



Prospect

# 196,495 RSF CLASS A LIFE SCIENCE OPPORTUNITY

SPEC SUITE

Q3 2024 OCCUPANCY



[discoverUSQ.com](https://discoverUSQ.com)

# 2.7 M SF MIXED-USE TRANSIT ORIENTED DEVELOPMENT



## COMMERCIAL

1.5M SF of life science and tech space

175-room hotel

74,000 SF of arts and creative space



## RESIDENTIAL

Nearly 1,000 residential units



## AMENITIES

140,000 SF of ground floor restaurants, shops and services

4.0-acres of vibrant new open spaces and public realm

Three new neighborhood parks

2 new MBTA Green Line stations including the Union Square station on site

New pedestrian and bike friendly streetscapes



# THE FUTURE OF UNION SQUARE

USQ is the redevelopment of 15 acres in Somerville at the center of the Boston-Cambridge innovation economy. With 2.7 million square feet of new lab and office space, housing, parks and retail storefronts, USQ is ready for business. 10 Prospect Street is the first new lab and innovation space that is underway in the heart of this vibrant neighborhood.

**TECH SPACE &  
LIFE SCIENCE**  
1.5M SF

**HOTEL ROOMS**  
175

**ARTS & CREATIVE  
SPACES**  
74,000 SF



EAST SOMERVILLE STATION

**D1.2**  
LIFE SCIENCE  
249,000 RSF

**UNDER CONSTRUCTION**  
196,495 RSF LAB/OFFICE  
Prospect

**D3.3**  
LIFE SCIENCE  
257,000 RSF

**D5.1**  
OFFICE  
37,000 RSF

UNION SQUARE STATION

**NEXT OPPORTUNITY**  
60 PROSPECT STREET  
LIFE SCIENCE  
280,000 RSF

**D5.2**  
OFFICE  
25,000 RSF

**D1.1**  
HOTEL  
175 ROOMS

**D4.1**  
OFFICE  
29,000 RSF

**STONE AVE**  
ARTS  
12,000 RSF

**D6.1**  
LIFE SCIENCE  
111,000 RSF

**D6.2**  
LIFE SCIENCE  
114,000 RSF

# RESIDENCES


1,000

## STEPS TO TRANSIT

We're adding 1,000 apartments to this vibrant and desirable neighborhood. Chances are, some of your workers already live here. The population is young, educated and active in the area's bustling innovation economy.



EAST SOMERVILLE STATION

 **UNDER CONSTRUCTION**  
196,495 RSF LAB/OFFICE

**50 PROSPECT ST**  
450 UNITS

**D3.2**  
373 UNITS

**D5.3**  
25 UNITS

UNION SQUARE STATION

**D4.3**  
51 UNITS

**D7.1&7.2**  
99 UNITS

# GROUND FLOOR RETAIL

140,000 SF

USQ sits at the center of one of the most dense, vibrant, and proudly independent communities in America. Already a hot-spot for unique retailers, makers, restaurants, and artisans, USQ's retail will amplify the existing tenant mix while adding new core amenities.



# OPEN SPACE

## 4.0 ACRES

Eleven new parks and civic spaces give workers, visitors and residents opportunities to get outside to discover everything Union Square has to offer.



# EVERYTHING YOU NEED IS HERE

Something's always going on in Union Square. This is a vibrant community filled with creators, innovators, foodies, entrepreneurs and collaborators. Visit our award-winning restaurants, imaginative art exhibits, entertaining festivals, and unique retailers.



46% OF CURRENT SOMERVILLE RESIDENTS ARE MILLENNIALS



32% OF CURRENT SOMERVILLE RESIDENTS WITH GRADUATE DEGREES AND/OR PHD'S



18,000 SOMERVILLE RESIDENTS WORK IN THE SCIENTIFIC/TECH/HEALTHCARE SERVICES INDUSTRY



NAMED ONE OF MONEY MAGAZINE'S 2019 BEST PLACES TO LIVE IN AMERICA



HOME TO SOME OF THE BEST RESTAURANTS IN BOSTON, INCLUDING THE CITIES #1 FINEST RESTAURANT, THE TASTING COUNTER



HOME TO GREENTOWN LABS, THE LARGEST CLEAN TECH INCUBATOR IN THE US



# SURROUNDED BY AMENITIES

With hundreds of amenities in the neighborhood, we've called out just a few of our favorites.



