



WYMAN

LAB BUILDING SPECIFICATIONS



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## GENERAL

SUSTAINABILITY	<ul style="list-style-type: none"><li>• Targeting LEED Gold</li></ul>
ON-SITE AMENITIES	<ul style="list-style-type: none"><li>• Cafe, fitness center, conference center, activated outdoor space</li></ul>
STRUCTURAL	<ul style="list-style-type: none"><li>• 150 lbs per square foot</li></ul>
ELEVATORS	<ul style="list-style-type: none"><li>• Eight (8) passenger elevators</li><li>• Two (2) service elevators, 5,000 lbs</li></ul>
EMERGENCY POWER	<ul style="list-style-type: none"><li>• Space and accommodations for tenant-provided standby generator and equipment</li></ul>
TELECOM/TECH	<ul style="list-style-type: none"><li>• Building fiber ready – space and accommodations for tenant-provided tel/data systems</li><li>• Current providers available: Comcast, Verizon and RCN</li></ul>
SHUTTLE SERVICE	<ul style="list-style-type: none"><li>• Shuttle to Alewife Station – Cambridge and Riverside Station – Newton via the 128 Business Council</li></ul>
LOADING	<ul style="list-style-type: none"><li>• Full loading dock service area</li></ul>
PARKING	<ul style="list-style-type: none"><li>• Located in adjacent garage with covered walkway to building 3.35/1,000 SF</li><li>• Garage Parking: 1,495</li><li>• Surface Parking: 220</li><li>• Electric charging stations</li></ul>

## LAB

LAB DESIGN	<ul style="list-style-type: none"><li>• Engineered to accommodate 60% lab to 40% office ratio</li></ul>
FLOOR-TO-FLOOR HEIGHTS	<ul style="list-style-type: none"><li>• Level 4: 14'-9"</li><li>• Level 1-3: 14'-3"</li><li>• Ground Level: 16'-0"</li></ul>
COLUMN BAY SPACING	<ul style="list-style-type: none"><li>• 33' x 44'</li></ul>
ELECTRICAL	<ul style="list-style-type: none"><li>• 4,000 amp service at 480/277 volt, 3-phase</li><li>• 3,000 amp bus duct risers through each floor</li><li>• 25 watts/SF in laboratories</li></ul>
HVAC	<ul style="list-style-type: none"><li>• Central air handling systems provide conditioned air via eight (8) 200 ton, 35,000 cfm units</li><li>• Labs designed to accommodate up to 2 cfm/sf ventilation</li><li>• Building designed to accommodate chilled beams or fan coil units for sensible cooling</li><li>• "N+1" redundant fume hood exhaust fan system</li><li>• Air handling systems all include energy recovery</li></ul>
PLUMBING	<ul style="list-style-type: none"><li>• Dedicated lab waste risers for future Tenant pH neutralization systems</li><li>• Natural gas service</li></ul>



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For more information, please contact:

**Alex Dauria**

+1 617.531.4215

alexander.dauria@am.jll.com

**Don Domoretsky**

+1 617.531.4113

don.domoretsky@am.jll.com

**Jason Fivek**

+1 617.531.4145

jason.fivek@am.jll.com



**Gensler**