

BREAKTHROUGH SCIENCE, BORN IN SOMERVILLE

Finished lab suites. Available now.

 **Prospect**

discoverusq.com/10prospect



Designed for science. Built for life.

Move right in. Right now.

With brand new spec suites available now, 10 Prospect has the power to transform businesses at the heart of Somerville's buzzing Union Square. This neighborhood is adding millions of square feet of commercial and innovation spaces, retail, F&B and, housing, plus more than four acres of parks and green space.

10 Prospect is designed to accelerate growth and success for tenants, unlocking a built-in, carefully considered path for growth. This is where your science and your company can evolve into the future, easing the burden of transitioning into a different building as you scale.

In Somerville, innovation is personal.

Discover something new and exciting.

A vibrant culture. An eclectic mix of talent. Deep roots in innovation. Somerville has a creative, entrepreneurial spirit. It's been a hub for tech workers and researchers of all types for years. Now, with Union Square and 10 Prospect, the world-class facilities these innovators deserve have finally arrived. We've built inspiration into the DNA of every space.



32%
of Somerville
residents have
graduate degrees



46%
of Somerville
residents are
Millennials

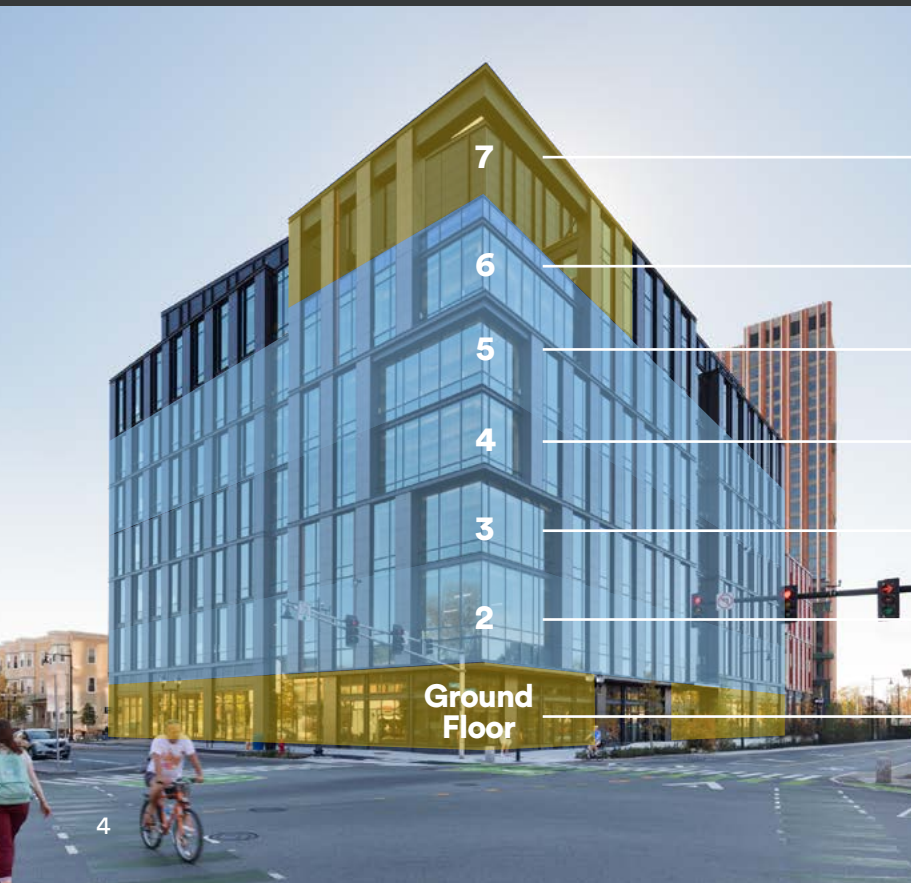


18,000
Somerville residents
work in science/
tech/healthcare



Where community drives discovery

Seven floors that give tenants the right tools for the job.



