

BANNER PARK



BRAINTREE
MASSACHUSETTS

A Home for Discovery & Innovation

Best-in-class Industrial/cGMP Manufacturing Campus
326,000+ SF Available

60 COLUMBIAN STREET, BRAINTREE, MA



Banner Park is transforming the suburbs of Boston as the first of its kind, full-service, purpose built campus.

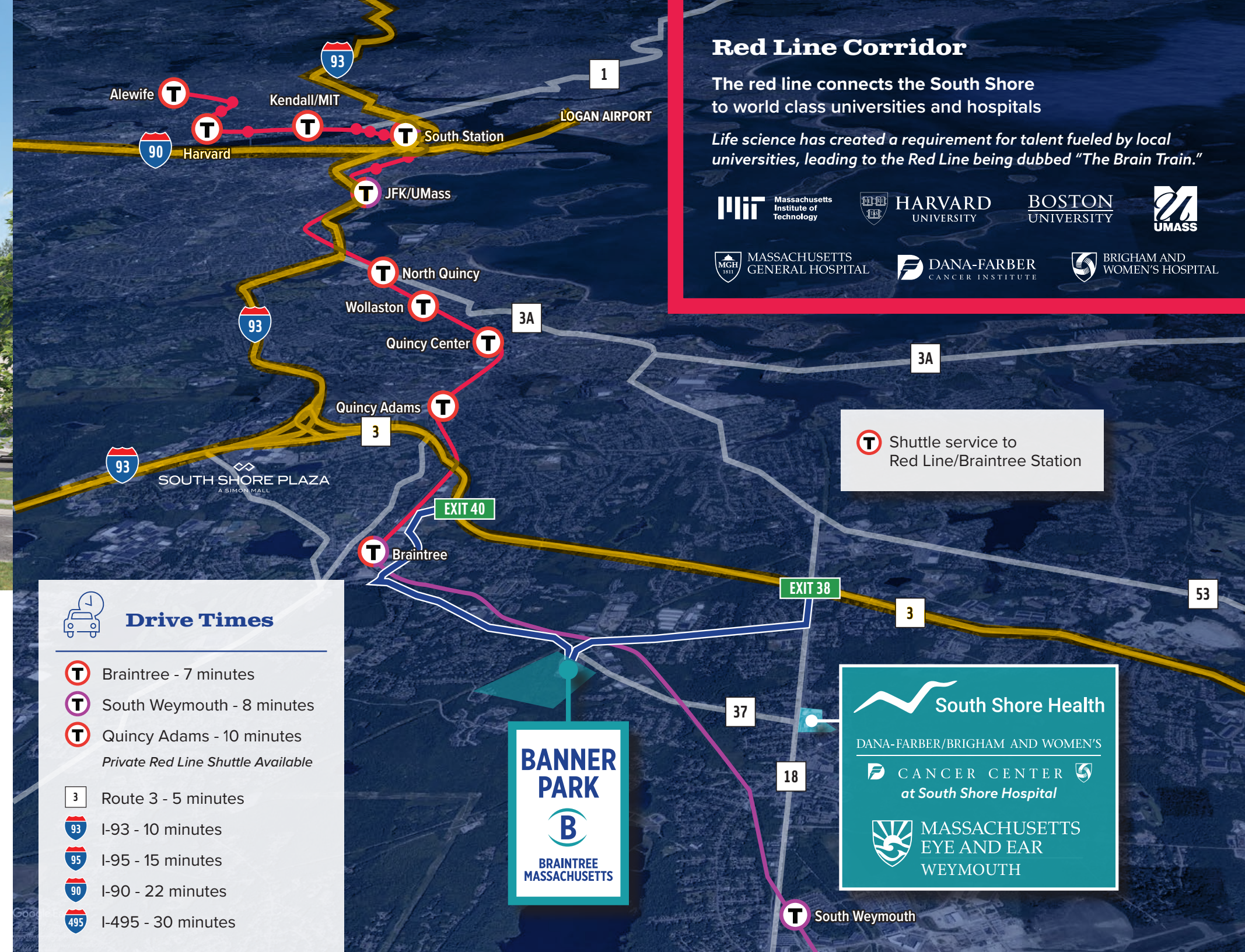
With infrastructure in place to sustain every aspect of industry and development, Banner Park is built to support the future of innovation.



