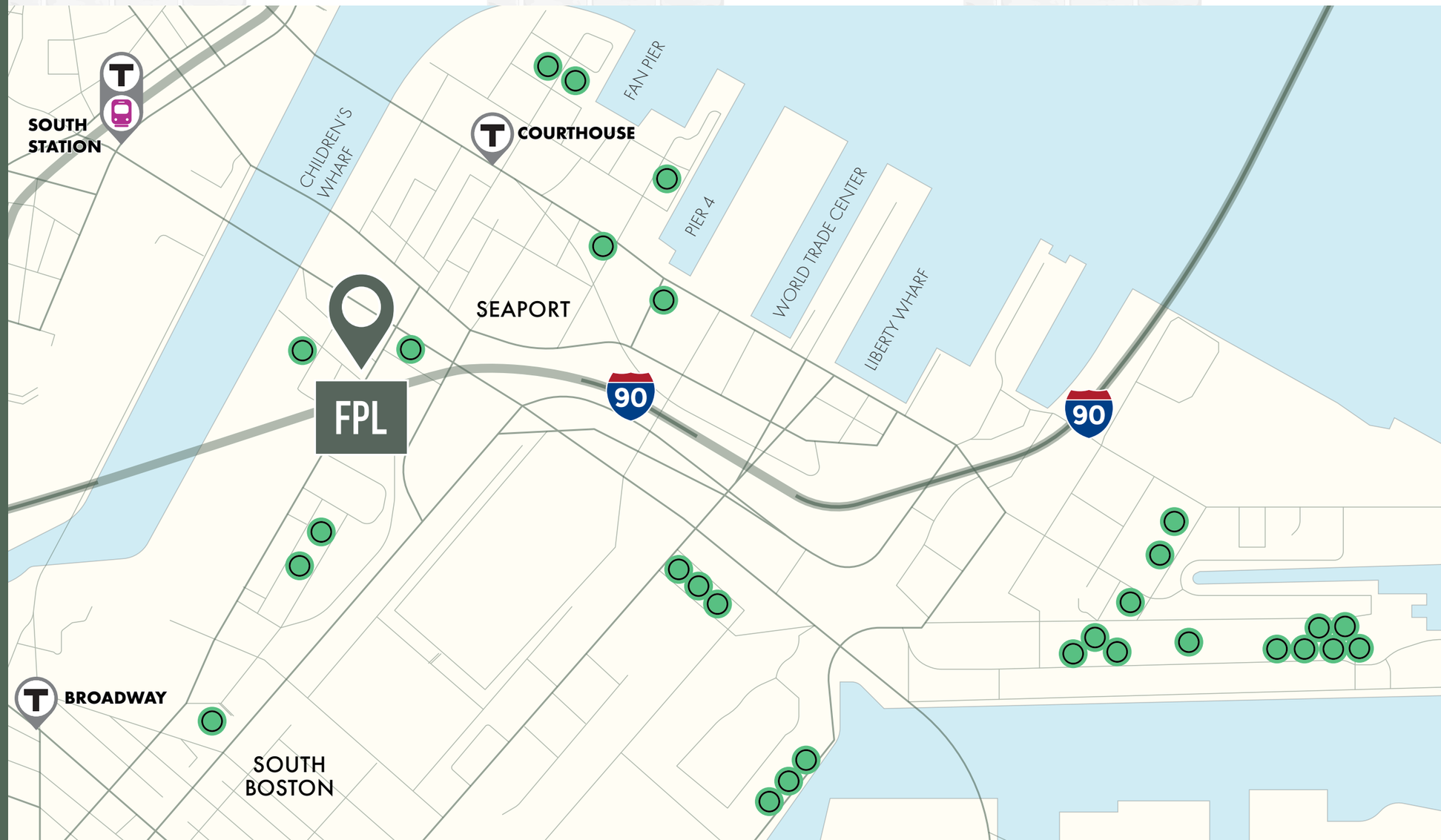
16 MINUTES to Rowes Wharf Ferry Terminal