7

Tenant amenity lounge & outdoor terrace

6

Move-in ready spec suites 10.4k - 31.4k SF

5

Move-in ready spec suites 15.5k - 31.5k SF

4

31.5k SF of customizable lab/office shell space

3

31.5k SF of customizable lab/office shell space

2

31.5k SF of customizable lab/office shell space

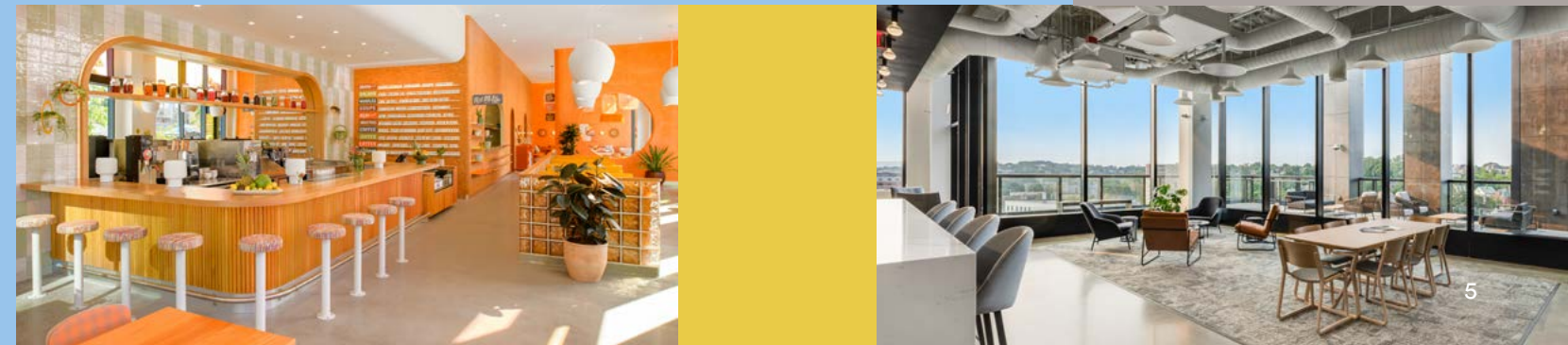
Ground Floor

Tenant amenity: including secure bike parking, showers, and 12k SF retail

Live. Work. Thrive.

Amenities and activations designed to foster a vivacious community and streamline workers' daily routines.

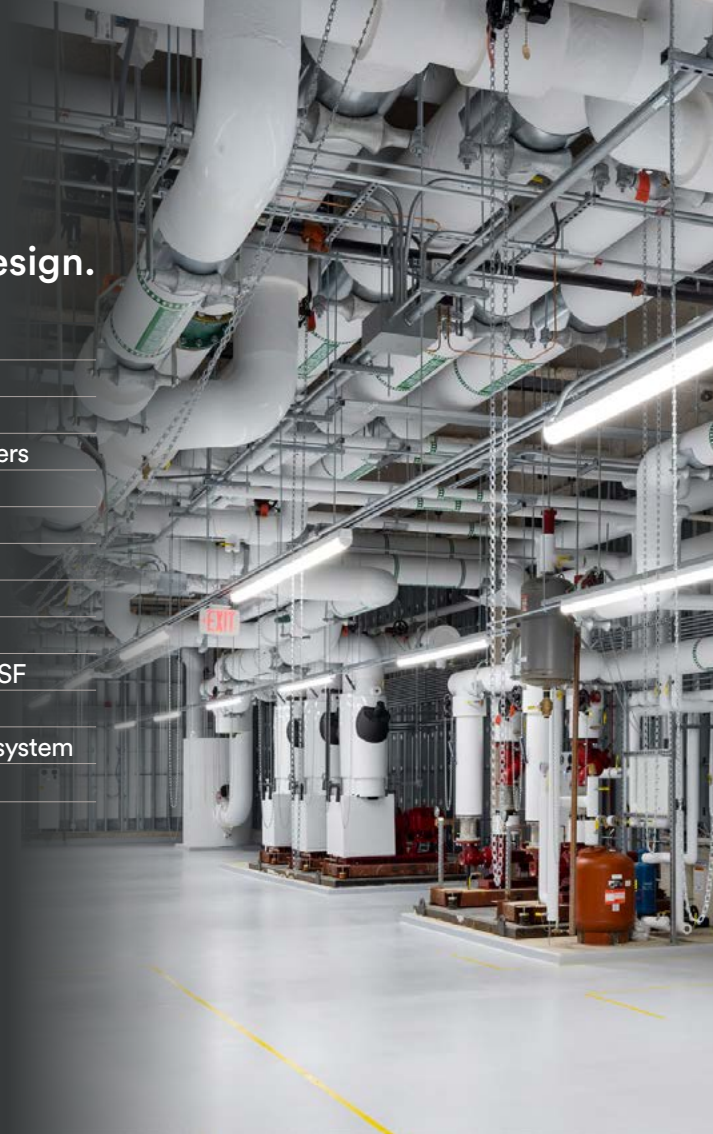
- Shared conference facilities for building tenants
- Indoor/outdoor top-floor spaces looking out over Somerville
- Convenient bike storage and private changing facilities, designed exclusively for tenant use
- On-site and nearby retail spaces including Life Alive Cafe
- Networking events, workshops, lectures, and discussions
- Experienced, responsive Cushman & Wakefield management team



