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Marcus Partners signs Ginkgo Bioworks to 228,000 s/f lease

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South Boston, MA According to Marcus Partners, Ginkgo Bioworks, the organism company, will occupy 100% of the firm's new life science campus at Parcels O and P in the Raymond L. Flynn Marine Park (RLFMP) in the South Boston Waterfront neighborhood. Previously announced as the anchor tenant, Ginkgo Bioworks is now committed to the entire 228,000 s/f life science campus.

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 serve as a 9,000 s/f amenity building for the campus. Construction commencement is expected in early 2022.

“Ginkgo Bioworks is committed to growth, and we are pleased to help create a home for them to continue to expand while remaining grounded in this neighborhood,” said Marcus Partners principal Patrick Sousa. “The developing South Boston Waterfront cluster is creating an exciting ecosystem of

life science innovators, and we are pleased to be a part of the community.”

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.

“As Ginkgo Bioworks expands their existing footprint in Raymond L. Flynn Marine Park, the neighborhood takes a step further to solidify its role in the innovation economy,” said Marcus Partners principal Levi Reilly. “We are committed to supporting the city, state and community stakeholders with their goals for this area and partnering with them ahead.”

“Boston’s Seaport District is an absolutely thriving area for the biotechnology industry. We’re thrilled to be building out more foundries and workspaces in these innovative new facilities right next to the headquarters where we presently run and grow our business,” added Barry Canton, Chief Technology Officer at Ginkgo Bioworks.

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 Ginkgo Bioworks.

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