SCIENCE IS MOVING TO

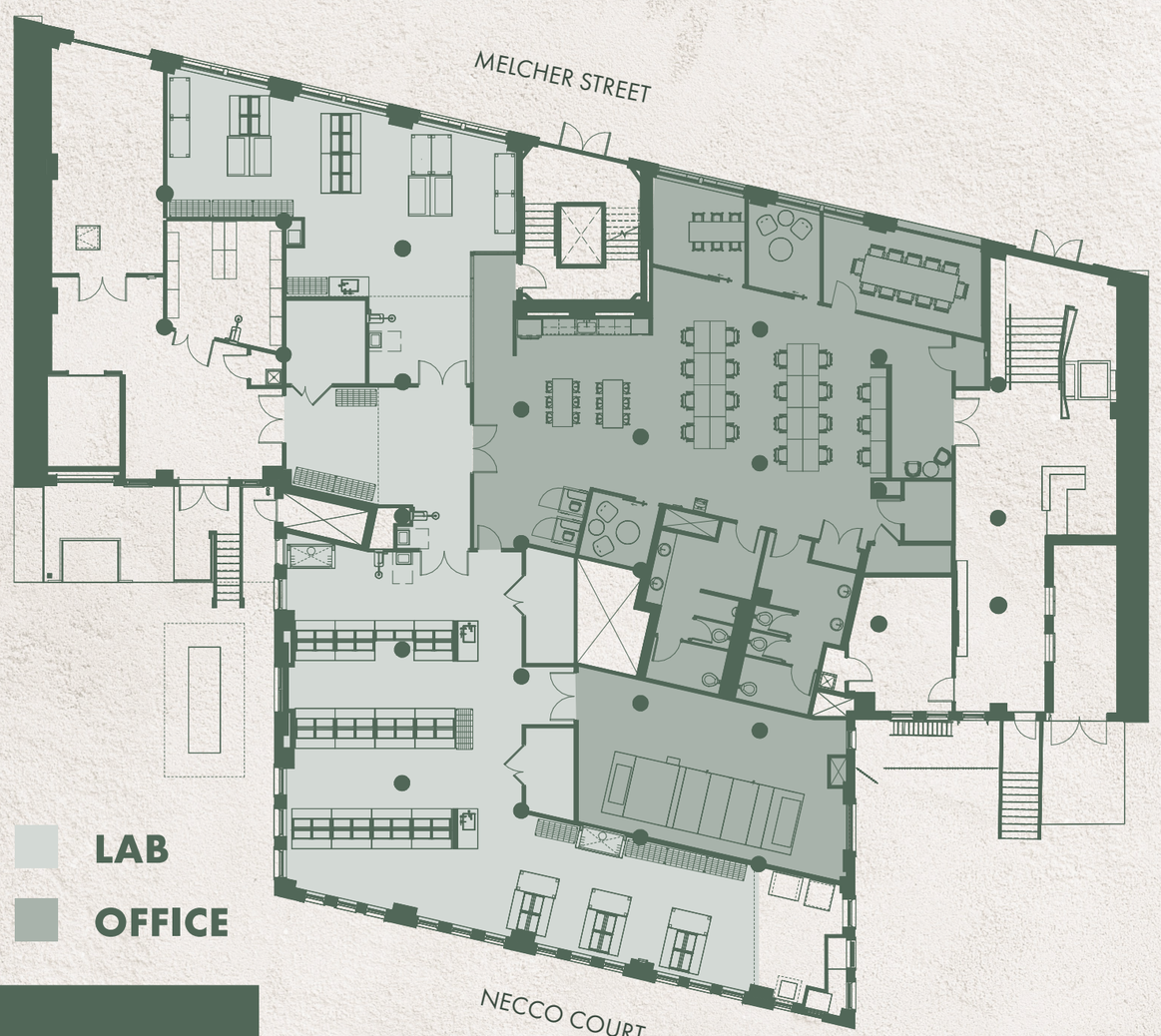
— Seaport —

The Seaport and Fort Point neighborhoods have become magnets for the life science industry in recent years, with a remarkable surge in the volume of dedicated space for scientific research and innovation. While Cambridge has long been known as a renowned center for scientific research and innovation, the Seaport has experienced exponential growth, attracting numerous prominent life science companies and startups. The convergence of talent, state-of-the-art facilities, and collaborative opportunities has cemented the seaport as a premier destination for the thriving life science sector.

Lilly
AKOUOS
Atalanta THERAPEUTICS
AKTIS ONCOLOGY
CRISPR THERAPEUTICS
Dana-Farber Cancer Institute
dewpointx
elektrofi
emulate
ensoma
entrada THERAPEUTICS
FOUNDATION MEDICINE
GINKGO BIOWORKS
ikena ONCOLOGY
inozyme pharma
INTEGRA LIMIT UNCERTAINTY
jnana Therapeutics
JOYN BIO
Living proof.
mispro
PURETECH BIO
SENSEI BIOTHERAPEUTICS
HOTSPOT THERAPEUTICS
SERVIER
SILICON Therapeutics
SmartLabs
Stevanato Group
VERTEX



FLOOR 1: 8,930 SF



LAB

OFFICE

— DISCOVER YOUR —

Perfect Space

— DISCOVER YOUR —

Perfect Space

FLOOR 2-4: 11,990 SF



LAB

OFFICE

FORT POINT LABS

51 MELCHER

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