Unleashing potential with something exceptional

State-of-the-art infrastructure, sustainable design.

Building Size	196,495 RSF 60% Lab / 40% Office
Number of Stories	7 stories plus two penthouses
Sustainability	LEED Gold
Telecom/Tech	WiredScore Certified Platinum, multiple suppliers
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 SF 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
Typical Floor	+/- 31,450 RSF column free



Your Space. Your Way.

Flexible workspaces that evolve with your needs.

Ready to Grow? Turnkey Spec Suites

Immediate occupancy, two floors featuring communal amenity space, and office/lab spec suites from 10.5k to 31.5k square feet.

Bespoke Space? Customize a Full Floor

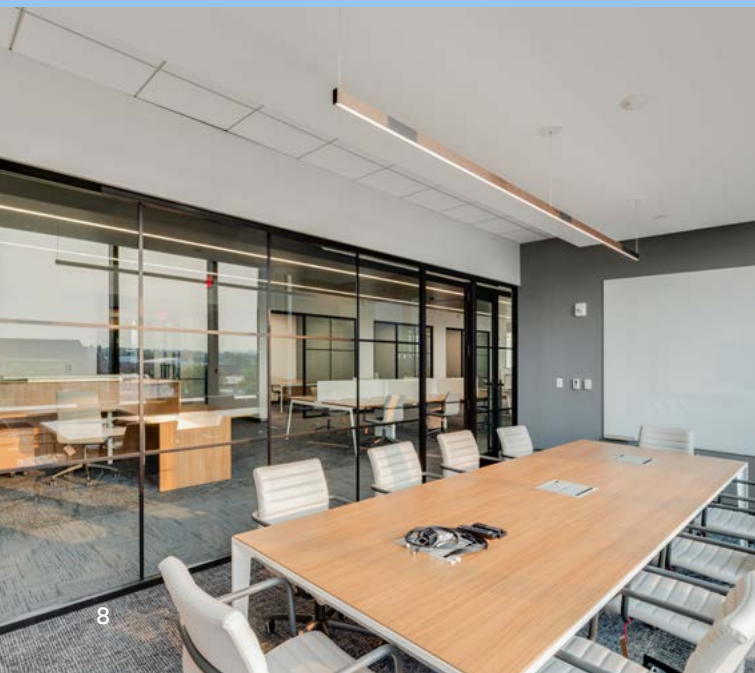
Tailor a full floor to your needs: Expansive, open-plan floors of 31.5k square feet are ready to support businesses of any size or growth phase.