Red Line Corridor

The red line connects the South Shore to world class universities and hospitals

Life science has created a requirement for talent fueled by local universities, leading to the Red Line being dubbed "The Brain Train."



T Shuttle service to Red Line/Braintree Station

BANNER PARK
BRAintree MASSACHUSETTS

South Shore Health
DANA-FARBER/BRIGHAM AND WOMEN'S
CANCER CENTER
at South Shore Hospital
MASSACHUSETTS
EYE AND EAR
WEYMOUTH

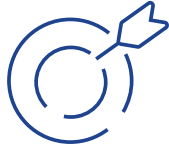
Drive Times

- T** Braintree - 7 minutes
- T** South Weymouth - 8 minutes
- T** Quincy Adams - 10 minutes
Private Red Line Shuttle Available
- 3** Route 3 - 5 minutes
- 93** I-93 - 10 minutes
- 95** I-95 - 15 minutes
- 90** I-90 - 22 minutes
- 495** I-495 - 30 minutes

Location Highlights



14mi to Boston,
18mi to
Cambridge



Purpose Built with
Competitive Occupancy
Costs



Proximity to Leading
Healthcare Providers



Access to the MBTA Red
Line & Commuter Rail



Highly-skilled
workforce

LIFE SCIENCE Highlights



Major life science companies are active in south suburban areas (Moderna, Integra, Thermo Fisher Scientific, Siemens Healthineers, Alnylam Pharmaceuticals)



Life science vacancies in 128 South Submarket were under 7% in 2022



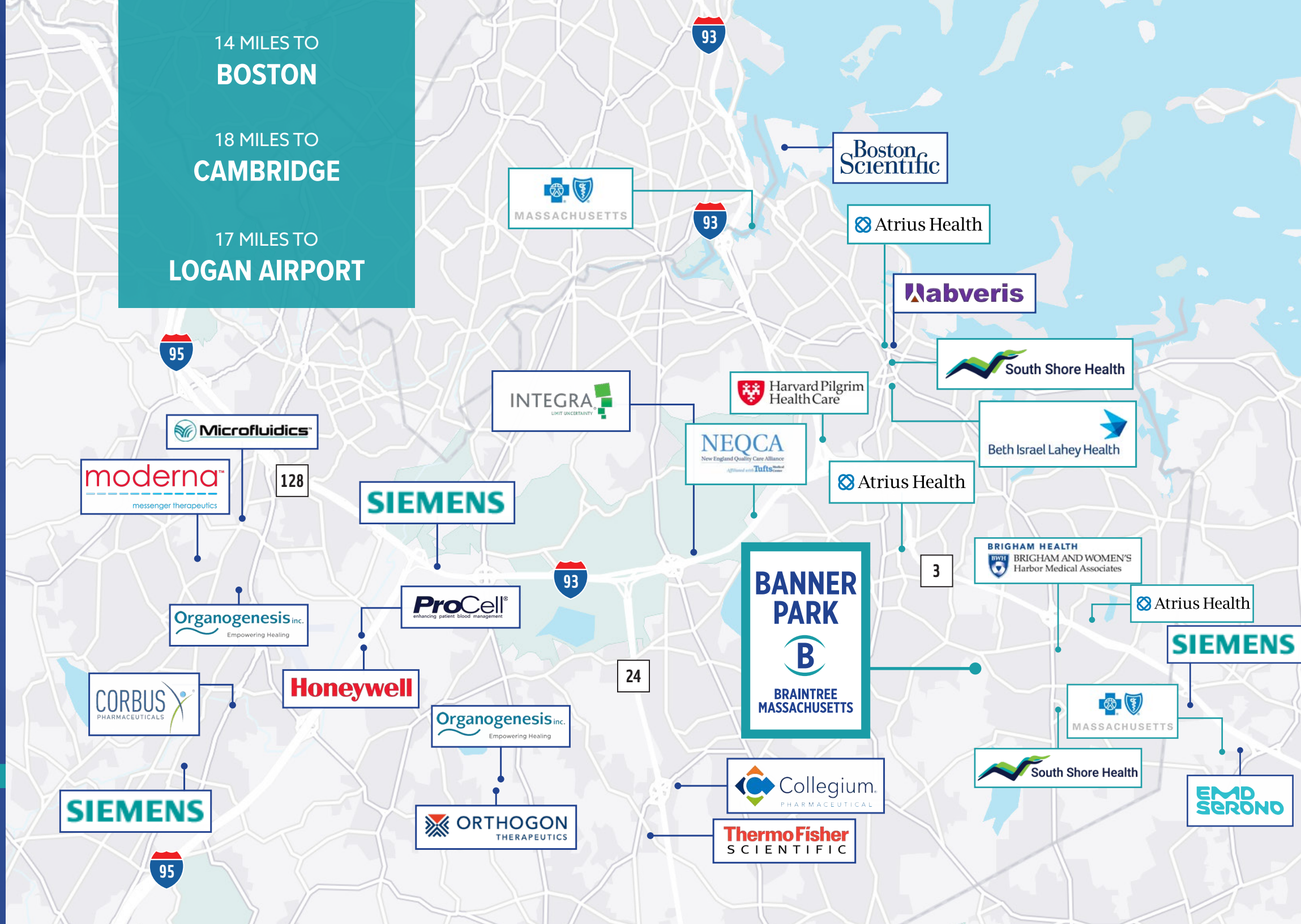
Limited lab/cGMP pipeline creates opportunity for first-mover advantage



