

BLACK FALCON

PIER

MAKE WAVES

RARE SEAPORT **ADVANCED R&D OPPORTUNITY**



ADVANCED R&D WITH WATER VIEWS & AMENITIES

Rare Seaport Advanced R&D / Clean Tech / Advanced Manufacturing space available on all floors with panoramic water views and a robust amenity package inclusive of: café, bike storage, fitness center, changing rooms and showers.

Infrastructure: 15.3' to 20.6' clear heights, 250 lbs. - 500 lbs. floor loads, freight lifts, dock doors, truck court, and 21'6" x 18'2" column spacing.

BUILDING AVAILABILITY

FIRST FLOOR			SECOND FLOOR		
SF	SUITE	AVAILABLE	SF	SUITE	AVAILABLE
22,698 SF	100	Vacant	4,345 SF	200	Vacant
12,601 SF	105	Vacant	22,715 SF	210	Vacant
17,575 SF	110	Vacant	7,500 SF	220, 235	Vacant
15,948 SF	120, 126	Vacant	1,842 SF	238	Vacant
			2,931 SF	245	Vacant
			25,486 SF	250, 288	Vacant
			10,589 SF	275, 277	Vacant

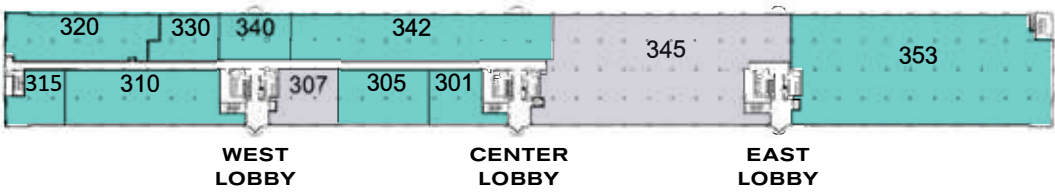
THIRD FLOOR		
SF	SUITE	AVAILABLE
7,497 SF	301, 305	Vacant
20,734 SF	310, 315, 320, 330	Vacant
14,695 SF	340, 342	Vacant
25,445 SF	353	Vacant (Shell)