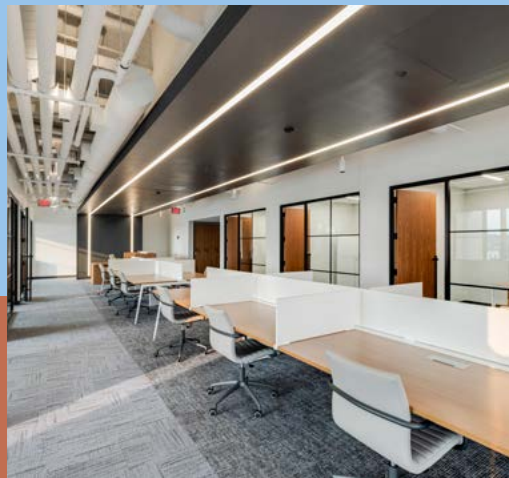
Flexible spec suites available now.

Offering suites ranging from: 10,412 SF - 31,459 SF

Ready for R&D tenants: Class-A lab and office space with huddle rooms, dozens of benches, fume hoods, sink cabinets, lab support and specialty rooms, and glass washing stations.



Ready for
R&D tenants



Furnished spec suites available
for immediate move-in

Spec suite

Floor 5 | 31,459 RSF TOTAL | Flexibility to accommodate 1 tenant

Details Tenant: 1

Office	
Office/ Huddle Rooms	10
Workstations	46
Conference Room(s)	4
Lab	
Benches	139
Fume Hoods	4
Sink Cabinets	7
Lab Support Room(s)	5
Specialty Lab	2
Tenant Mechanical	2
Glass Wash	2



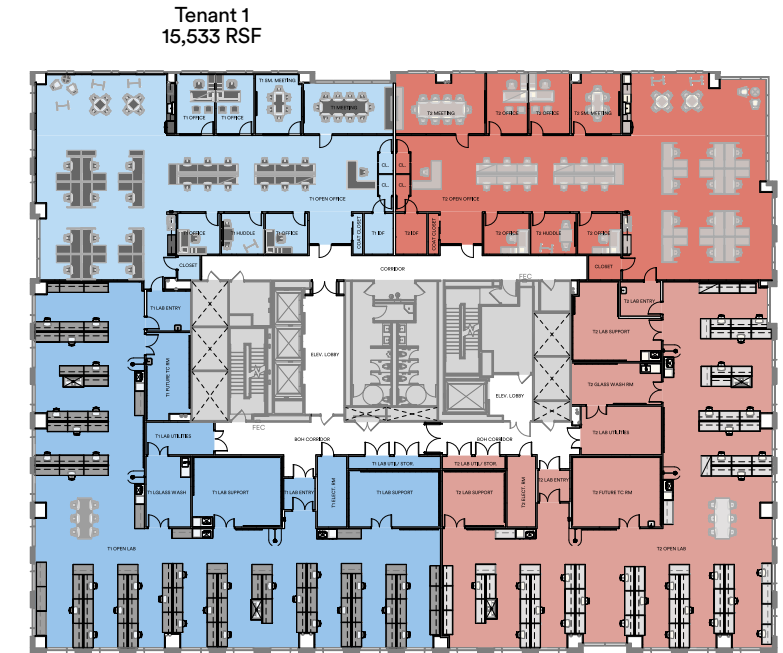
*Shared lab services to be provided by Landlord include central vacuum, compressed air, and central pH.

