

59-85

CHAPEL STREET

59-85 Chapel Street, Newton, MA

**BIOLOGY LAB
OPPORTUNITY
5,782 SF**



About the Space



59-85 Chapel Street is a historic brick and beam campus that is undergoing a transformation into best-in-class biology laboratory space with institutional quality infrastructure. Designed with early-stage companies in mind, the flexible suite sizes provide the ideal opportunity for companies to put their science to work.

The convenient Nonantum address is located in the heart of a growing lab cluster, with corporate neighbors including new companies and large-scale laboratory developments alike. A uniquely walkable location, coffee, fast-casual and dining options are located in the neighborhood and parking is free, first-come, first-served.

59-85 Chapel Street is 4 minutes from I-90, 15 minutes from downtown Boston and Kendall Square and is serviced by the MBTA 558 and 59 buses. MBTA 558 services the Express Bus to South Station from Newton Corner as well as MBTA Green Line access via Riverside Station.

Amenities



Fitness Center



Bike Storage Room



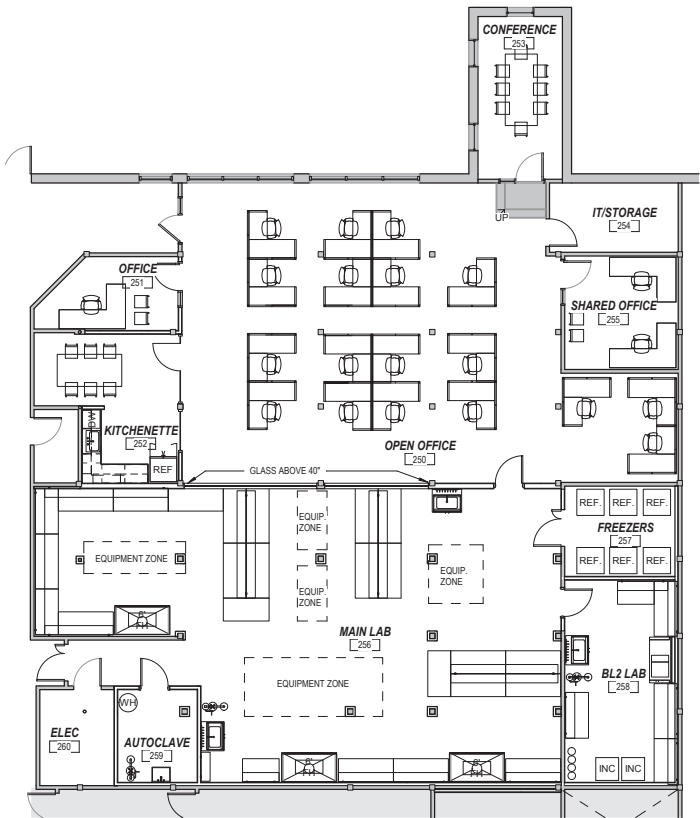
Large & Small Conference Room Facilities

Building Specs

Site Area	2.676 Acres
On-Site Parking Spaces	160 Spaces
Loading Docks & Height	2 loading areas, 12 Feet
Superstructure	Concrete masonry in lower level, Wood Framing for upper level
Cellar/Basement/Crawl Space	Concrete and Stone
Exterior Façade(s)	Brick Masonry
Roof(s)	Rubber roofing membrane
HVAC	1.75/CFM to Lab Space
Gas	Dual feeds: 3,900 cfh and 4,000 cfh
Electricity	35 w/SF
Back Up Power	Suite Dependent, 5-8 w/SF
Wastewater	Chip tanks to be installed under each sink

Availabilities

5,782 SF
73-C Chapel Street
Timing: Q1 2024



59-85



Drive Times

4 Min
to Mass Pike

6 Min
to Soldiers
Field Road

16 Min
to Kendall Square

11 Min
to 95/128

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