\* Boston Magazine's list of Top Restaurants in Boston in 2020

## OUR NEIGHBORHOOD, BY THE NUMBERS.



**42**  
DINING OPTIONS



**7**  
COFFEE SHOPS



**3**  
BREWERIES



**6**  
FITNESS CENTERS



**20**  
RETAILERS



# CONNECTED & CONVENIENT

Walk, bike or ride to the new MBTA Green Line station that's just steps away from 10 Prospect Street.



GREEN LINE STATION ON-SITE



1.3 MILES FROM KENDALL SQUARE



WALK SCORE OF 96



LEAGUE OF AMERICAN BICYCLISTS GOLD COMMUNITY



BUS ROUTES CONNECTING TO ALL POINTS IN THE CITY



1 MILE TO I-93



**OFFICE/LAB**

196,495 SF

**GROUND FLOOR  
RETAIL**

29,000 SF

**ARTS & CREATIVE  
ECONOMY SPACES**

16,000 SF

**RESIDENTIAL  
UNITS**

450

**STEPS TO TRANSIT**

**PARKING SPACES**

270





# Prospect PROJECT TEAM



Leasing Agent



Interior Architect



MEP Engineer



Master Planning Architect  
& Civil Engineer



Project Manager



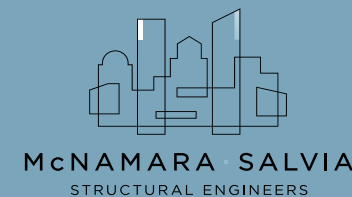
General Contractor



Base Building Architect



Structural Engineer



Property Management



# 10 Prospect BUILDING SPECIFICATIONS

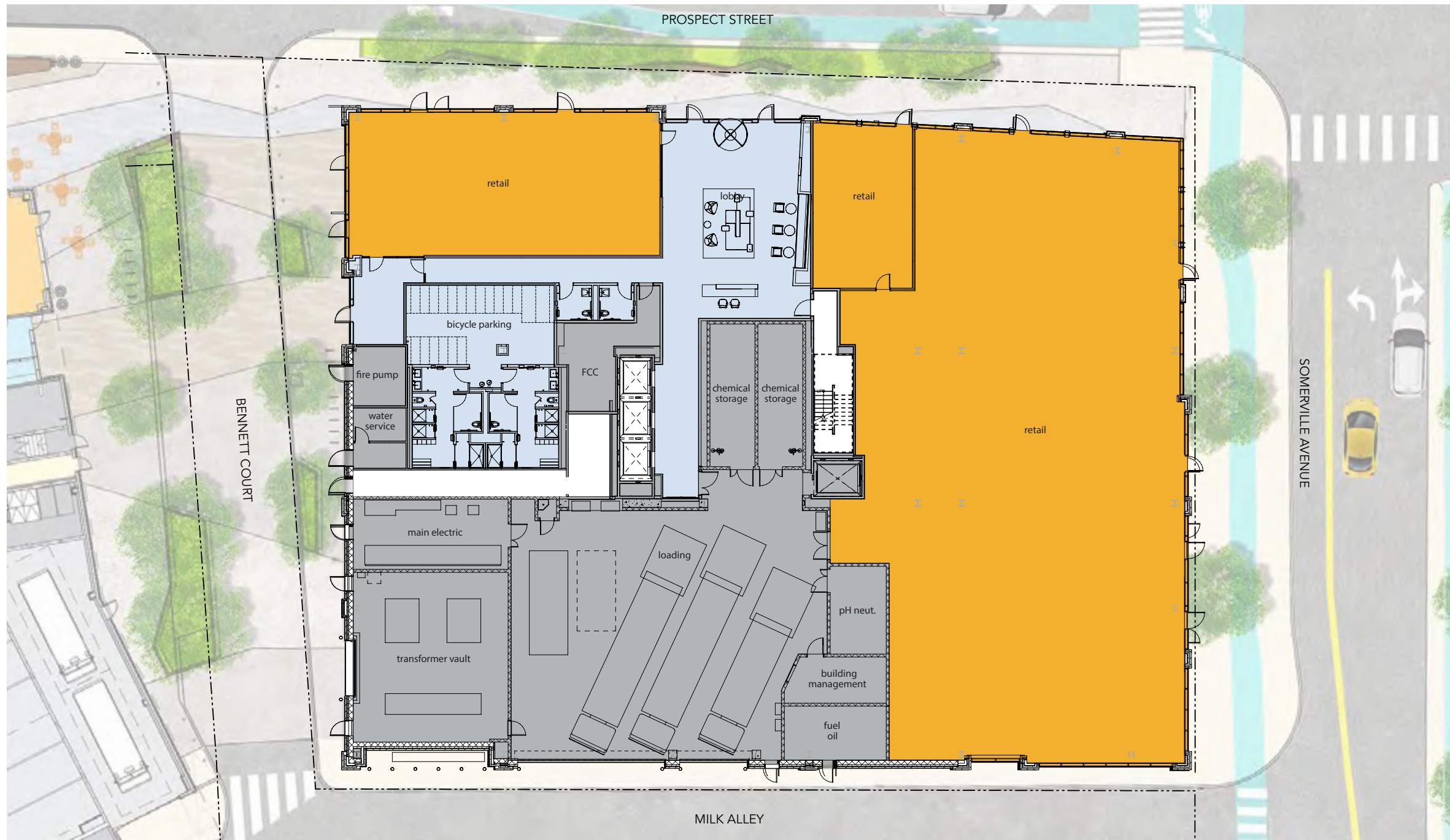
Delivering in 2023, 10 Prospect Street offers 196,495 RSF of Class A life science space in the region's next innovation cluster. The LEED Gold building will feature state-of-the-art design, lab-ready infrastructure, flexible and efficient floor plates, as well as a range of on-site amenities for tenant collaboration and entertainment.

