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DivcoWest and John Moriarty celebrate topping off 250 Water St.

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Somerville, MA DivcoWest, joined by construction manager John Moriarty and Associates, celebrated the topping off of 250 Water St. in Cambridge Crossing (CX), the new 43-acre neighborhood under construction at the intersection of Cambridge, Somerville, and Boston. The brand new 480,000 s/f science and technology building will be home to global biopharmaceutical company Bristol Myers Squibb.

250 Water St. is a nine-story life science building with ground floor retail and adjacency to ample green space. The building is a beacon upon entrance to CX via North First St. with its nine-story corner. For flexibility of tenancy, the life science focused building is designed with minimal interior columns to provide efficiently planned space for a variety of tenant sizes. Its 15-foot floor-to-floor height and average floor plate of 56,000 s/f offers a spacious setting well-suited to a wide array of research-focused areas. DivcoWest anticipates the building's delivery to occur in the first quarter of 2022.

Designed by Jacobs Consultants, 250 Water St. demonstrates DivcoWest's commitment to sustainability and employs several green features including LEED Silver, WiredScore Platinum, and WELL Platinum certifications. Complimenting the building's access and proximity to two MBTA subway stops (Lechmere on the Green Line and Community College on the Orange Line), will be a large bike storage facility with lockers and showers, and three below-grade parking levels equipped with EV charging stations.

"250 Water St. will introduce another world-class research facility to Cambridge Crossing and we are thrilled that this key milestone brings us one step closer to welcoming global leader Bristol Myers Squibb," said Mark Roopenian, managing director at DivcoWest.

"We are grateful to the dedicated women and men working everyday onsite to bring CX's innovation hub to life, and we look forward to serving as a home where critical breakthroughs happen in years to come."

Announced in August 2020 and the largest lease completed in the Greater Boston area during 2020, Bristol Myers Squibb's 360,000 s/f lease at 250 Water St. elevates CX and Somerville as a life science destination and adds to the growing list of forward-thinking leaders who will call this new

neighborhood home. At CX, Sanofi will soon occupy both 350 and 450 Water St., while Philips North America and neuroscience-focused life science company Cerevel Therapeutics both currently reside at 222 Jacobs Street. Remaining science and technology space at CX includes 110,000 s/f at 250 Water St. and 600,000 s/f in two future buildings, one of which, 441 Morgan Ave., a 375,000 s/f science building, is scheduled to break ground this spring. The amount of commercial space leased and preleased at CX is approximately 1.7 million s/f.

With close proximity to Kendall Sq., MIT and Harvard, CX is a thoughtfully-designed, vibrant neighborhood and will be a dynamic life-science hub that inspires collaboration, innovation and connection. Once complete, the community will provide a one-of-a-kind place for employees, residents and neighbors connected to two MBTA stations and surrounded by 11 acres of open space, an eclectic food scene, neighborhood retail, and more than 2,400 residences in addition to the already 2,500 residences in close proximity.

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