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Related Beal signs new leases with life science companies at 451 D St.

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Boston, MA Related Beal has signed multiple new leases with life science companies at 451 D St. in the city's Seaport District. The property will welcome Inozyme Pharma, a rare disease biopharmaceutical company; Joyn Bio, a joint venture between Bayer and Ginkgo Bioworks that develops probiotics for plants to provide growers with next-generation solutions; DermBiont, a clinical stage precision dermatology company targeting skin diseases at their root cause; Sensei Biotherapeutics, a clinical-stage biopharmaceutical company developing next generation immunotherapies for the treatment of cancer and infectious diseases, and more. Additionally, Related Beal has relocated two of its office space tenants, the International Health, Racquet & Sportsclub Association and American East Conference, within the building. These deals conclude a significant year for Related Beal in the life science sector, which included the topping off milestone for Phase II of Innovation Square (iSQ), future home to Vertex Pharmaceuticals, as well as the

announcement of plans for its transformative mixed-use Channelside development that will bring 375,000 s/f of cutting-edge lab space to Fort Point.

“Our team has worked extremely hard to create a first-class life science facility at 451 D Street. Having such a diverse group of forward-thinking companies make the decision to join us at 451 D is confirmation that we are meeting the ever-changing requirements of today’s entrepreneurs. Related Beal has always been committed to creating state-of-the art research and lab developments throughout Greater Boston, but we have been particularly active in the Seaport,” said Stephen Faber, executive vice president at Related Beal.

“We are seeing more interest by life science tenants in this neighborhood every month. The area is now a leading biotech sub-market.”

“We’re thrilled to be contributing to the thriving ecosystem in the Seaport. As an innovative biotech startup, access to state-of-the-art facilities and entrepreneurial talent is critical to our success,” said Yves Sabbagh, Ph.D., Inozyme Pharma’s Chief Scientific Officer. “Our new space at 451 D street will enable us to further accelerate the research and development of transformative therapies for patients with high unmet medical needs in diseases of abnormal mineralization.”

Related Beal continues to be a leading developer of laboratory and technology research space in Boston. The firm has a long history of expanding and maintaining Boston’s life science presence by attracting revolutionary companies who are engaging in life-saving research and achieving medical breakthroughs. In addition to renovating and operating 451 D Street, Related Beal is developing iSQ, a phased, 394,000 rentable square-foot, research and development life science campus in the Raymond L. Flynn Marine Park; the company also acquired 7 Elkins, the 60,000 square-foot home to Integra LifeSciences in South Boston, and redeveloped 27 Drydock, a 286,000-square-foot R&D building. In the past year, the firm also announced plans for its groundbreaking Channelside development along the Fort Point Channel, which will bring significant lab space to the area and is constructing more than 127,000 square feet of lab/research space in Kenmore Square.

Set in a prime location within one of Boston’s most attractive neighborhoods, 451 D Street provides a robust infrastructure and enhanced work environment that increases productivity and creativity. The building offers top-line amenities that include a brand-new community center with a lounge area with games, and conference center; a café offering breakfast and lunch; a 3,000 square foot fitness center; a new 20,000 square foot child care center; abundant on-site parking and enclosed bike storage. 451 D Street’s high ceiling heights are ideal for lab utilization. Tenants are also in close proximity to North Station and South Station and benefit from convenient access to the Silver Line Way MBTA Station, Boston Logan International Airport, I-93 and the I-90 / the Mass Pike. The building is a Wired Certified Platinum property.

Related Beal was represented in the transaction by CBRE brokers Eric Smith, Jon Freni and McKenna Teague.