## 10 PROSPECT STREET

BUILDING SIZE	196,495 RSF
NUMBER OF STORIES	7 stories plus two penthouses
SUSTAINABILITY	LEED Gold
PARKING RATIO	1/1,000 RSF
LOADING	3 loading bays
ELEVATORS	3 passenger elevators   1 freight elevator
FLOOR-TO-FLOOR HEIGHTS	Ground floor 20'0"   Typical floor 14'6"
STRUCTURAL	100 lbs per square foot   33' x 50' bay spacing
LAB AIR DISTRIBUTION	100% outside makeup air at a rate of 1.75 CFM/SF
ELECTRICAL	Lab power: 15 w/SF   Office power: 6 w/SF
PLUMBING	Central pH neutralization and tempered water system
TELECOM/TECH	WiredScore Certified Platinum, multiple suppliers

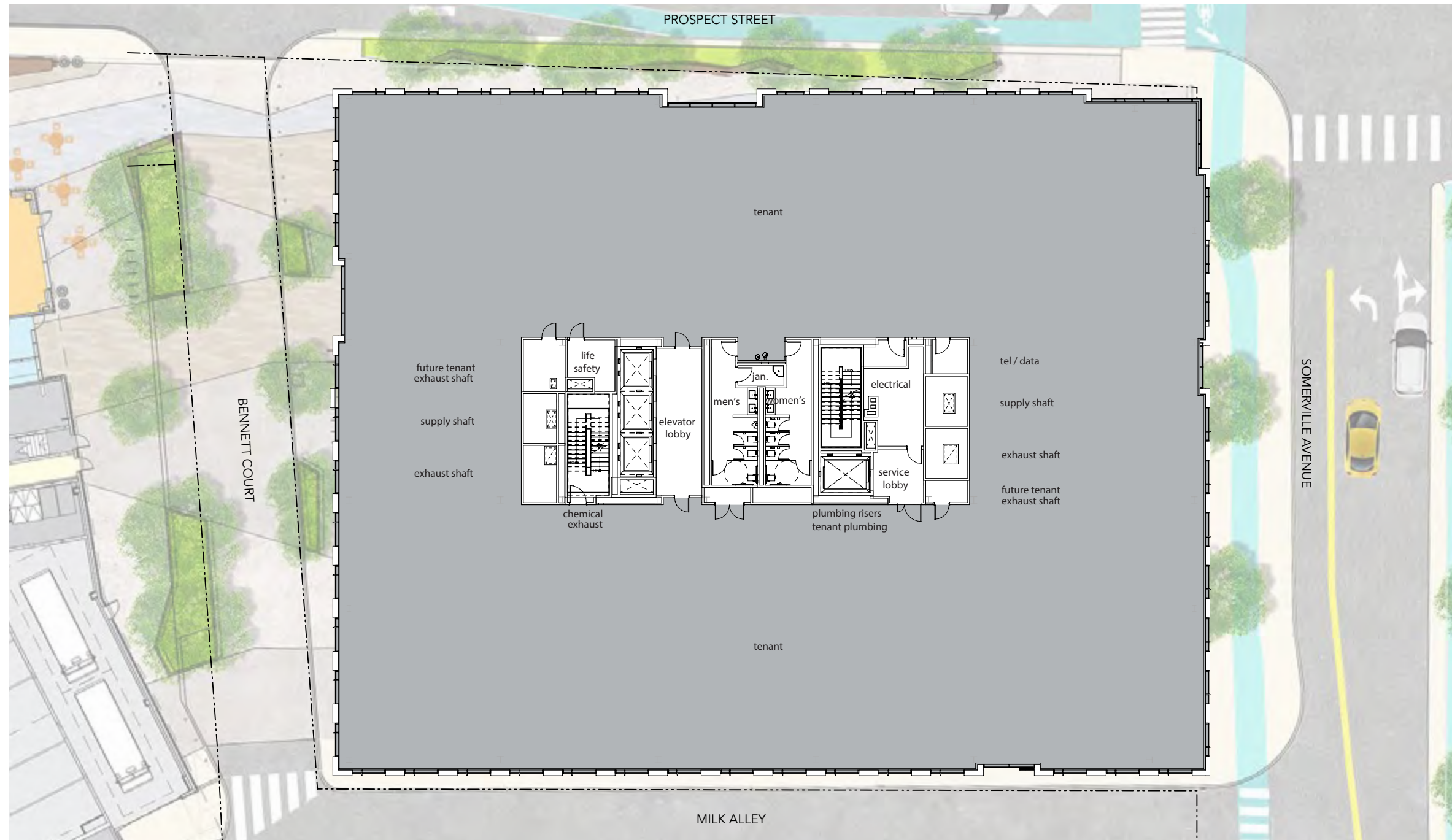


# GROUND FLOOR PLAN



# SHELL PLAN

TYPICAL FLOOR PLATE: 31,500+ RSF



# SPEC SUITE

FLOOR 5 | 31,459 RSF TOTAL | Flexibility to accomodate 1 tenant

Q3 2024

Tenant 1  
31,459 RSF

## Details Tenant 1

### Office

Office / Huddle Room	10
Office	46
Office	4
Office	1
Office	1

### Lab

Benches	139
Fume Hoods	4
Sink Cabinets	7
Lab Support Rooms	5
Specialty Lab	2
Tenant Mechanical	2
Glass Wash	2



\* Shared lab services to be provided by Landlord include central vacuum, compressed air, and central pH



