



 **35 MEDFORD**



35 MEDFORD

Somerville, Massachusetts

OFFERING SYNOPSIS



BOSTON LOGAN INTERNATIONAL AIRPORT

DOWNTOWN BOSTON

CHARLESTOWN

CAMBRIDGE CROSSING



35MEDFORD





BACK BAY

KENDALL SQUARE

BOYNTON YARDS

SOMERVILLE

OPPORTUNITY OVERVIEW

As exclusive agent, JLL is pleased to present the opportunity to acquire 35 Medford Street (the “Property” or the “Asset”), a three-story R&D facility located in Somerville, Massachusetts. Totalling 58,156 square feet, the Asset is 100% leased to Formlabs, a cutting-edge 3D printing manufacturer. The tenant recently executed a 9-year extension and expansion, and will call 35 Medford their Headquarters through August 2029. Bolstered by \$4.5 million in recent capital expenditures, the physical specifications of the property feature a modern tenant fit-out, combined with attractive window lines, high ceiling heights, and flexible floorplates.



Ideally situated on the Cambridge city line, the Property is a short walk to Kendall Square, the world’s most active hub of research and innovation bolstered by the presence of MIT and Harvard University, and Union Square, Somerville’s largest commercial area and the first new stop along the Green Line Extension. Positioned directly off Route 28/McGrath Highway, 35 Medford Street is accessible via public transit options including MBTA Green and Red and Line stations as well as two new stations as part of the Green Line Extension Project.

Offered free and clear of existing debt, 35 Medford is an exciting investment opportunity in one of the market’s most dynamic neighborhoods.

formlabs HEADQUARTERS R&D FACILITY



GLOBAL FOOTPRINT WITH OFFICES
IN BOSTON, NORTH CAROLINA, GERMANY, JAPAN,
CHINA, SINGAPORE, HUNGARY



Founded at
MIT



300 BOSTON EMPLOYEES
550 GLOBAL EMPLOYEES



+/-8.5 YEARS
REMAINING
LEASE TERM



formlabs

Formlabs has a lengthy history and commitment to 35 Medford Street, originally occupying 4,694 square feet in 2013 and since then has expanded into 100% of the asset. The company was officially founded in September 2011 by three MIT students with a vision to bring a low-cost 3D printer to the masses. Its' clients range from Fortune 500 companies and major hospitals to small dentist's offices.



**SECURE CASH FLOW
WITH VC-BACKED
TENANT**



**UNPARALLELED
ACCESS**



**ATTRACTIVE
PHYSICAL
SPECIFICATIONS**

**PROXIMITY
TO KENDALL SQUARE**



**ENHANCED RESIDUAL
ENVIRONMENT**

In November 2011 Formlabs raised a \$500K round of seed funding from former Google CEO, Eric Schmidt, MIT Media Lab director, Joi Ito, and Mitch Kapor, the founder of Lotus. In less than a year, they created the Form 1 printer, using stereolithography technology to approach the highest resolution in 3D printing.

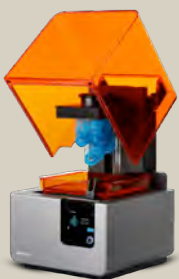
The founders then looked to crowd-funding site Kickstarter. Officially unveiling their Form 1 printer prototype to the world in September 2012, they asked for a minimum Kickstarter pledge of \$2,299. Their goal was to raise \$100,000 from Kickstarter supporters. Not only did they shatter their fundraising goal, but Formlabs became the highest-funded tech campaign in Kickstarter history, raising \$2.9M in just a matter of months. Following this, Formlabs brought their funding to \$104M which included a \$15M investment from global venture capital firm New Enterprise Associates in August 2018, valuing the company at over \$1B.

Firm History

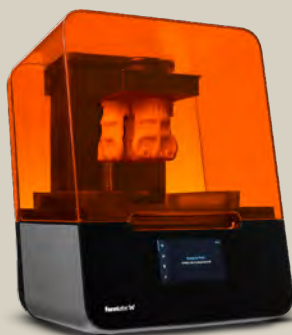
Headquartered in Cambridge and employing over 550 professionals across the globe, Formlabs is a market leading 3D printing and technology company. Formlabs has evolved from a 2011 MIT startup to becoming a well-diversified service provider with business lines across the following segments: 3D printers, materials, printing software and customized client services. Today, Formlabs offers a wide scope of product offerings, servicing and innovating within the R&D, Dental, Jewelry, Entertainment, Education, Audio and Medical industries. Notably, Formlabs has leveraged its medical device and supply expertise to accelerate the COVID-19 testing effort in the form of producing nasal swabs and also creating an open source medical supply library to help hospitals and researchers accomplish their research and clinical needs sooner.