FLOOR PLANS

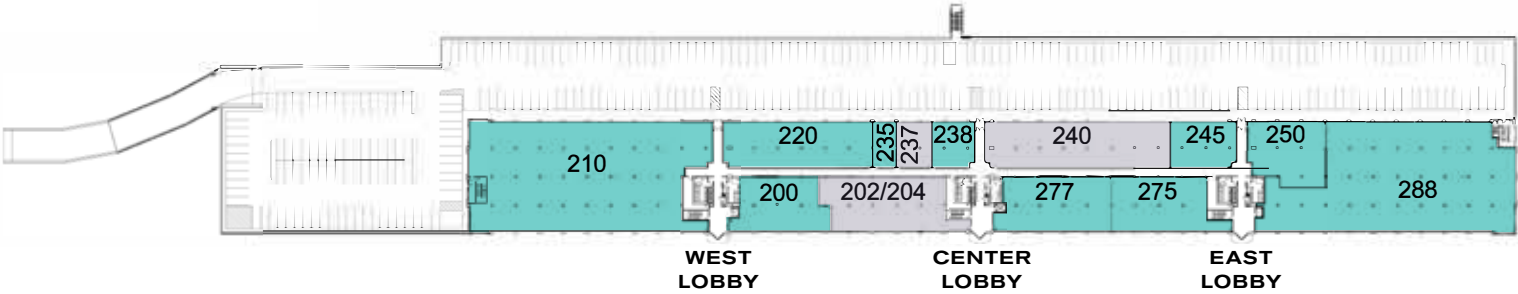
LEASED

AVAILABLE

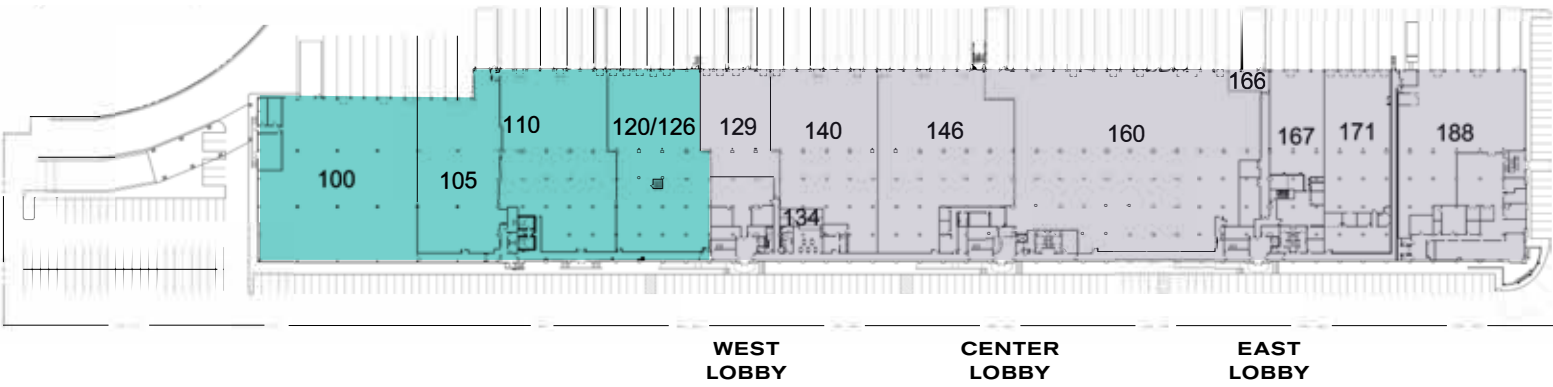
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PROPERTY SPECIFICATIONS

STRUCTURE & FOUNDATION:

Reinforced concrete

FAÇADE:

EIFS

YEAR RENOVATED:

2018

CLEAR HEIGHT:

- 1st floor: 20' 6 ½"
- 2nd floor: 15' ½"
- 3rd floor: 15' 3.25"

COLUMN SPACING:

Average 21'6" x 18'2"

LOADING DOCKS:

- (6) 12' X 14' and (1) 10' X 10' grade level drive-in doors
- (77) 10' X 10' dock high doors with 42 dock levelers
- Direct at-grade loading available on second floor

FLOOR LOADS:

- 1st floor: 250-500 PSF
- 2nd floor: 300 PSF
- 3rd floor: 300 PSF

HVAC:

Floor 1 serviced by nine gas-fired Sterling units and floors 2 and 3 serviced by (8) 90-ton Trane rooftop units

