



nerej

Davis Marcus Partners to develop 220,000 s/f laboratory and office facility for Alkermes in Reservoir Woods Campus

June 01, 2018 - Owners Developers & Managers



Rendering of 900 Winter Street - Waltham, MA

Waltham, MA Davis Marcus Partners, a venture between Marcus Partners and The Davis Companies, will develop a new, 220,000 s/f laboratory and office facility for Alkermes, a global bio-pharmaceutical company known for its research and drug development, on the Reservoir Woods Campus. The new building, located at 900 Winter St., represents an on-campus expansion of Alkermes' current facility within Reservoir Woods at 852 Winter St., enabling the company to expand both its research and development capabilities and accommodate its growing staff. Construction of the new facility will begin this spring.

Davis Marcus Partners has a decade-long professional history with Alkermes, having first worked with the company as a landlord in renovating a portion of an existing office building into a laboratory and headquarters to accommodate their relocation from Cambridge in 2009. Subsequently, they have assisted with expansions as Alkermes has grown. Davis Marcus Partners' substantial experience as a life science property owner, manager and developer has enabled the two companies' ongoing successful partnership leading to this current expansion.

The new facility, designed by Elkus Manfredi Architects, offers an environmentally conscious LEED design and amenities including an eatery, coffee bar, fitness center, outdoor amphitheater and a rooftop terrace all tailored to provide a collaborative and inspiring work environment for Alkermes'

employees to continue their work on an increasingly diversified portfolio of pharmaceutical products. As part of the build-to-suit arrangement, Alkermes will sign a 15-year lease at the new property.

900 Winter St. will be part of the Reservoir Woods Development, a 1.3 million s/f campus, featuring a mix of office, research and development, retail, health and wellness offerings. Reservoir Woods is also highly commuter friendly, offering shuttle service to the MBTA Red Line at Alewife Station in Cambridge, and is less than a mile from I-95, Rte. 128 and Rte. 2, and less than five miles from the Mass Pike.

“We’ve developed a strong relationship with Alkermes over the years as they’ve continued to grow as a global leader in the biopharma sphere,” said Pete Cameron, a principal at Marcus Partners. “This new facility will be tailored from the inside out to meet their needs with robust infrastructure and capabilities. 900 Winter St. provides them a next-generation facility in every sense on one of Greater Boston’s most prestigious corporate campuses. We feel very fortunate to have the opportunity to continue to work together.”

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540