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The Davis Cos. has fully leased the Alewife Research Center - anticipated to achieve LEED Silver certification

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Cambridge, MA According to The Davis Cos. (TDC), the Alewife Research Center (ARC), located at 35 Cambridge Park Dr., is now fully leased. The newly constructed class-A laboratory building is adjacent to the Alewife MBTA Red Line station. The demand for this transit-oriented development, is clearly evidenced by the fact that the building was 100% leased within five months of delivery, confirming tenants' need for laboratory product located along the MBTA Red Line.

TDC leased the last two suites at 68,258 s/f to Codiak BioSciences, a leader in the emerging field of exosome therapeutics, and 22,712 s/f to Glympse Bio, a pioneer in the field of disease monitoring. The property is located near The Quad, an 8.6 acre emerging life science campus that is also owned and is being redeveloped by The Davis Cos. TDC recognizes the Alewife area as an attractive life sciences hub and primary relief valve for expanding life sciences firms that are confronted with rapidly escalating rents and zero-to-low vacancy rates in nearby Kendall Sq.

TDC developed the research center into a modern and environmentally-conscious life science hub. In addition to five stories of first class lab space, TDC designed 10,000 s/f of community space at the property, creating a tenant-centric environment with amenities including a tenant lounge, fitness center, locker rooms, bicycle storage and repair room, indoor solarium and outdoor green space. The project will also feature a unique, fast casual burger concept slated to open later this year.

Completed in November of 2018, The ARC is anticipated to achieve LEED-Silver certification through TDC's attention to operational efficiency, sustainability and reduction of the building's carbon footprint.

Codiak BioSciences and Glympse Bio are among other leading medical research, life science and biotech organizations in the 225,000 s/f building. Tenants include Eisai, a global pharmaceutical firm headquartered in Japan that is establishing "The Eisai Center for Genetics Guided Dementia Discovery" at the ARC; Syros Pharmaceuticals, a company focused on controlling genetic expression; and Ribon Therapeutics, a biotechnology company focused on discovering and developing small molecule inhibitors to block cancer cells' ability to survive.

Codiak BioSciences and Glympse Bio, Inc were represented by John Carroll, Evan Gallagher and Curtis Cole of Colliers International.

“The ARC showcases the ability of The Davis Companies to transform the landscape through thoughtful permitting and design as well as through close collaboration with the City of Cambridge,” said Duncan Gilkey, Senior Vice President of The Davis Companies. “Our Alewife projects give tenants the newest, best-in-class laboratory space with incredible Red Line proximity, a convenient location for both urban and suburban employees and immediate access to numerous bike trails. It has been a great project and we are proud of our tenant base.”

“With our successful Series A financing of \$22 million co-led by LS Polaris Innovation Fund and ARCH Ventures, as well as multiple research collaborations with pharmaceutical companies, it became extremely important for us to identify a new building for our fast-growing and talented team,” said Caroline J Loew, PhD, President and CEO of Glympse Bio. “In moving to The ARC and West Cambridge we’ll have continued access to the talent and ecosystem that are so critical to the success of our science and our ability to make a difference to patients’ lives.”

Ryan Webber, Mark Winters and Juliette Reiter of Newmark Knight Frank represented The Davis Companies through the lease-up of The ARC.

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