

Life Sciences: Boston-Cambridge

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Market Highlights

- Bioversity, MassBio’s workforce training program, opened its 4,000 square foot (sf) facility in Dorchester to house new training programs to prepare residents for careers in the local life sciences industry.
- Boston Properties (BXP) sold 45% interest of its pre-leased, 570,000 sf life sciences property at 290 Binney Street, which AstraZeneca is expected to occupy in 2026.

Massachusetts governor Maura Healey is seeking \$1 billion dollars over the next decade to reconstruct the state’s life sciences initiative, dubbed “Life Sciences 3.0.”

Major Developments Under Construction



Fenway Center

- SF: 960,000
- Submarket: Delivery: Q1 2025
- Developer: IQHQ



Alewife Park

- SF: 755,000
- Submarket: Multi-phase development
- Delivery: Q2 2025
- Developer: IQHQ



Allston Labworks

- SF: 549,299
- Submarket: Two total buildings
- Delivery: Q1 2025
- Developer: King Street Properties



Southline Boston

- SF: 305,000
- Submarket: Addition to an already existing 600,000 sf
- Delivery: Late 2026
- Developer: Beacon Capital Partners

Notable Leases



Takeda
75-125 Binney St
222,925 sf
Q1 2024



The Forsyth Institute
100 Chestnut St
76,000 sf
Q1 2024



BPGbio
300 Third Ave
70,000 sf
Q1 2024

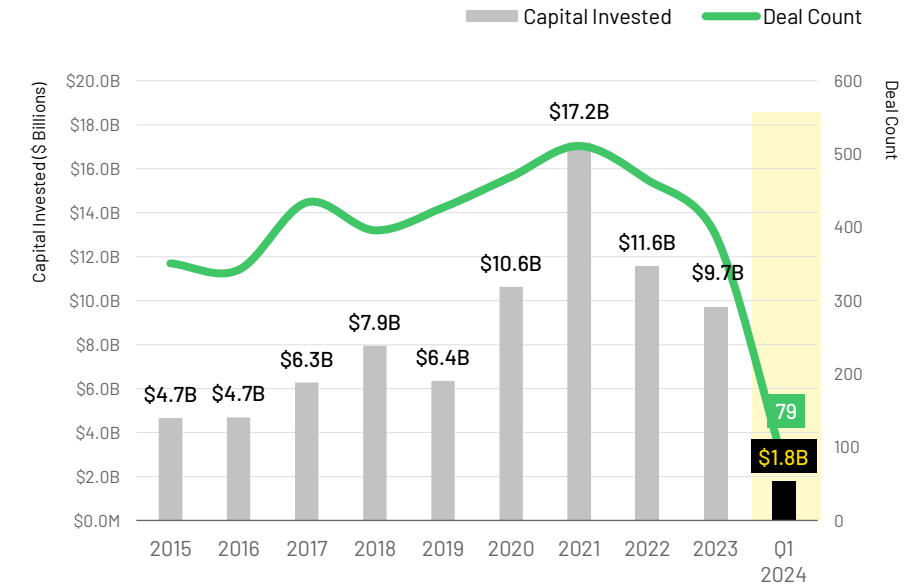


ThermoFisher Scientific
300 Jubilee Dr
56,600 sf
Q1 2024



Sage Therapeutics
55 Cambridge Pkwy
30,567 sf
Q1 2024

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Sionna	\$181.9M	Series C
FogPharma	\$145.0M	Series E
NextPoint	\$122.5M	Series B
Inari	\$103.0M	Series F
Alys Pharmaceuticals	\$100.0M	Seed Round