Braintree has an above-average concentration of adults with a college degree



Braintree is a member of the Life Science Corridor



ECONOMIC Highlights

More than \$1.1 Billion in VC/IPO funding has flowed into 128 South Submarket in the past 5 years



Healthcare is the largest employment sector in Braintree



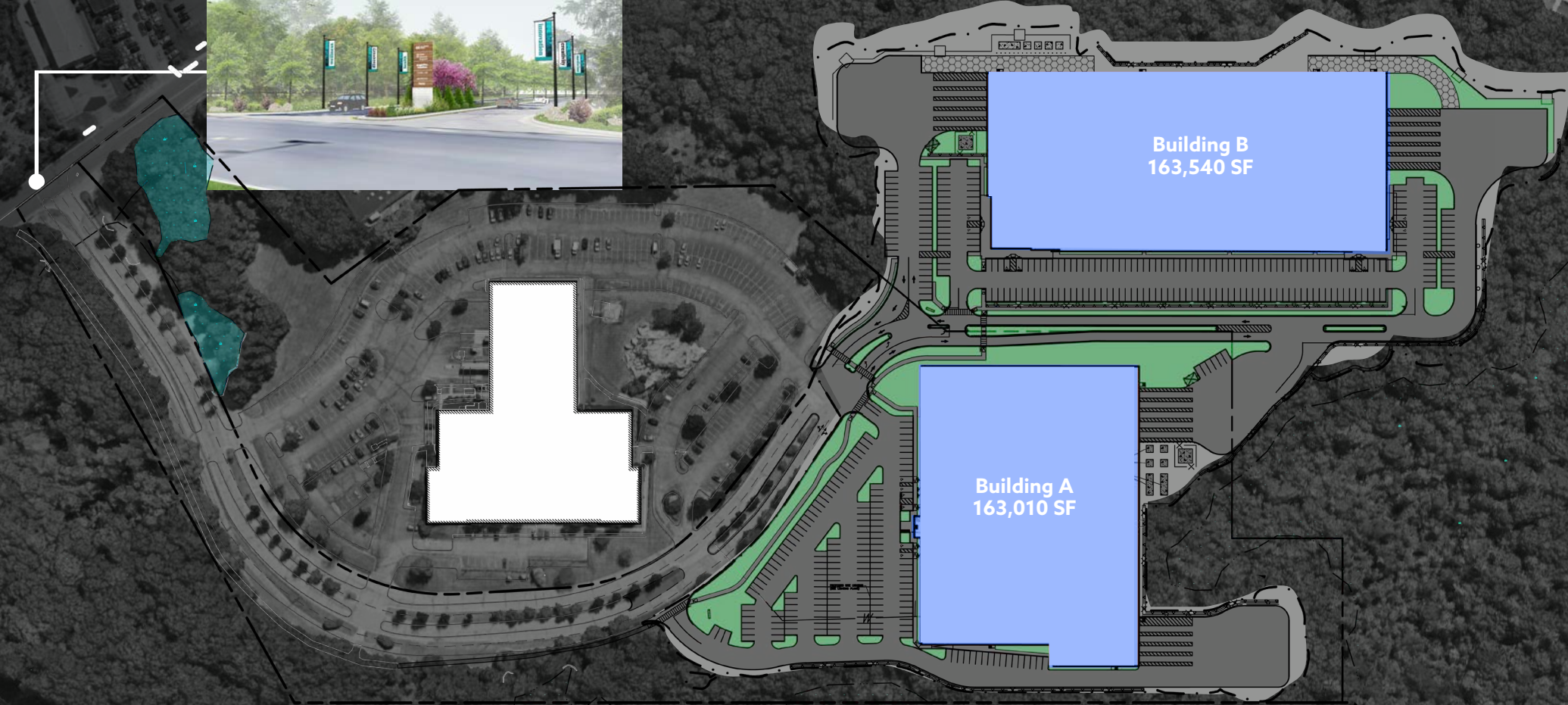
Braintree attracts more than 15k daily commuters



