

DEVELOPMENT COMPONENTS

INNOVATION SPACE CONVERSION (255 MAIN STREET)

FIGURE R1.4.2

Project Summary

Located within the Concept Plan area, the project at 255 Main Street is proposed to be an innovation space conversion meeting the requirements of the recently enacted amendments to Article 14 in the Zoning Ordinance.

The proposed conversion will have a total GFA of approximately 105,200 phased with the development GFA of Commercial Buildings at 145 Broadway and 250 Binney Street Respectively.

The anticipated uses include business incubators, small research laboratories, office space for startups and entrepreneurs and facilities necessary for testing early stage products and prototypes. The prominent location, re-purposed space and below market rent will help facilitate and ensure the future of the innovation that has contributed to success and vitality of Cambridge

Figure R1.4.1 shows a conceptual Operation Plan and phasing for the Innovation Space delivery and will be expanded on in Design Review with an understanding of whether the proponent will approach the management of the innovation space directly or with an innovation space partner as operator.

INNOVATION SPACE CONVERSION: GREAT BOSTON AREA COWORKING PROVIDERS

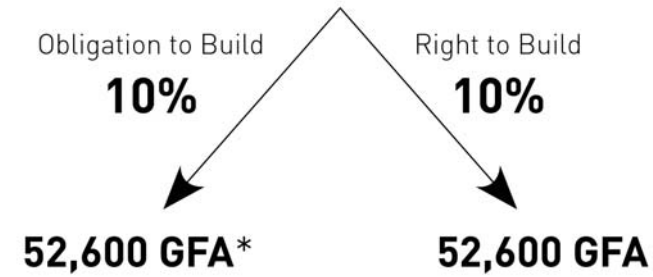


600,000 GFA Total New Commercial Density

- 60,000 GFA Dedicated to Whitehead

- 14,000 GFA Dedicated to Broad Institute

526,000 GFA Available New Commercial Density



* To be delivered simultaneously with 145 Broadway

OPERATIONAL PLAN OPTION 1



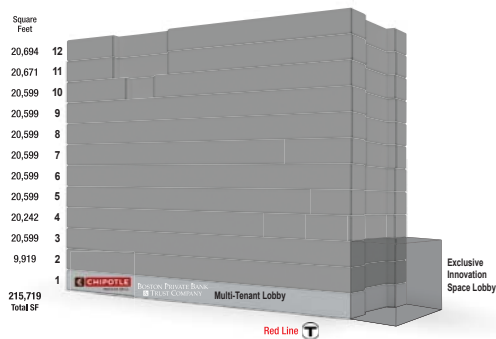
Boston properties manages the Innovation space directly

OPERATIONAL PLAN OPTION 2



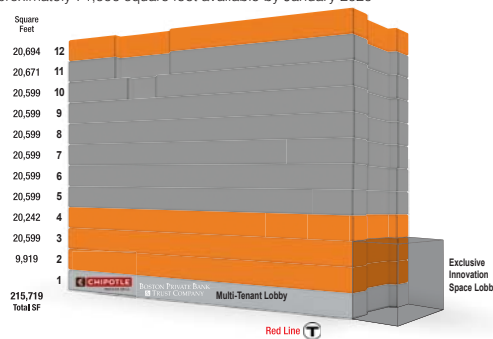
Boston properties hires / subleases the space to a potential or existing third party operator of innovation space

