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Marcus Partners files plans for life science campus at parcels O & P in Raymond L. Flynn Marine Park

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South Boston, MA Marcus Partners, a real estate investment, management and development firm, today filed a Project Notification Form (PNF) for Parcels O and P in the Raymond L. Flynn Marine Park (RLFMP) in the South Boston Waterfront neighborhood. The new life science campus spans two buildings totaling 228,000 s/f. Ginkgo Bioworks, the organism company, has signed a lease for 150,000 s/f as the anchor tenant for the project.

At Parcel O, Marcus Partners is planning a new 219,000 s/f life science building. An adaptive reuse of an existing steel manufacturing building at Parcel P will become a 9,000 s/f amenity building for the campus' users.

“We believe deeply that this neighborhood has the right ingredients to continue to retain and attract the world’s leading life science companies and we are excited to play a role in growing the South Boston Waterfront’s life science cluster,” said Marcus Partners principal Patrick Sousa. “We look forward to collaborating with the Raymond L. Flynn Marine Park community, city, state and numerous other stakeholders as we advance our plans.”

The new building design is a modern interpretation of the district’s industrial vernacular, aiming to celebrate the RLFMP’s industrial ecosystem while offering a forward-looking expression. The adaptive reuse of the existing steel manufacturing building works to further enhance the industrial character of the neighborhood.

“Ginkgo Bioworks is a leader in the field of biology and we are pleased to be working with them to expand their existing footprint in the Raymond L. Flynn Marine Park,” said Marcus Partners principal Levi Reilly.

“This initial lease validates our belief in the continued demand for state-of-the-art life science space alongside peer companies in the heart of a thriving cluster.”

“We’re excited to further grow our footprint in Boston’s Seaport District, where we’ve built and grown our business. It’s a thriving area for the biotechnology industry and we look forward to expanding our foundries and workspaces in these innovative new facilities,” said Jason Kelly, CEO of Ginkgo Bioworks.

Parcel O was previously occupied by Au Bon Pain and Parcel P is currently occupied by the Matt J.

McDonald Company. On October 15, 2020 the Boston Planning & Development Agency unanimously approved the assignment of the existing ground leases for Parcels O and P to Marcus Partners.

Currently, demolition is proposed for Q4 2021 with a construction start in Q1 2022. The project aims to deliver in 2024. Marcus Partners is one of the first development firms to join the City's Climate Resiliency Infrastructure Fund, and the project is designed to achieve LEED Gold certification by an architectural joint venture between SGA and DREAM Collaborative. Construction will be managed by John Moriarty & Associates in a joint venture with a Minority or Women-Owned Business Enterprise.

John Carroll, Evan Gallagher and Curtis Cole of Colliers International represented Marcus Partners. Anne Columbia and Patrick Downey of Columbia Group Realty Advisors, Inc. represented Gingko Bioworks.

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