Spec suite

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

Details Tenant: 1 2

Office	
Office/ Huddle Rooms	5 6
Workstations	24 24
Conference Room(s)	2 2
Lab	
Benches	75 64
Fume Hoods	2 2
Sink Cabinets	4 3
Lab Support Room(s)	2 2
Specialty Lab	1 1
Tenant Mechanical	2 2
Glass Wash	1 1



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

Tenant 2
15,926 RSF

Spec suite

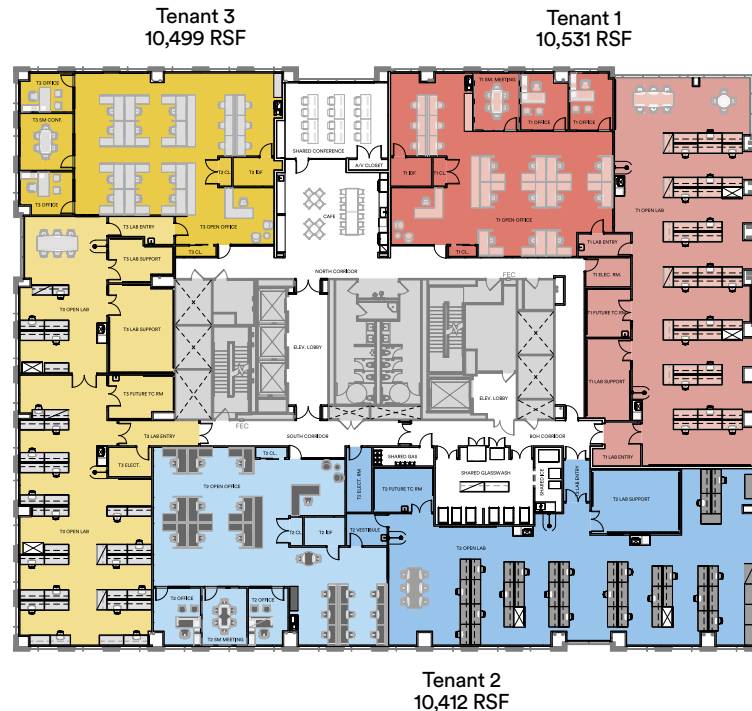
Floor 6 | 10,412 – 31,442 RSF TOTAL | Flexibility to accommodate 1, 2 or 3 tenants

Details Tenant: 1 2 3

Office	1	2	3
Office/ Huddle Rooms	2	2	2
Workstations	17	18	18
Conference Room(s)	1	1	1

Lab	1	2	3
Benches	36	45	40
Fume Hoods	2	2	2
Sink Cabinets	2	2	2
Lab Support Room(s)	1	1	2
Specialty Lab	1	1	1
Tenant Mechanical	1	1	1
Glass Wash	1	1	1

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



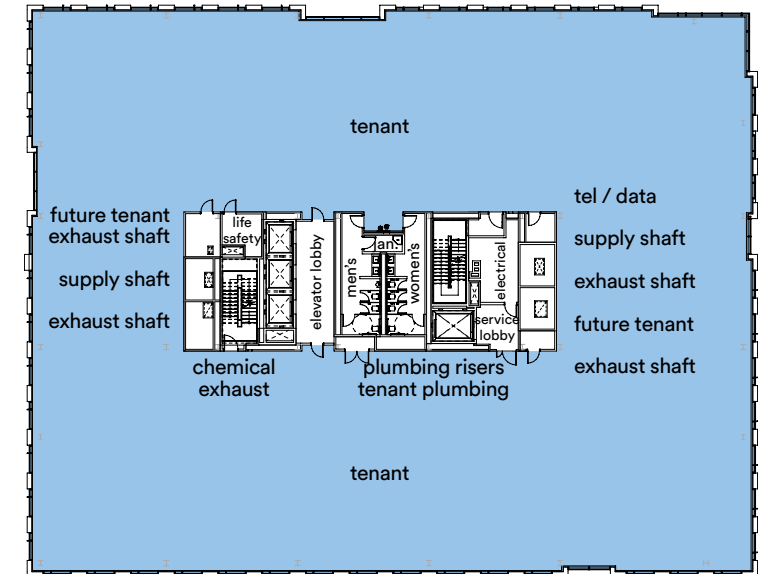
Customizable Full Floor

Floors 2-4 | Typical Floor Plate: 31,500+ RSF | Column Free Core & Shell

Discover an exceptional full floor opportunity offering 31,500 RSF of unobstructed potential.