# SPEC SUITE

FLOOR 5 | 15,533 – 31,459 RSF TOTAL | Flexibility to accommodate 1 or 2 tenants

Q3 2024

## Details Tenant 1

### Office

Office / Huddle Room	5
Office	24
Office	2
Office	2
Office	1

### Lab

Benches	75
Fume Hoods	2
Sink Cabinets	4
Lab Support Rooms	2
Specialty Lab	1
Tenant Mechanical	2
Glass Wash	1

Tenant 1  
15,533 RSF

Tenant 2  
15,926 RSF



## Details Tenant 2

### Office

Office / Huddle Room	5
Office	24
Office	2
Office	1
Office	1

### Lab

Benches	64
Fume Hoods	2
Sink Cabinets	3
Lab Support Rooms	2
Specialty Lab	1
Tenant Mechanical	2
Glass Wash	1

\* Shared lab services to be provided by Landlord include central vacuum, compressed air, and central pH

# SPEC SUITE

FLOOR 6 | 10,412 – 31,442 RSF TOTAL | Flexibility to accommodate 1, 2, or 3 tenants

Q3 2024

## Details Tenant 3

### Office

Office / Huddle Room	2
Office	18
Office	1
Office	1
Office	1

### Lab

Benches	40
Fume Hoods	2
Sink Cabinets	2
Lab Support Rooms	2
Specialty Lab	1
Tenant Mechanical	1
Glass Wash	1

## Details Tenant 1

### Office

Office / Huddle Room	2
Office	17
Office	1
Office	1
Office	1

### Lab

Benches	36
Fume Hoods	2
Sink Cabinets	2
Lab Support Rooms	1
Specialty Lab	1
Tenant Mechanical	1
Glass Wash	1