128 South has above-average population growth and is comprised of some of the state's fastest growing cities



Overall Campus



MIXED-USE CAMPUS SETTING



4 miles of walking trails



Central campus green



Renewable energy microgrid



Permanent & Rotating Retail Options



Outdoor Fitness Stations



Community Gardens



Shuttle to Redline

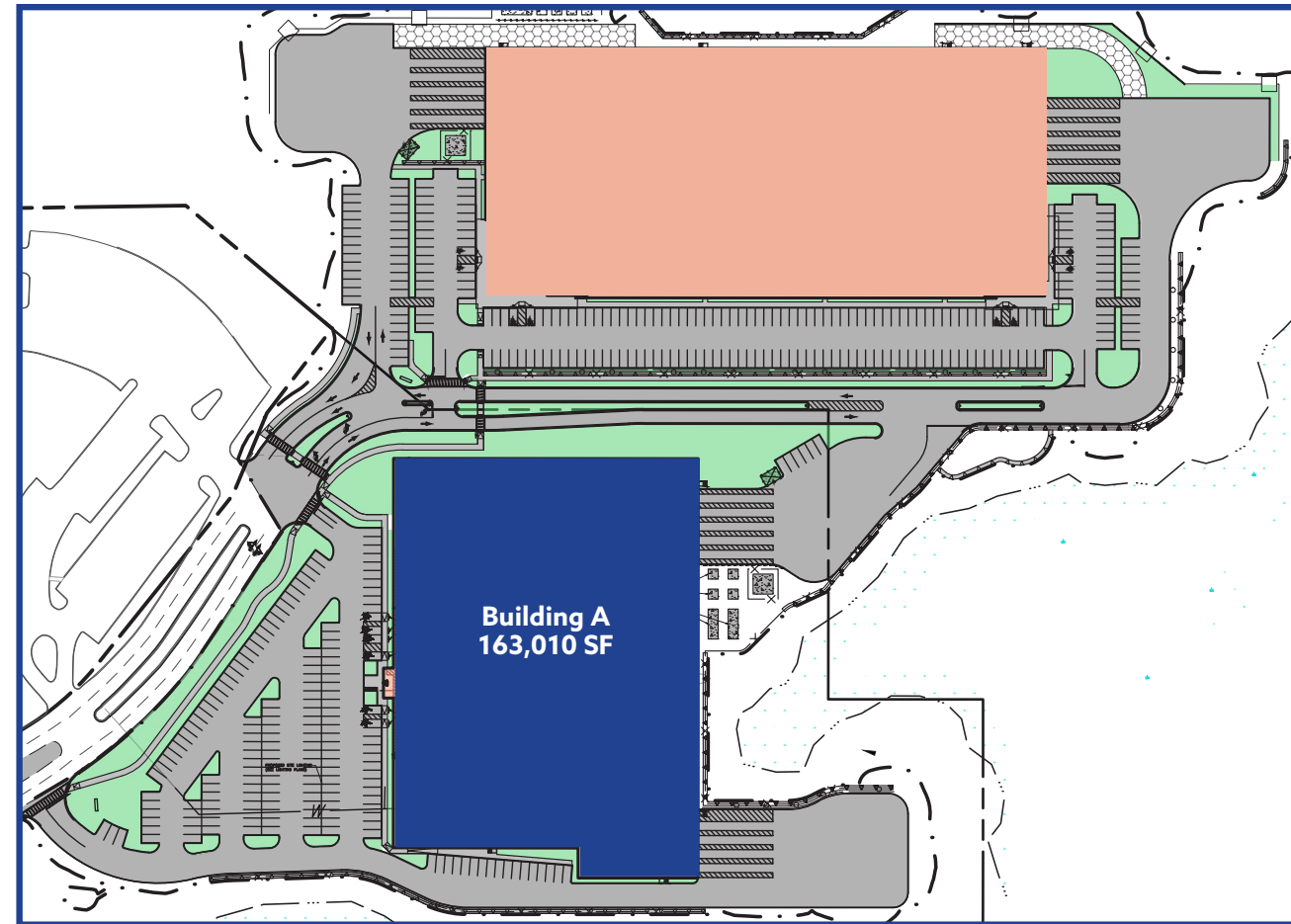


Range of Power (from CB/Column)

