

FOR IMMEDIATE RELEASE



## Predicta Biosciences Expands to 10,500-Square-Foot Space at USQ

*Growing Molecular Insights Company for Blood Cancers Selects  
10 Prospect Street in Somerville's Union Square For Its Next Stage of Growth*

**SOMERVILLE, Mass. – Sept. [XX], 2026 – [USQ](#)**, the 20-acre transit-oriented development in Somerville's Union Square, today announced that [Predicta Biosciences](#) has signed a lease for 10,500 square feet at [10 Prospect Street](#), becoming the building's first lab tenant. The company will move into its new space in October 2026, marking a significant expansion of its team and operations.

Founded by oncologists and scientists from Dana-Farber Cancer Institute and the Broad Institute, Predicta is developing an integrated molecular diagnostics platform for hematological malignancies. Its technology sequences whole, intact circulating tumor cells from a single blood draw, generating genomic and immune insights that can help guide therapy selection and track disease evolution over time.

"Predicta is expanding rapidly, and the move to 10 Prospect marks our next stage of growth," said **Brian McKernan, CEO of Predicta Biosciences**. "The space allows us to grow our team and scale our operations as we advance a diagnostic platform that provides clinicians with earlier, more precise insights into blood cancers."

Predicta is relocating from Cambridge into one of 10 Prospect's move-in-ready lab suites, designed so growing companies can scale without a lengthy build-out.

Located approximately a mile from Kendall Square, 10 Prospect places Predicta within a Somerville innovation community that includes Greentown Labs, the largest climatetech incubator in North America, and a growing cluster of life sciences, robotics and hardware startups. Union Square Station on the MBTA Green Line provides convenient access to the region's research hospitals, universities and talent base.

"Predicta is exactly the kind of tenant we built 10 Prospect for: a company founded here in the Boston region, growing quickly and ready for its own lab," said **Greg Karczewski, President of USQ**. "10 Prospect gives them specialized infrastructure and a transit stop at the front door, and Union Square gives them a neighborhood full of researchers, founders and builders, with

dozens of independent restaurants and shops within a short walk. Welcoming them is an important milestone for the project, and we expect it to be the first of many.”

“We are so excited to see Predicta Bio expand in Somerville. This didn’t happen by chance. As a community, we worked to extend the Green Line, modernize zoning, and build strong public-private partnerships, including with USQ, that helped make Union Square a place where innovative companies can grow,” **shares Somerville Mayor Jake Wilson**. “Predicta’s work to improve how blood cancers are diagnosed is an exciting addition to Somerville’s biotech community. I look forward to seeing this company and others thrive in Union Square’s innovation hub, building on our city’s recent momentum.”

Designed for emerging and growing life sciences companies, 10 Prospect is a 196,000-square-foot building with LEED Gold and WiredScore Platinum certifications, bike storage, locker rooms, common meeting areas and a tenant business lounge with a terrace overlooking Union Square. Located steps from Union Square Station on the MBTA Green Line, the building is part of USQ, the 3.8 million-square-foot, transit-oriented redevelopment of 20 acres in Union Square. When complete, USQ will include more than 2.4 million square feet of lab and innovation space, 1,000 residences, more than 150,000 square feet of restaurants, shops and services, and 4.7 acres of open space.

### **About Predicta Biosciences**

Predicta Biosciences is unlocking therapy selection with ultra-sensitive molecular diagnostics for hematological malignancies. Founded by world-leading oncologists and scientists at Dana-Farber and the Broad Institute, Predicta is built on a distinctive technology that sequences whole tumor cells from a single blood draw.

Through the integrated analysis of ultra-sensitive rare-cell sequencing and proprietary bioinformatics, Predicta delivers genomic insights including Measurable Residual Disease (MRD), single-cell immune profiling, T-cell receptor profiling and clonal evolution tracking that reveals how resistant populations are emerging before they become clinically apparent. Predicta is delivering unequivocal diagnostic insights that transform therapy decisions and patient outcomes. For more information, visit [www.predictabiosciences.com](http://www.predictabiosciences.com).

### **About USQ**

USQ is creating a new center for innovation, life sciences and technology in the heart of Somerville, bringing together ambitious companies, entrepreneurs, researchers and talent in a vibrant, transit-connected community. Anchored by the MBTA’s Union Square Station, the 20-acre, 3.8 million square foot project will ultimately include 2.4 million square feet of lab and innovation space alongside housing, a hotel, retail and dynamic public spaces. Phase 1 is complete and open, including 10 Prospect, a state-of-the-art life sciences building with 60,000 square feet of move-in-ready lab suites. USQ is a place where people and ideas converge to shape what’s next.

USQ is being developed in partnership with the City of Somerville by a joint venture of [Magellan Development](#), [RAS Development](#), [Cypress Equity Investments](#) and [Affinius Capital](#).

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