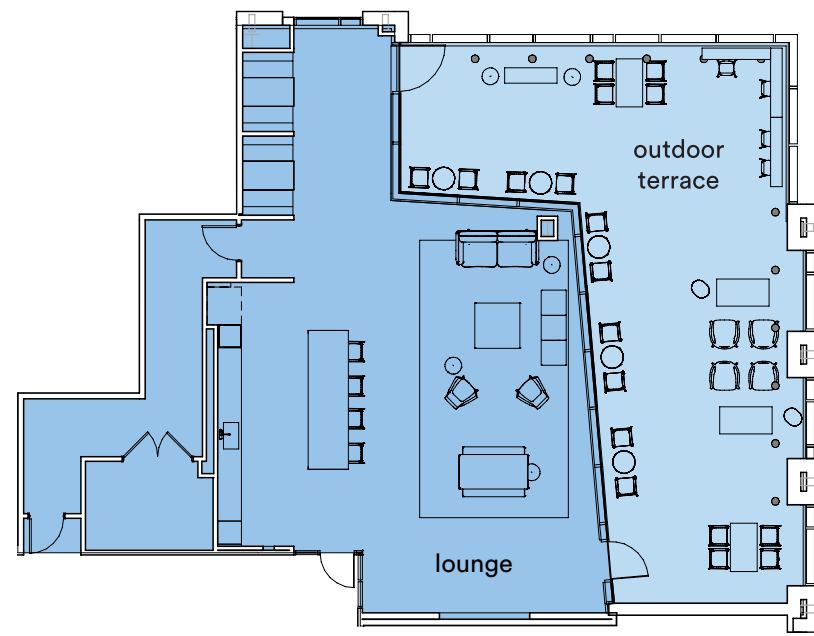
Key Features
The open layout provides maximum flexibility for space planning, allowing for efficient and creative office configurations to suit your unique needs.

Optimal Efficiency
The column free design ensures excellent space utilization, minimizing wasted areas and maximizing your rentable square footage.





Floor 7 | Tenant Amenity Lounge & Terrace



Our exclusive tenant amenity lounge and terrace is a stylish retreat designed to enhance your workday experience. Designed to promote, well-being, productivity, and a sense of community among our valued tenants, this thoughtfully crafted space offers a perfect blend of indoor comfort and outdoor relaxation.

Whether you're looking to collaborate with colleagues, enjoy a change of scenery during your workday, or simply unwind after ours, our amenity lounge and terrace offer a versatile space to meet your needs.



The New Nexus

Connected to everything that matters.

10 Prospect is multi-modal transit-oriented, offering unparalleled access to the Boston innovation ecosystem. With 2 new MBTA Green Line stops nearby (one on site) for quick access to Boston and surrounding neighborhoods. Whether you walk, bike, or ride, 10 Prospect puts you at the center of it all.



