

BLACK FALCON PIER

MULTI-FLOOR LEASING OPPORTUNITY
INNOVATIVE R&D WORKSPACE
WATER ACCESS AND VIEWS

TRUCK ACCESS

FLEXIBLE R&D SPACE

INDUSTRIAL GROUND
FLOOR SPACE



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

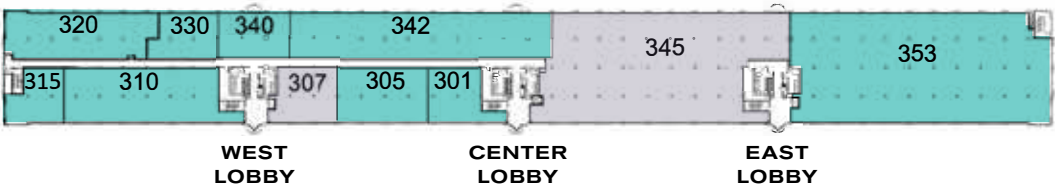
FIRST FLOOR			SECOND FLOOR		
SF	SUITE	AVAILABLE	SF	SUITE	AVAILABLE
22,698 SF	100	Vacant	4,345 SF	200	Vacant
12,601 SF	105	Vacant	22,715 SF	210	Vacant
17,575 SF	110	Vacant	7,500 SF	220, 235	Vacant
15,948 SF	120, 126	Vacant	1,842 SF	238	Vacant
			2,931 SF	245	Vacant
			25,486 SF	250, 288	Vacant
			10,589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

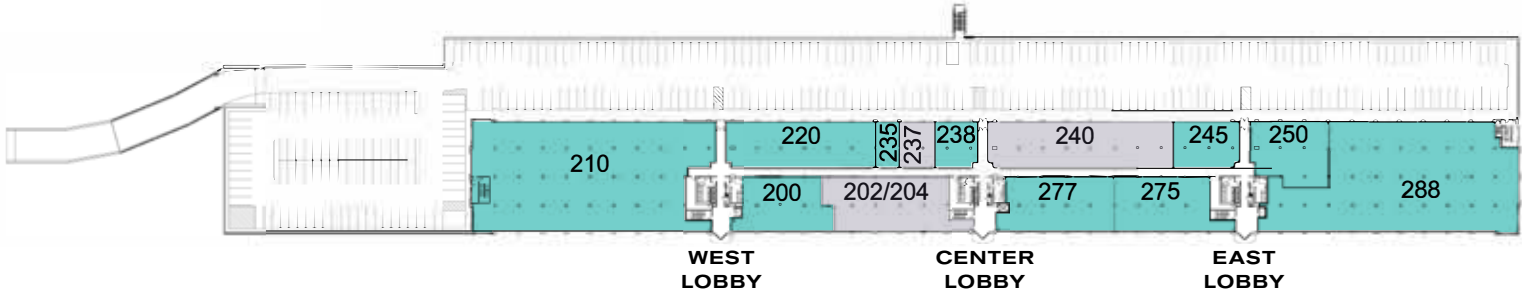
FLOOR PLANS

LEASED
AVAILABLE

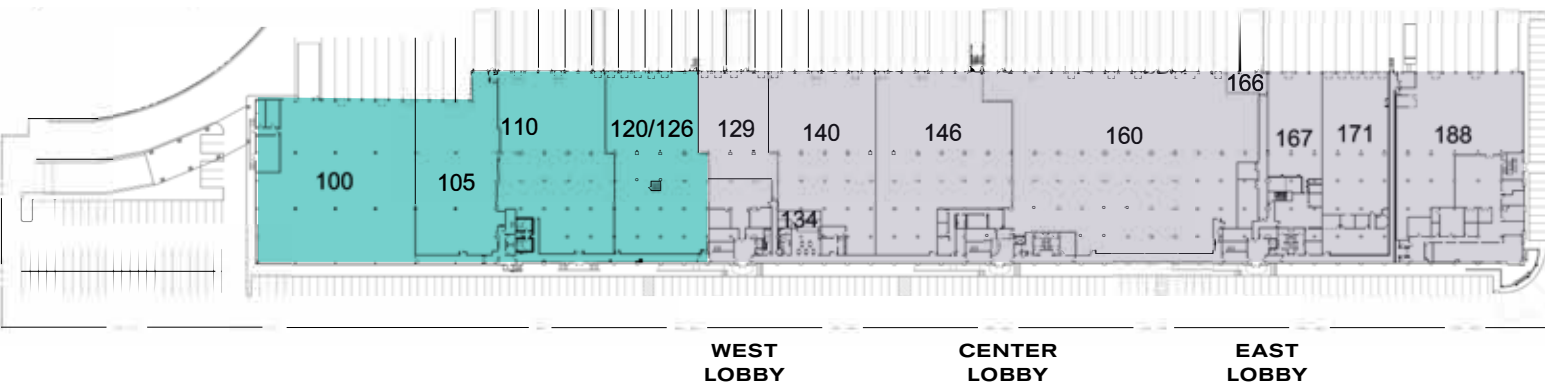
THIRD FLOOR



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

EASY TO CONNECT

88 Black Falcon Pier is located in the Seaport’s Marine Industrial Park. The building offers exceptional access to Boston’s Seaport, South Boston, Logan Airport, the Mass Pike and Interstate 93, both north and south. 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)

