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Project of the Month: Callahan Construction Managers continues work on 300 3rd Ave. - a new life sciences development

March 05, 2021 - Owners Developers & Managers



Waltham, MA Callahan Construction Managers (Callahan) continues work on 300 3rd Ave, a new life sciences development. The project will feature four stories of flexible and customizable office and laboratory space with five levels of parking, two above grade and three below as well as a mechanical penthouse. The building is designed by DiMella Shaffer and owned and developed by Lincoln Property Company.

The 139,000 s/f building, 30,000 s/f per floor, will feature a poured concrete foundation with a steel frame concrete deck. Facing the Rte. 128 corridor, an expansive glass curtain wall wraps the façade bringing light and views into the spaces. Metal panels and punched windows wrap the spaces with views to a dramatic natural rock face on the property. The lobby will include a glass entrance with natural wood ceiling and wall and custom lighting.

“We’re proud to be part of the continued growth in this market and pleased to partner with Lincoln Property Company and Callahan Construction to deliver a LEED Gold Core & Shell space that is flexible, resilient, and adaptable with an eye towards the future,” said Alison Nash, associate, sustainability practice leader at DiMella Shaffer.

The project commenced on June 4, with abatement of the existing building and cutting and isolating of existing utilities. Callahan demolished the existing two-story building in late July. Callahan performed extensive site work beginning in August and extending through the beginning of February including, clearing, site demolition, rock blasting, rock stabilization, and excavation for new foundations. Foundations began in February, starting with perimeter footings and foundation walls that include single wall pours in excess of 40 feet tall. Foundation and underground utility work continue into May until such time as the steel structure will begin to rise out of the 40-foot-deep excavation.

“We are very excited to once again be partnering with Lincoln Properties on what we believe will be an extremely successful suburban Lab project given the state of the local life sciences market and the associated demand for high quality lab space,” said Steve Callahan, vice president, business development at Callahan.”

The property will include an on-site shuttle that will transport tenants to and from the MBTA station located in the center of town and is expected for completion in March 2022.

300 3rd Avenue project team:

Callahan Construction Managers - Construction Manager

Norgate - Structural Steel

North Atlantic Concrete - Formwork

Paul Finger Associates - Landscape Architect

DiMella Shaffer - Architect