Building A

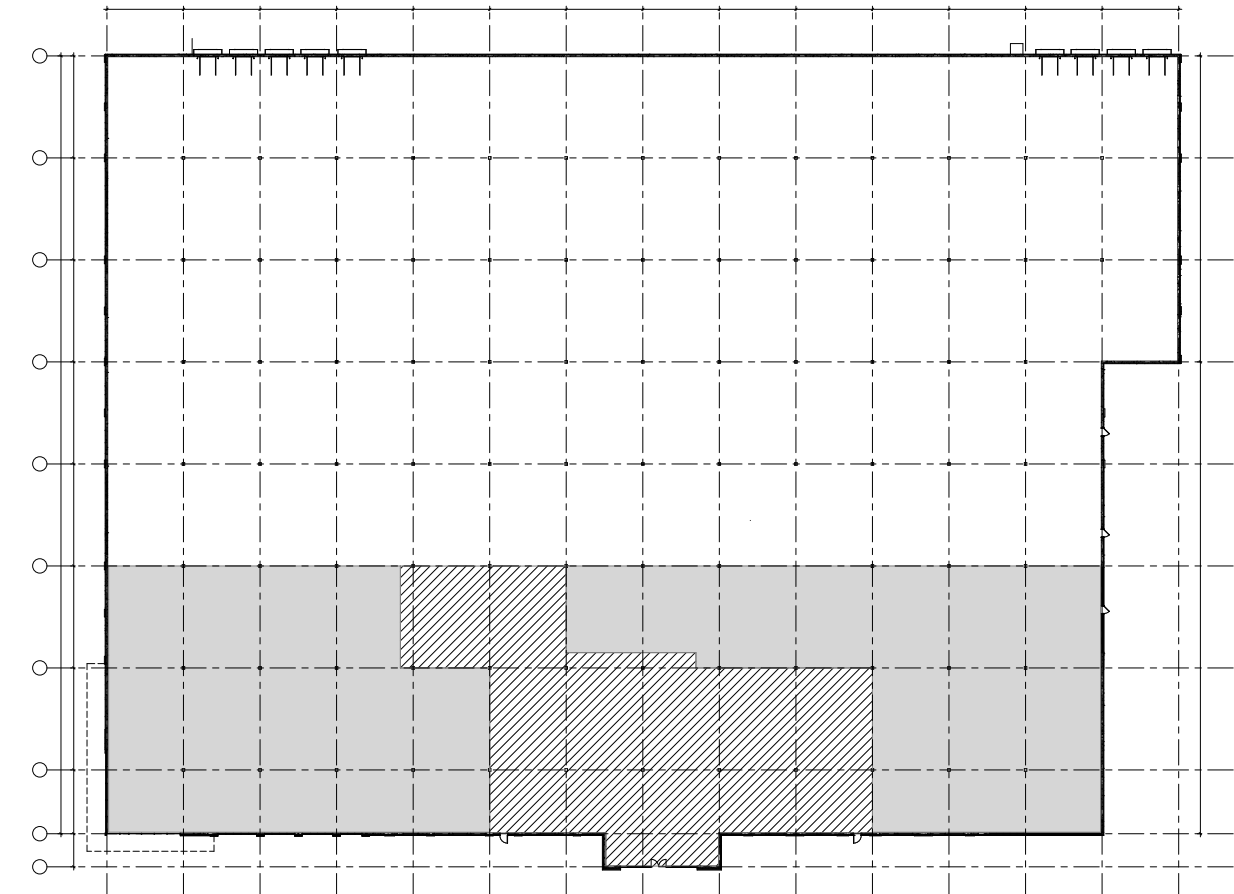
163,010 SF AVAILABLE





Building Specifications:

Gross SF	163,010 SF	Power	6,000 - 8,000 amps, expandable	Utilities	Water/ Sewer: Town of Braintree
Manufacturing	109,735 SF	Column Spacing	30' x 40'	Gas:	National Grid
Office/R&D	25,275 SF	Clear Height	Approx. 40'	Electric:	Braintree Electric Light Department
Mezzanine	28,000 SF	Sprinklers	ESFR	Telecomm:	Verizon
Construction	Reinforced concrete	Loading Docks	9 loading docks	Services	Water: 8" water line
Façade	Curtain wall / Storefront, Composite Metal Panel, Precast Concrete	Floor Load	Reinforced Slab on grade	Sewer:	8" sewer line
Parking	183 car parks	Roof	White EPDM	Fire Protection:	8" fire service line



Highlights



25,275 SF of Office/R&D



109,735 SF Flex/Industrial



9 loading docks

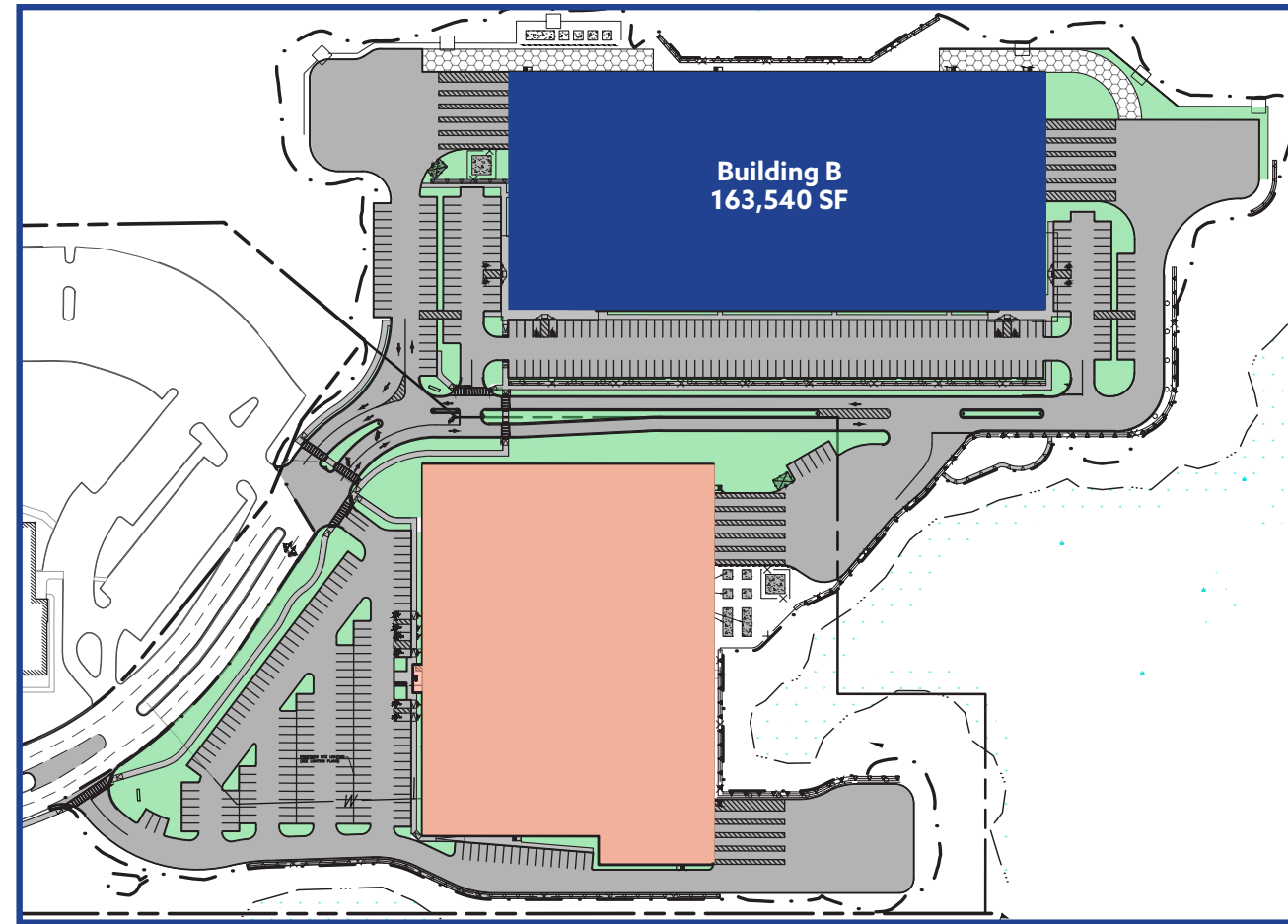


183 car parks

Building B

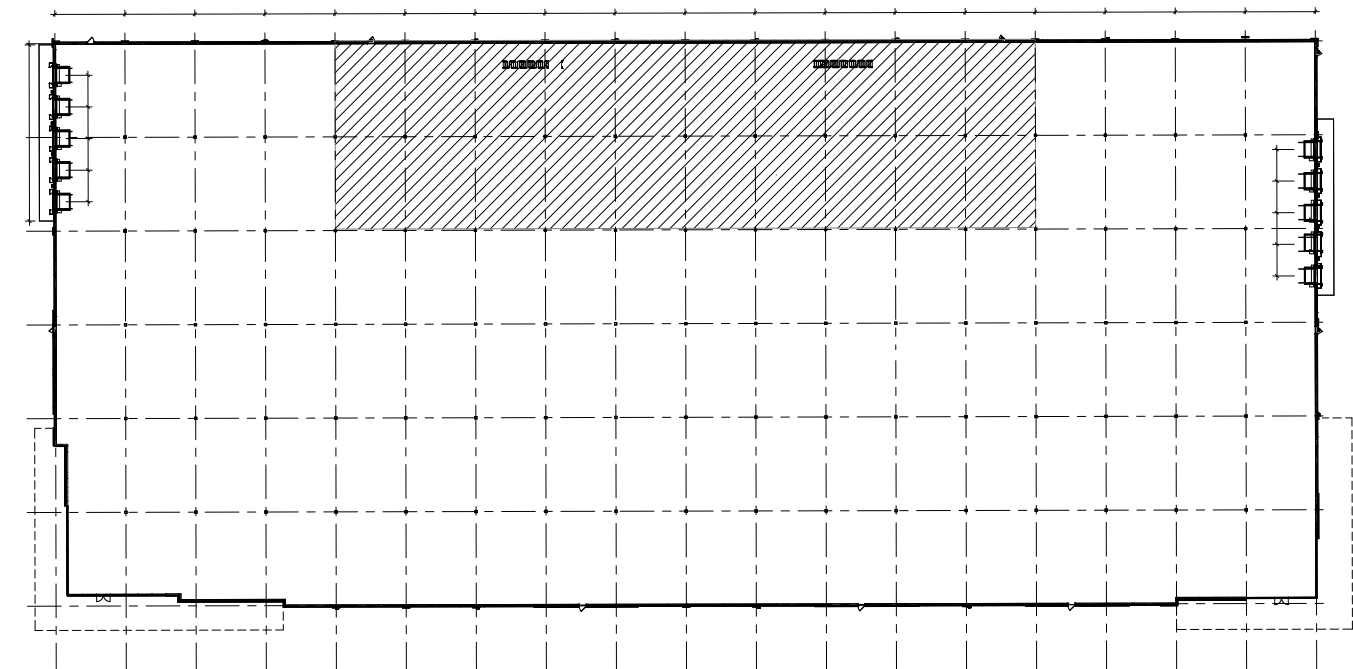
163,540 SF AVAILABLE





Building Specifications:

Gross SF	163,540 SF	Power	6,000 - 8,000 amps, expandable	Utilities	Water/ Sewer:	Town of Braintree
Manufacturing	112,265 SF	Column Spacing	40' x 50'		Gas:	National Grid
Office/R&D	25,275 SF	Clear Height	40'		Electric:	Braintree Electric Light Department
Mezzanine	26,000 SF	Sprinklers	ESFR		Telecomm:	Verizon
Construction	Reinforced concrete	Loading Docks	10 docks	Services	Water:	8" water line
Façade	Curtain wall / Storefront, Composite Metal Panel, Precast Concrete	Floor Load	Reinforced Slab on grade		Sewer:	8" sewer line
Parking	233 car parks	Roof	White EPDM		Fire Protection:	8" fire service line



Highlights



25,275 SF of Office/R&D



112,265 SF Industrial



10 loading docks



233 car parks



Project Team



Ownership



Leasing



PEARL
Construction
Manager



Engineer



Architect





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