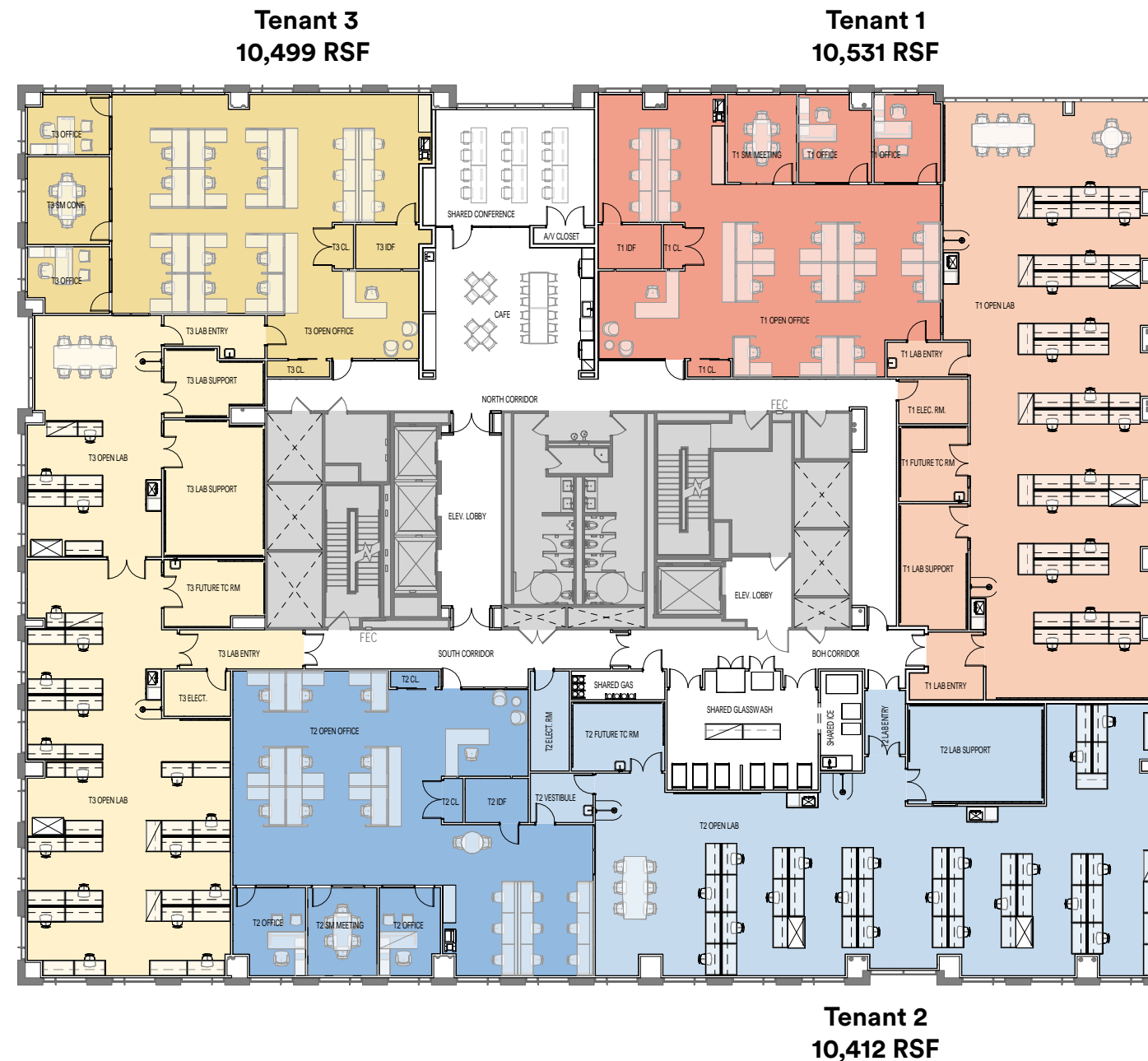
## Details Tenant 2

### Office

Office / Huddle Room	2
Office	18
Office	1
Office	1
Office	1

### Lab

Benches	45
Fume Hoods	2
Sink Cabinets	2
Lab Support Rooms	1
Specialty Lab	1
Tenant Mechanical	1
Glass Wash	1



\* Shared lab services to be provided by Landlord include central vacuum, compressed air, and central pH