255 MAIN STREET – EXISTING



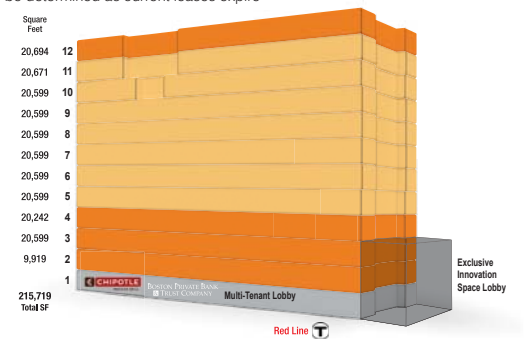
255 MAIN STREET – PHASE I

Approximately 71,000 square feet available by January 2020



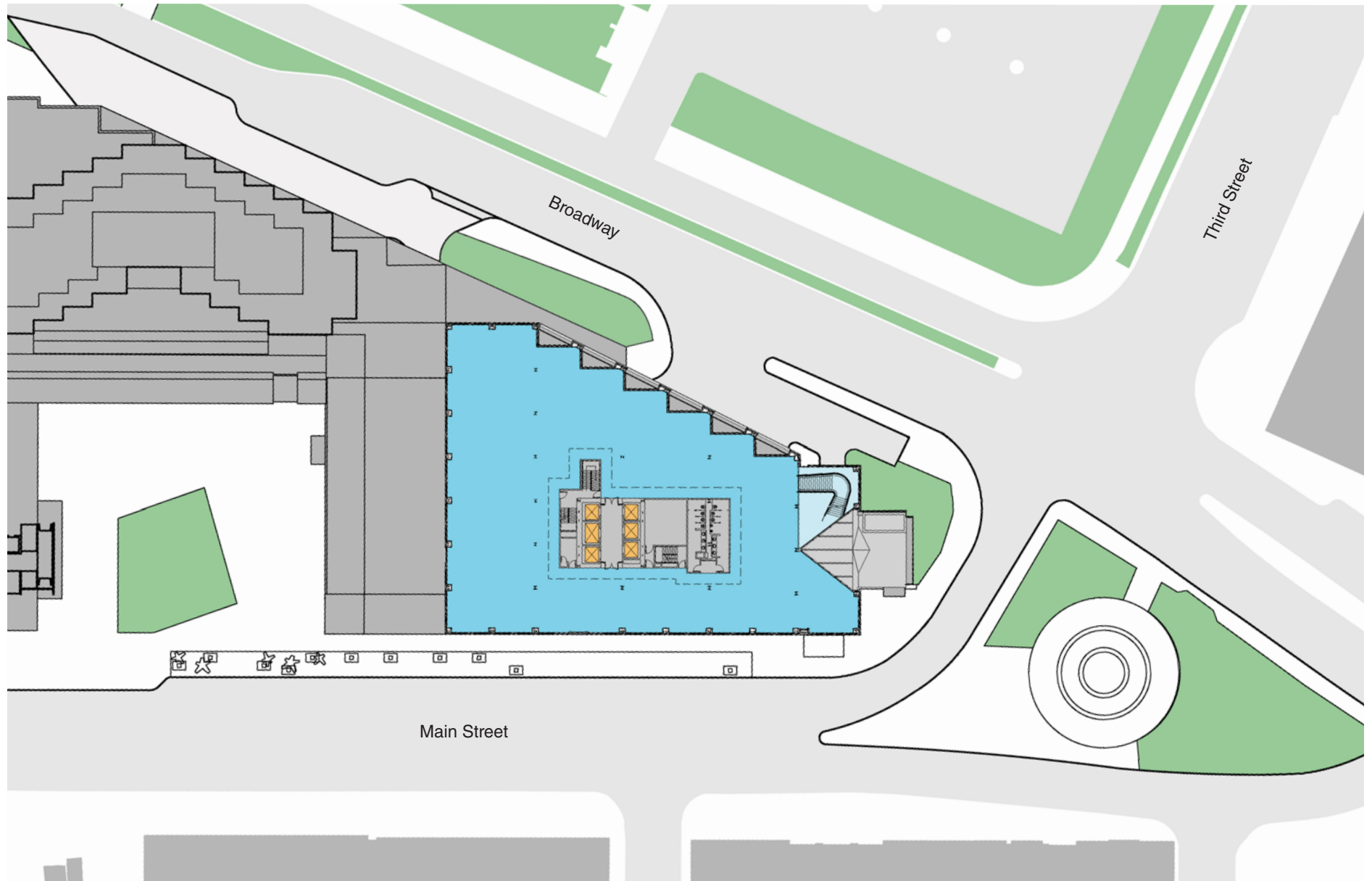
255 MAIN STREET – PHASE II

To be determined as current leases expire



Phasing and percentage of Innovation space will be in conjunction with the GFA of Commercial Buildings

INNOVATION SPACE CONVERSION AT 255 MAIN STREET



- Office
- Mechanical

FIGURE 11.1D TYPICAL FLOOR