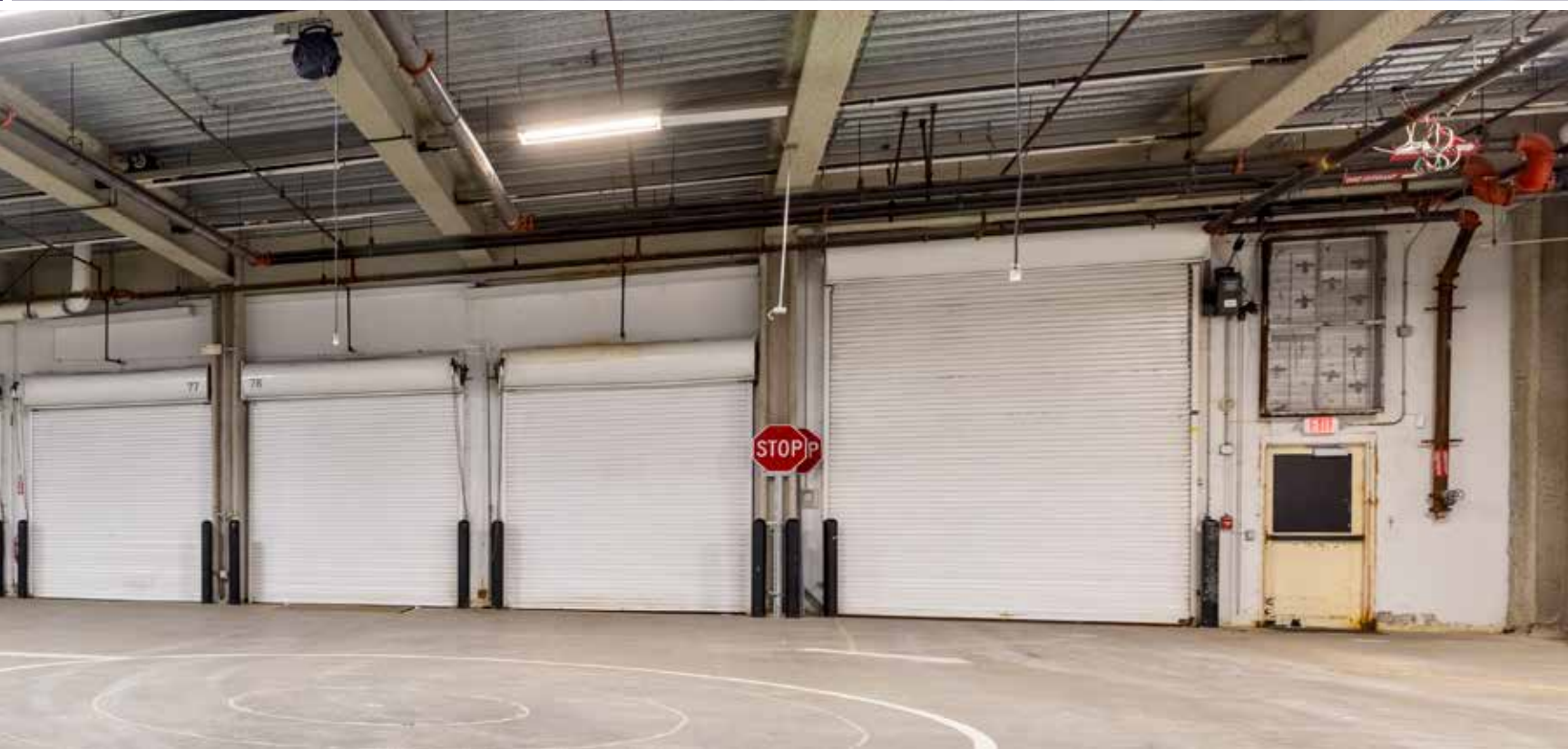
PARKING:

1.0/1,000 SF on floors 2 & 3
