



WYMAN

LAB BUILDING SPECIFICATIONS



LAB BUILDING SPECIFICATIONS

GENERAL

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

LAB

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



WYMAN

WWW.225WYMAN.COM

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



HOBBS BROOK
REAL ESTATE



JLL

Gensler