# 60/40 LAB TEST FIT

### OVERALL BUILDING METRICS

TEST FIT OCCUPANTS  
LAB (200 SF/PP): 62 OCCUPANTS  
OFFICE: 62 OCCUPANTS  
TOTAL: 124 OCCUPANTS

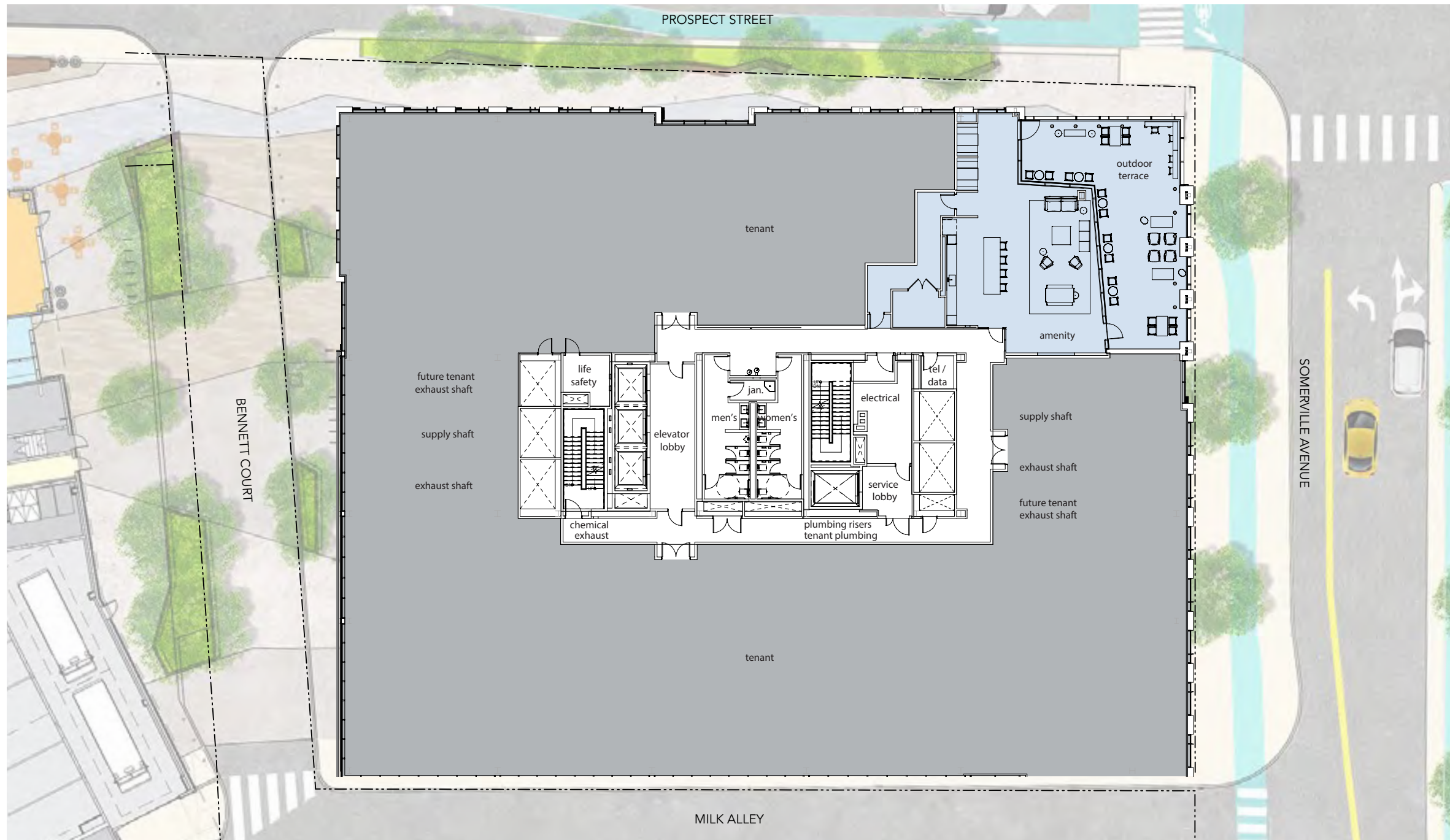
OCCUPANTS PER PLUMBING CODE  
160 OCCUPANTS / TYP. FLOOR

