



194,000 RSF CLASS A LIFE SCIENCE OPPORTUNITY

10 OCCUPANCY
PROSPECT Q2 2023



discoverUSQ.com

2.4 M SF
MIXED-USE
TRANSIT ORIENTED
DEVELOPMENT



COMMERCIAL

1.2M 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

3.6-acres of vibrant new open spaces and public realm

Three new neighborhood parks

new MBTA Green Line transit station

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 2.4 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

1.2M SF

HOTEL ROOMS

175

ARTS & CREATIVE
SPACES

74,000 SF



EAST SOMERVILLE
STATION (OPENING 2022)

D5.1
OFFICE
37,000 RSF

D5.2
OFFICE
25,000 RSF

D1.2
LIFE SCIENCE
249,000 RSF

D1.1
HOTEL
175 ROOMS

STONE AVE
ARTS
12,000 RSF

10 PROSPECT STREET
UNDER CONSTRUCTION
194,000 RSF LAB/OFFICE

D6.1
LIFE SCIENCE
111,000 RSF

D6.2
LIFE SCIENCE
114,000 RSF

D4.1
OFFICE
29,000 RSF

D3.3
LIFE SCIENCE
257,000 RSF



UNION SQUARE STATION
(OPENING 2022)

NEXT OPPORTUNITY
50 WEBSTER
LIFE SCIENCE
280,000 RSF

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.

OUR NEIGHBORHOOD, BY THE NUMBERS.



42
DINING OPTIONS



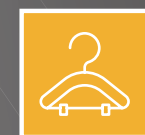
7
COFFEE SHOPS



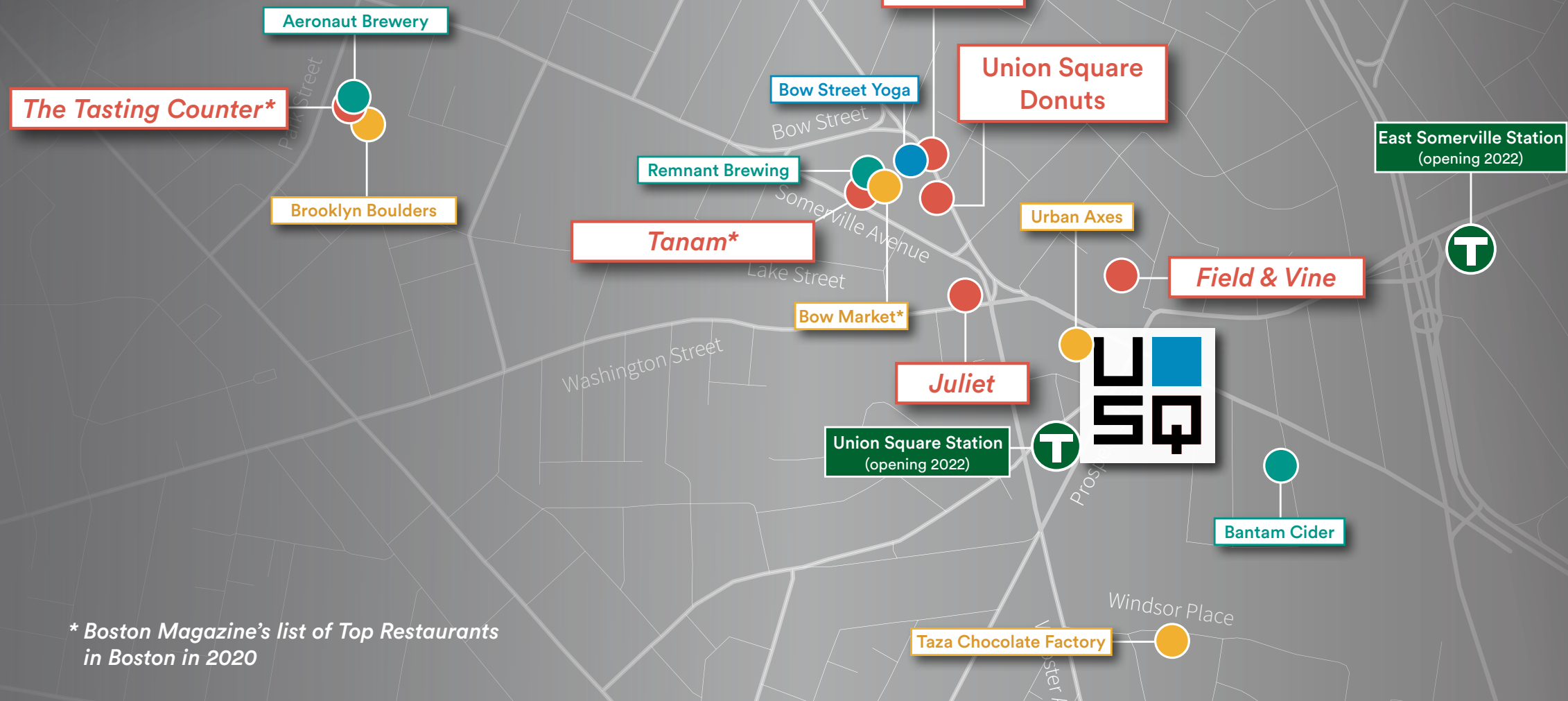
3
BREWERIES



6
FITNESS CENTERS



20
RETAILERS



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

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 (Q3 2021)



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





10 PROSPECT
LIFE SCIENCES

30-50 PROSPECT
RESIDENTIAL

USQ PHASE 1 PROJECT
UNDER CONSTRUCTION



10 PROSPECT STREET
LOBBY ENTRY



LOBBY INTERIOR



LAB INTERIOR



AMENITY SPACE



AMENITY DECK



10 PROSPECT STREET

RESIDENTIAL BUILDING

MBTA Station Entry



VIEW LOOKING SOUTH
DOWN PROSPECT STREET TOWARD
UNION SQUARE STATION



RESIDENTIAL
BUILDING

MBTA Station
Entry



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



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



10 PROSPECT
LIFE SCIENCES

30-50 PROSPECT
RESIDENTIAL

VIEW LOOKING EAST
AT BENNETT COURT CONNECTION





discoverUSQ.com

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Illustrative renderings. Content subject to change.