0.5/1,000 SF on floor 1

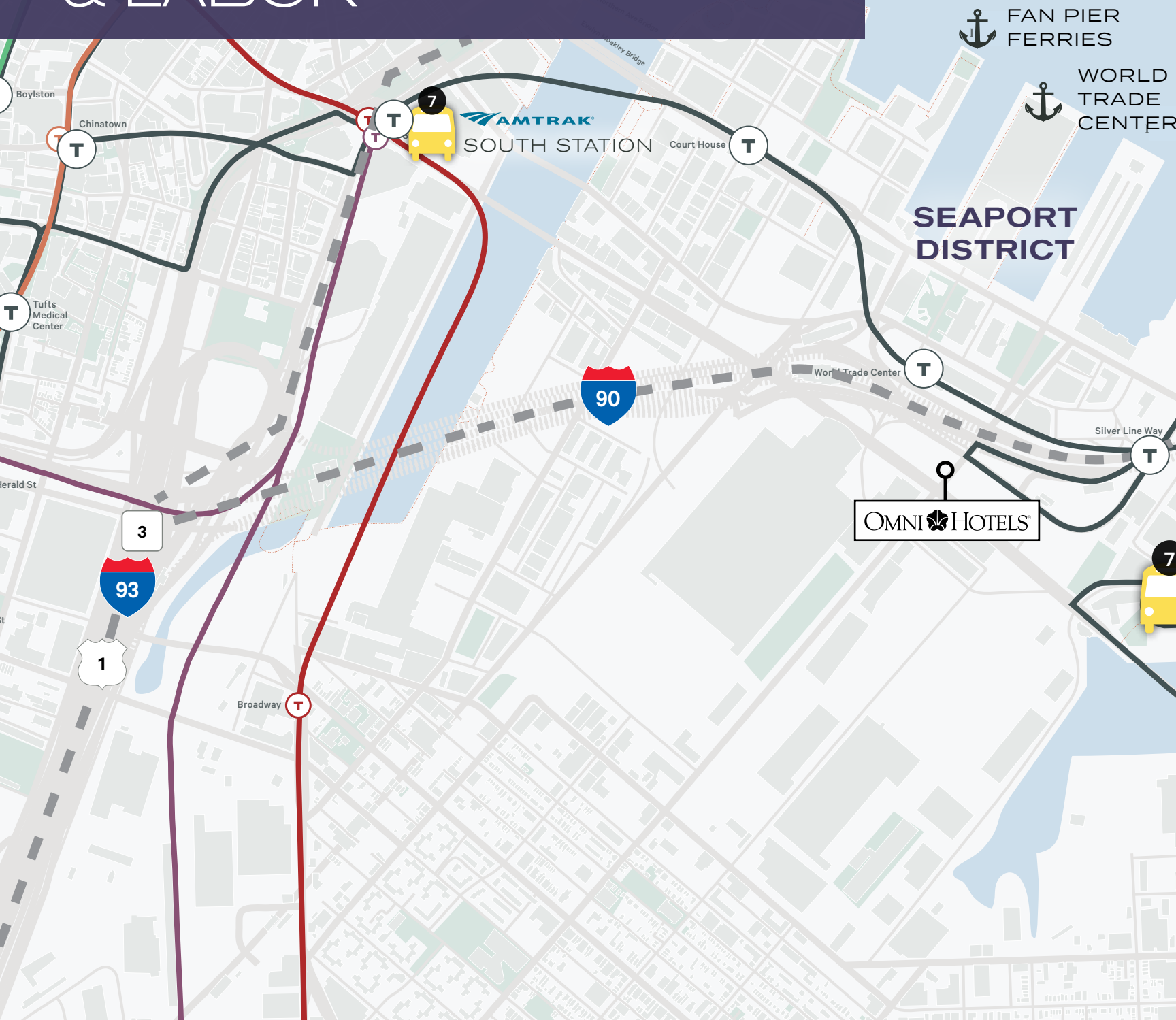
TRUCK COURT:

- Designated truck parking with 125' truck court and concrete truck aprons on first floor
- Ramp and second floor designed for box trucks up to 25K lbs weight capacity





LOCATION, ACCESS & LABOR



EASY TO COMMUTE

88 Black Falcon Pier is located in the Seaport's Marine Industrial Park. The building offers exceptional access to With nearby Silver Line service, accessibility for a diverse labor pool is readily available.



**AMPLE
PARKING**



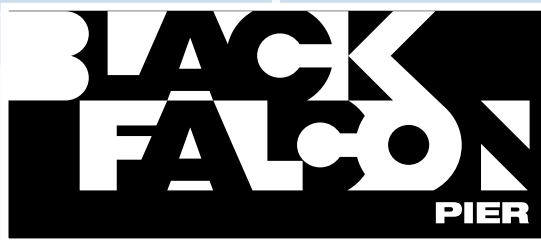
**NEARBY MBTA
SILVER LINE STOP**



**NEW WATER SHUTTLE
& FERRY SERVICE
(TO/FROM NORTH STATION)**



**LOGAN
INTERNATIONAL
AIRPORT**



EASY TO CONNECT

Boston's Seaport, South Boston, Logan Airport, the Mass Pike and Interstate 93, both north and south.



**UBER VIP
PARTNERSHIP**
(FREE RIDES TO/FROM SOUTH STATION)



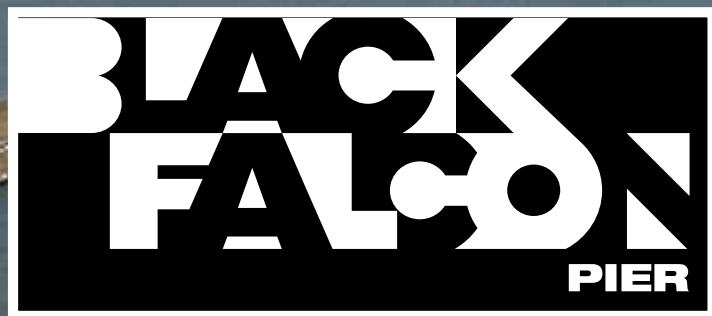
**EASY HIGHWAY
ACCESS**



LAB



TECH



21-27 DRYDOCK AVENUE



17-19 DRYDOCK AVENUE



ONE AU BON PAIN WAY



6 TIDE STREET



20-22 DRYDOCK,
316-318 NORTHERN AVE
& ONE HARBOR STREET



ONE MARINA PARK DRIVE
polarispartners



FOUNDATION
MEDICINE®

200 PIER 4



121 SEAPORT



FOUNDATION
MEDICINE®

2 SEAPORT LANE



KURA
ONCOLOGY

100 NORTHERN AVE



25 THOMPSON PLACE



CATALANT

35 THOMPSON PLACE



22 BOSTON WHARF ROAD



Duck Creek Technologies

50 NORTHERN AVE &
10 FAN PIER BOULEVARD



JOIN THE SEAPORT'S WORLD-CLASS
AT BOSTON'S LARGEST MULTI-TENANT
R&D FACILITY

451 D STREET

roivant



catamaranBIO



elektrofi

sensei[™]
BIO

Kojin[™]
TX

1910 Genetics

ensoma

DEWPOINT
THERAPEUTICS

SG Stevanato Group

nereld

DermBiont

elicio
THERAPEUTICS

CELLINK
A BICO COMPANY

FRONTIER
MEDICINES

inozyme
pharma

AVS
PULSE INTRAVASCULAR IMAGING

645 SUMMER STREET

908devices



AKOIOS

ikena
ONCOLOGY

HARBOR WAY

amazon

FOUNDATION
MEDICINE[®]

22 BOSTON WHARF ROAD

IONIS

333 SUMMER

GoTo

NEARBY SEAPORT AMENITIES

35

RESTAURANTS & NIGHT LIFE

OCEAN PRIME
FISH - STEAKS - COCKTAILS

Del Frisco's
DOUBLE EAGLE STEAKHOUSE

ROW 34



28

FAST CASUAL & COFFEE

CAFFE
NERO



DIG

flour

wagamama

SHAKE
SHACK

13

CONVENIENCE & RETAIL SHOPS

CVS pharmacy[®]

SEPHORA

TRADER JOE'S

L.L.Bean

lululemon

08

LUXURY HOTELS

INTERCONTINENTAL
BOSTON

ENVOY
Yotel

SEAPORT HOTEL
OMNI HOTELS

06

BOUTIQUE FITNESS

SOULCYCLE

EVERYBODYFIGHTS

EQUINOX

c@repower
YOGA

ASS COMMUNITY ANT ADVANCED

WHERE FITNESS IS A BREATH OF FRESH AIR

Black Falcon Pier offers tenants a unique business experience: a café with sweeping water views, a fitness center, bike storage, plus a nearby MBTA Silver Line stop. Step outside and you'll experience miles of Harborwalk trails that connect you to all of downtown Boston.



ON-SITE AMENITIES



CAFÉ WITH
SOLARIUM SEATING



FITNESS &
SHOWER FACILITIES



OUTDOOR PATIO
& SEATING



ON-SITE TENANT
PARKING



BIKE
STORAGE



HARBORWALK



AMAZON
LOCKERS





100 Technology Way, Smithfield, RI



38 Upton Drive, Wilmington, MA



66 Galen Street, Watertown, MA

DEVELOPED AND MANAGED BY:



Invesco Real Estate is a global leader in the real estate investment management business with \$86.4 billion in real estate assets under management, 607 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate has a 40-year investment history and has been actively investing across the risk-return spectrum, from core to opportunistic, in equity and debt real estate strategies, and in direct and listed real estate. The team has a strong track record across all the commercial sectors, hotels and residential sectors. Invesco Real Estate is a subsidiary of Invesco Ltd., (NYSE: IVZ), one of the largest investment management firms in the world with \$1.7 trillion in assets under management and on-the-ground presence in more than 20 countries worldwide.



Davis is a vertically integrated real estate investment, development and management firm that leverages five decades of experience, the strength of its leadership team and employees and a diversified portfolio to deliver maximum value for its investors and tenants. Headquartered in Boston and investing across the United States, Davis prides itself on taking a nimble, collaborative approach to delivering best-in-class results from complex opportunities. With \$12.9 billion in gross asset value invested through real estate equity, debt and fixed-income securities, Davis today owns a real estate portfolio of approximately 13.9 million square feet of healthcare and life science, industrial, retail, office and hospitality properties and more than 5,900 residential units across the United States. For further information, visit www.thedaviscompanies.com.

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