### LEGEND | SPACE TYPE

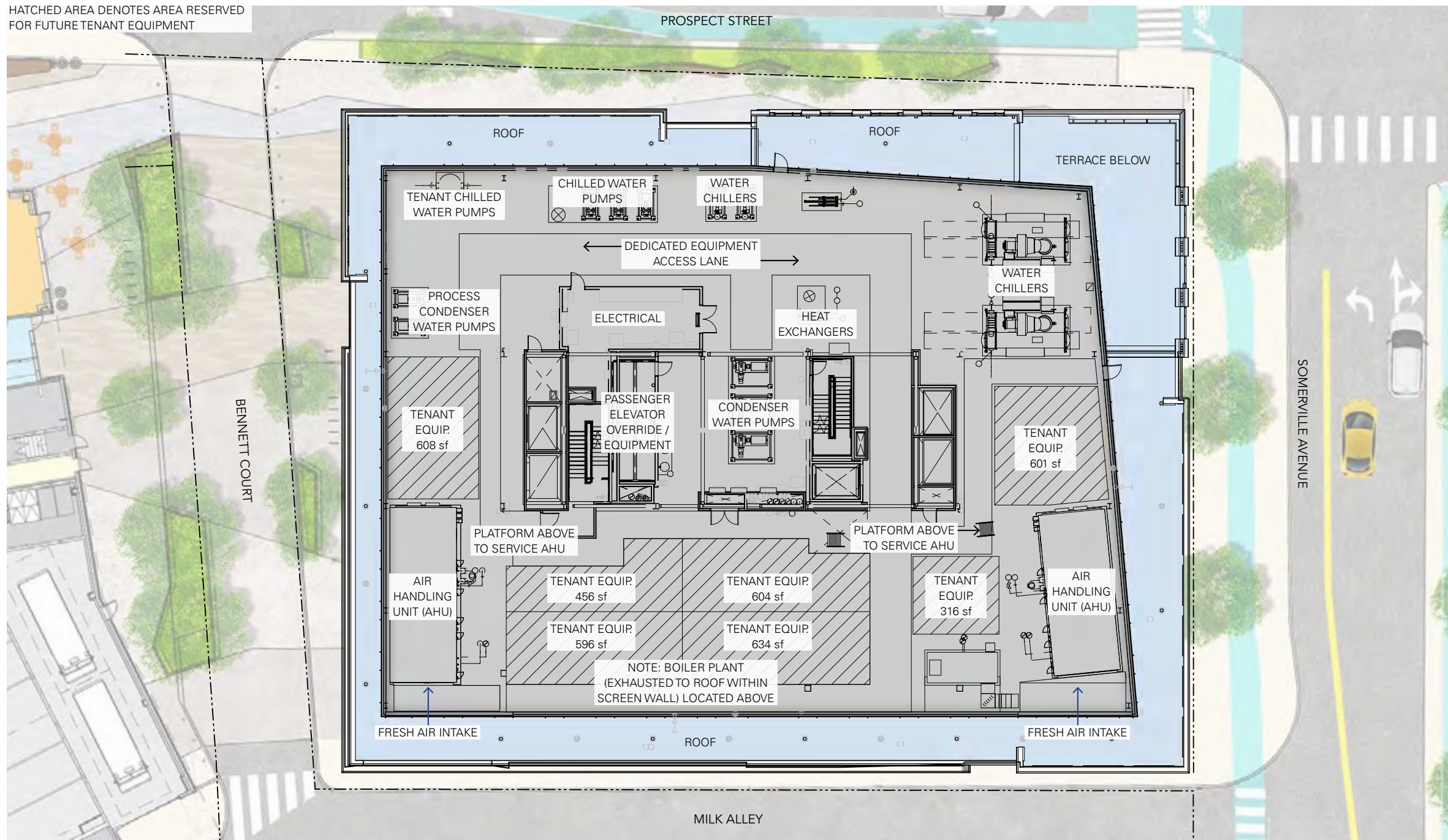
- COMMON AREAS
- CONFERENCE
- OPEN OFFICE AREA
- OFFICE SUPPORT AREA
- PRIVATE OFFICE
- PHONE ROOM
- OPEN LAB AREA
- LAB SUPPORT AREA