PRODUCT LINE



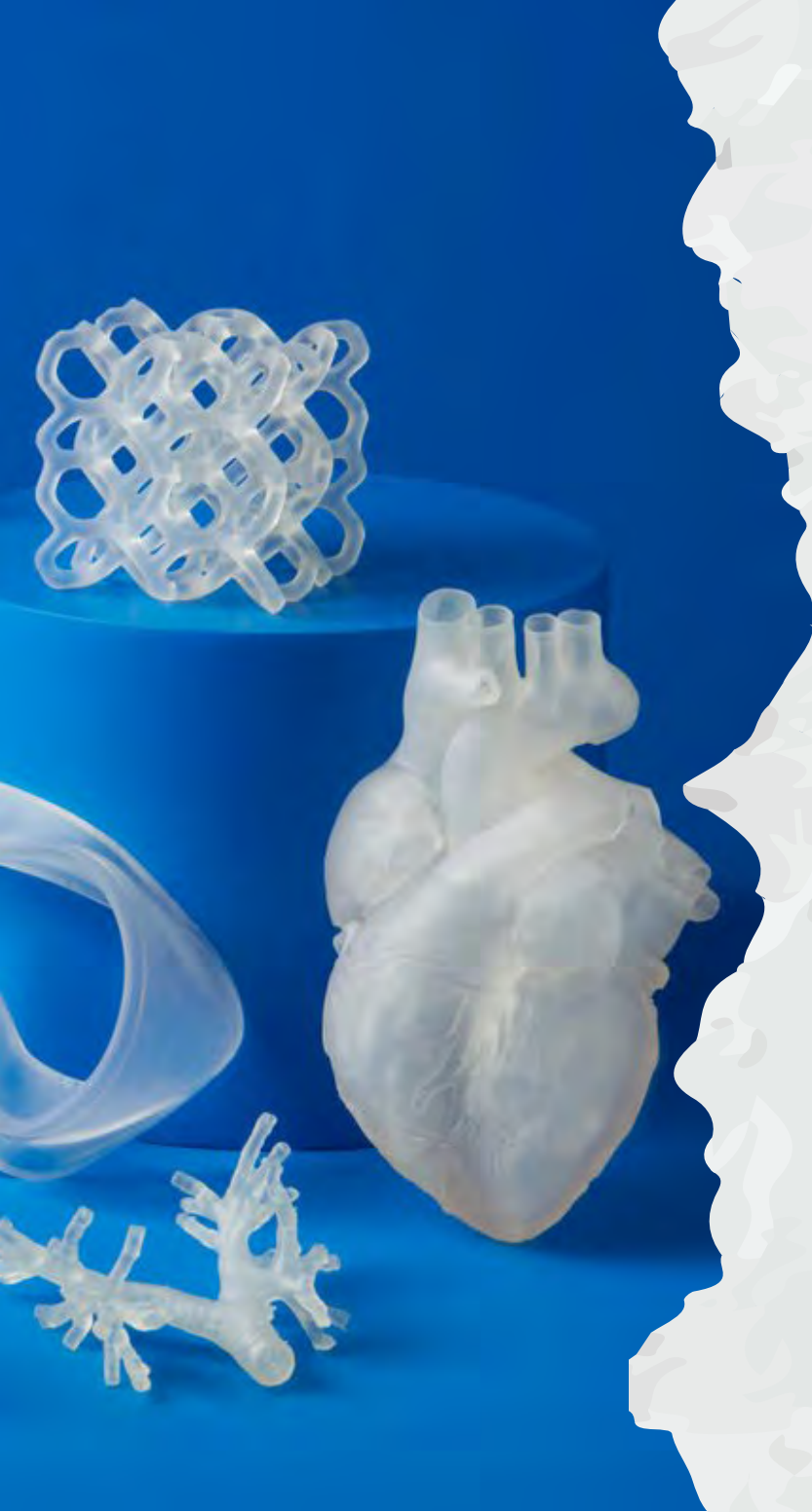
FORM 2



FORM 3



FORM 3B



With Medical Equipment in Short Supply, 3-D Printing Steps Up in Coronavirus Crisis

As the United States continues to fight the pandemic brought on by the Covid-19 virus, Formlabs has teamed up with Northwell Health to design and produce 3D-printed nasal swabs that are used for Covid-19 testing. The additional swabs have helped alleviate the supply chain struggles that have slowed efforts for widespread testing. White House trade advisor and American economist, Peter Navarro, said Formlabs is an example of how “the new economy is going to be flexible and innovative.” The technology makes it possible to quickly manufacture on-site and on-demand, rather than needing to manufacture and ship goods thousands of miles away.

-Wall Street Journal



FORM 3L



FUSE 1



WASH & CURE

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