

# Life Sciences: Boston-Cambridge



## Market Highlights

- Integra LifeSciences plans to resume the manufacturing of its two products, PriMatrix and SurgiMend, at its new facility in Braintree.
- Vertex Pharmaceuticals has announced the renewal of its 1.1 million square foot (msf) headquarters lease at 11 Fan Pier Boulevard and 50 Northern Avenue.

**Cardurion Pharmaceuticals has raised \$260.0 million to advance late-stage clinical trials for its two leading drug candidates targeting heart failure with preserved ejection fraction and heart failure with reduced ejection fraction.**

## Major Developments Under Construction



**585 Third**

- SF: 590,000
- Fully leased to Takeda
- Delivery: Q4 2026
- Developer: BioMed Realty



**421 Park Drive**

- SF: 507,997
- Delivery: Q1 2025
- Developer: Alexandria Real Estate Equities



**2 Harbor**

- SF: 418,824
- Delivery: Q4 2024
- Developer: Millennium Partners



**440 Bedford Street**

- SF: 310,000
- Delivery: Q4 2024
- Developer: Trammell Crow & Invesco Real Estate

## Notable Leases



**Vertex Pharmaceuticals**

50 Northern Ave  
587,374 sf  
Q3 2024



**Vertex Pharmaceuticals**

11 Fan Pier Blvd  
543,098 sf  
Q3 2024



**KalVista Pharmaceuticals**

200 Crossing Blvd  
32,110 sf  
Q3 2024



**Upstream Bio**

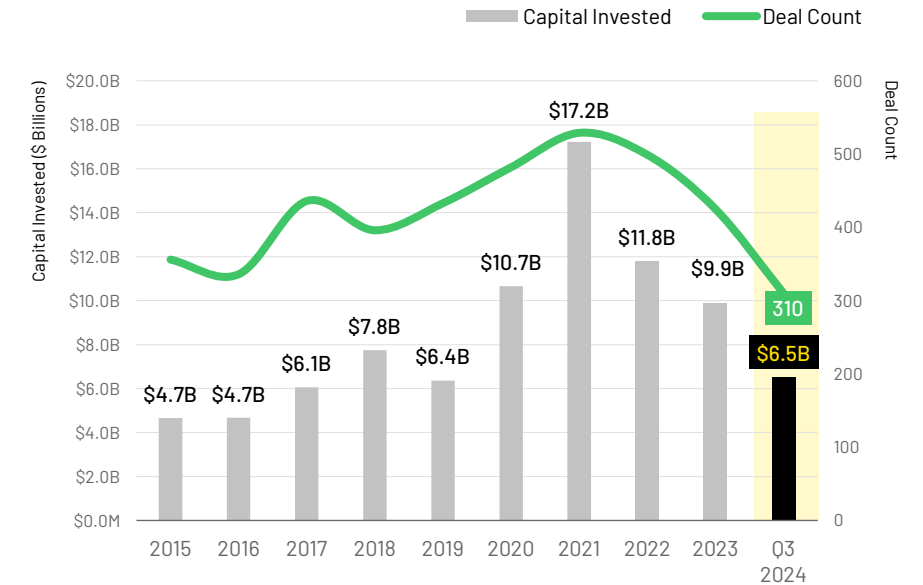
890 Winter St  
16,801 sf  
Q3 2024



**Myeloid Therapeutics**

300 Technology Sq  
9,836 sf  
Q3 2024

## Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Cardurion Pharmaceuticals	\$260.0M	Series B
eGenesis	\$191.0M	Series D
Aktis Oncology	\$175.0M	Series B
Third Arc Bio	\$165.0M	Series A
Scorpion Therapeutics	\$150.0M	Series C