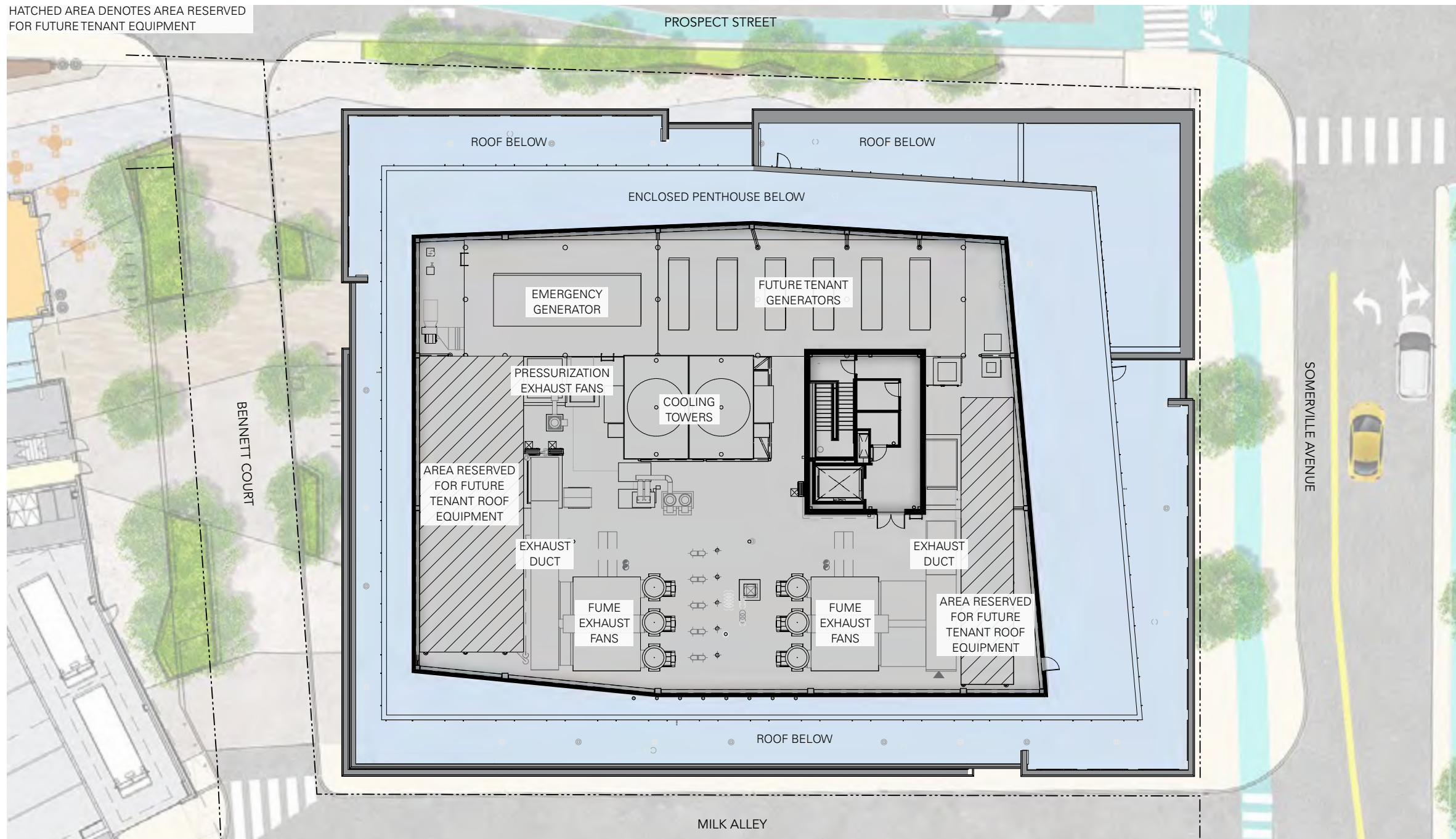
# AMENITY PLAN



# ENCLOSED PENTHOUSE



# ROOF SCREEN AREA





30-50 PROSPECT  
RESIDENTIAL

**USQ PHASE 1 PROJECT**  
UNDER CONSTRUCTION



**10 PROSPECT STREET**  
LOBBY ENTRY





LOBBY INTERIOR



LAB INTERIOR



SPEC SUITE LAB INTERIOR



SPEC SUITE OFFICE



SPEC SUITE CAFE



AMENITY SPACE



AMENITY DECK



RESIDENTIAL  
BUILDING

**VIEW LOOKING SOUTH**  
DOWN PROSPECT STREET TOWARD  
UNION SQUARE STATION





**VIEW FROM PUBLIC  
PLAZA LOOKING SOUTH**  
TOWARD MBTA STATION  
10 PROSPECT STREET IS BEHIND  
THE VIEWER

RESIDENTIAL  
BUILDING

MBTA Station  
Entry





RESIDENTIAL  
BUILDING

**VIEW FROM PUBLIC PLAZA  
AT MBTA STATION**  
LOOKING NORTH TOWARD  
10 PROSPECT STREET



RESIDENTIAL  
BUILDING

MBTA Station



**VIEW LOOKING WEST**  
ALONG CHARLESTOWN PLACE  
TOWARD MBTA STATION



  
**Prospect**  
LIFE SCIENCES

30-50 PROSPECT  
RESIDENTIAL

**VIEW LOOKING EAST**  
AT BENNETT COURT CONNECTION



**VIEW SOUTHEAST**  
TOWARDS CAMBRIDGE AND  
BOSTON FROM LEVEL SEVEN



**VIEW NORTH**  
TOWARDS PROSPECT HILL  
MONUMENT FROM THE LEVEL  
SEVEN ROOF TERRACE



**DECEMBER 2020**

Groundbreaking

**JULY 2021**

Vertical start

**Q4 2022**

Available for TI Contractor

**Q2 2023**

Base building delivery

**Q3 2024**

Spec Suites Complete

**JULY 2023**

10 Prospect Completion  
196,000 SF

**2026**

50 Webster  
300,000 SF

**2028**

600 Windsor  
380,000 SF

**2029**

200 McGrath I  
420,000 SF

**2030**

520 Columbia  
257,000 SF

**2031**

220 Washington  
249,000 SF

**2032**

200 McGrath II  
560,000 SF



**START, GROW, STAY & THRIVE**





**discoverUSQ.com**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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*Illustrative renderings. Content subject to change.*