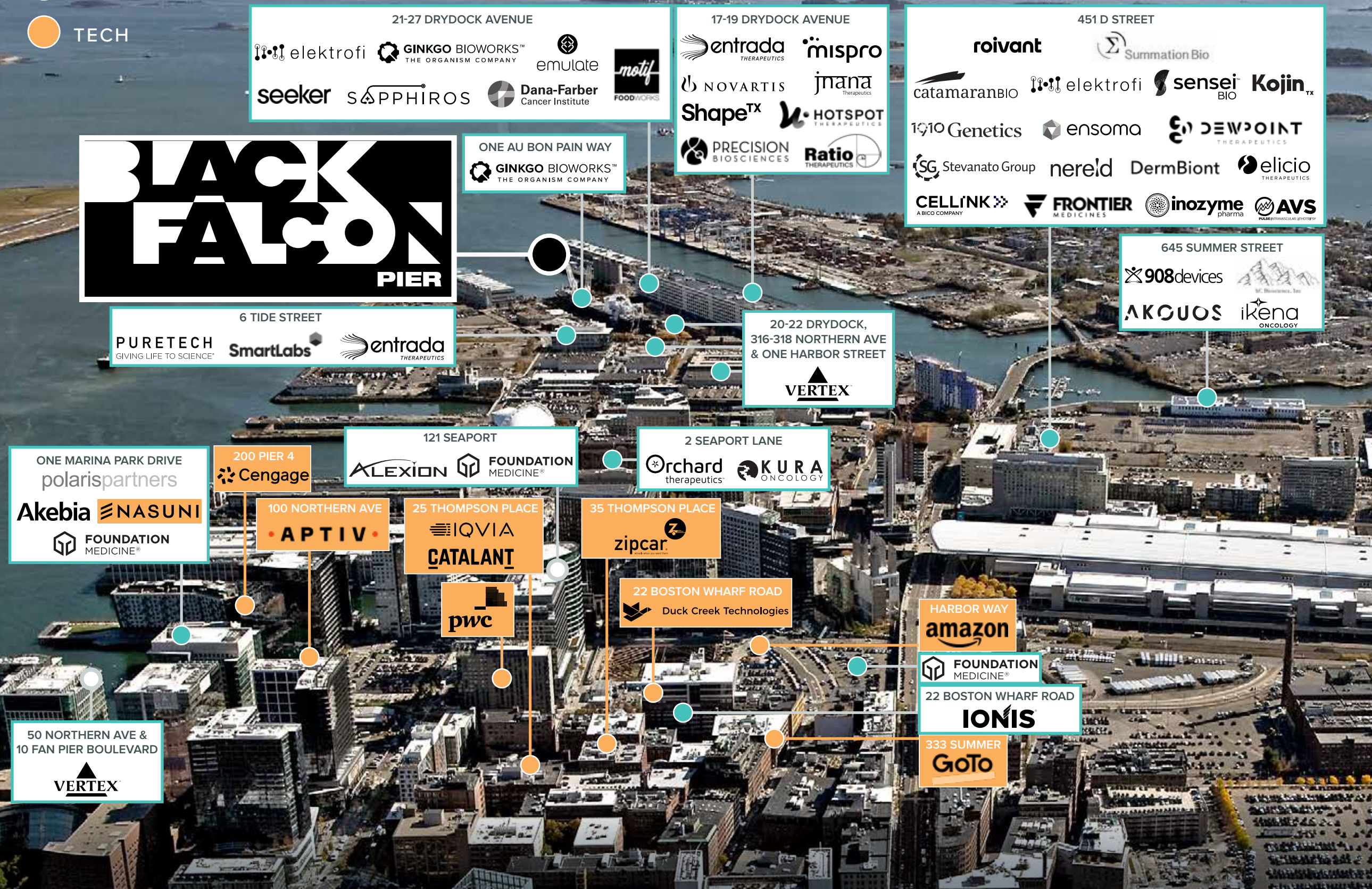


UBER VIP
PARTNERSHIP
(FREE RIDES TO/FROM SOUTH STATION)



EASY HIGHWAY
ACCESS

LAB
TECH



NEARBY SEAPORT AMENITIES

35

RESTAURANTS & NIGHT LIFE



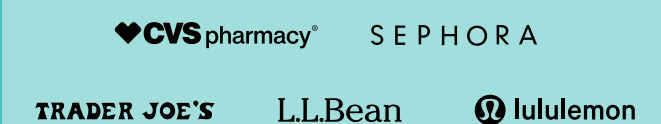
28

FAST CASUAL & COFFEE



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CONVENIENCE & RETAIL SHOPS



08

LUXURY HOTELS



06

BOUTIQUE FITNESS



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

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:



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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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