MULTI-MODAL TRANSIT:
100 BIKE SCORE
96 WALK SCORE
82 TRANSIT SCORE



TWO NEW GREEN LINE
STOPS (ONE ON-SITE)
FOR QUICK ACCESS
TO KENDALL SQUARE,
HARVARD & MIT



1 MILE TO I-93

16



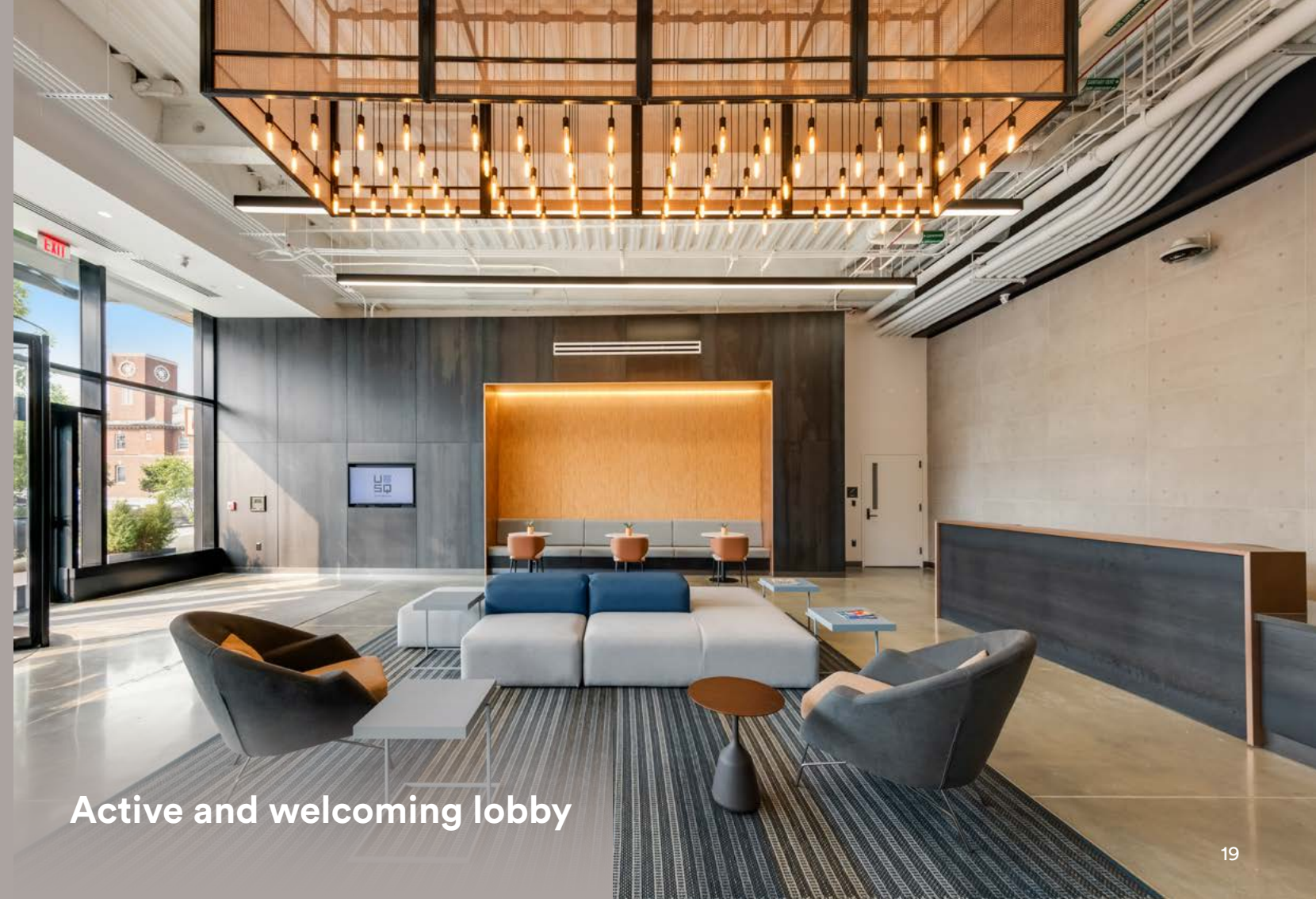
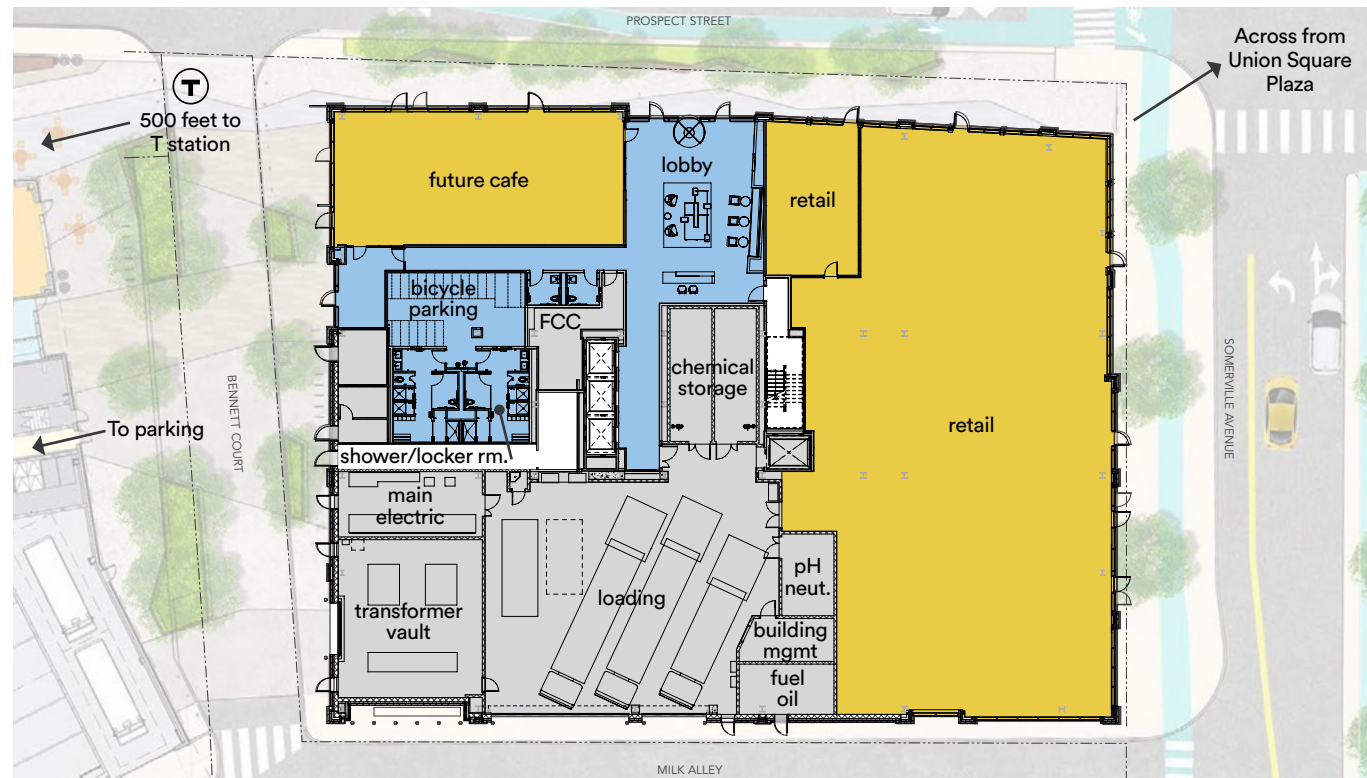
Steps from Union Square T station



17

Ground Floor Plan

Cafe, bike room and showers. Convenient loading bay access.



Active and welcoming lobby



Start, Grow, Stay, Thrive

The USQ project will bring 3.8 million square feet of new labs, offices, retail, dining, hotel rooms, and housing to Union Square, along with 4 acres of vibrant green and open spaces, enhancing this already thriving neighborhood. Life sciences teams that establish here will find the perfect environment to grow, recruit, and achieve their ambitions—all within Union Square’s supportive community.

COMMERCIAL
LAB/OFFICE &
INNOVATION
2.7 MILLION SF

RESIDENTIAL
HOUSING
1,000 UNITS

The next phase of lab development is 50 Webster, a 280,000 SF Class-A build-to-suit project ready for immediate construction.



Who We Are

Our team has a proven history of building spaces that propel life-changing science. We're driven by a powerful belief: real estate can be a catalyst for breakthroughs. Our world-class team is dedicated to making space for innovation. With Cushman & Wakefield's expert property management, 10 Prospect offers unparalleled service and resources.

The Developer US2, a joint venture of



Project Manager



General Contractor



Leasing Agent



Interior Architect-Suites



MEP Engineer



Property Management



Base Building Architect & Interiors



Structural Engineer





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