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CBRE completes 78,000 s/f lab lease at GenLabs to Fractyl Health

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Burlington, MA CBRE has completed a 78,000 s/f lab space lease at GenLabs, a premier life sciences property located at 3 Van de Graaff Dr.

Fractyl Health, an organ editing metabolic therapeutics company pioneering a new approach to the treatment of type 2 diabetes, has committed to part of the second and entire third floors of the complex and will relocate its operations from 17 Hartwell Ave. in Lexington, MA, where it occupies 30,000 s/f of space. Fractyl Health anticipates it will occupy the new space in Q4 2023.

The CBRE team of Alex Plaisted, Ryan Romano and Tom Hovey spearhead the leasing campaign at the property and negotiated the lease transaction on behalf of the ownership, Jumbo Capital and Apollo Global Management. Austin Barrett at T3 Advisors represented Fractyl Health in the lease

negotiations.

“GenLabs offered Fractyl Health the unparalleled opportunity to house its operations in one of Burlington’s premier properties at the epicenter of the area’s next life sciences hub,” said Plaisted. “We’re pleased to have a major life sciences company like Fractyl Health as one of our project’s anchor tenants. In addition, the newly built lab space is ideally located, offering easy access to the Boston and Cambridge markets.”

Totaling 320,000 s/f, GenLabs is currently being renovated into a class A, lab building. The property boasts 16’ ceilings, private terraces, a private landscaped courtyard, gym, and cafeteria, among other features attractive to life sciences tenants.

GenLabs is a five-minute walk to Wayside Commons and 1.5 miles from the Burlington Mall and the 3rd Ave./Middlesex Tpke., offering a wide variety of restaurants, retail, service and lifestyle options. The property is 0.5 miles from the I-95/Rte. 3 interchange, centrally located between I-93 (4.6 miles) and Rte. 2 (5.3 miles), six miles from Woburn’s Anderson Regional Transportation Center, and has direct MBTA bus access from Van de Graaff Dr. to Boston and Cambridge, offering seamless transportation options.

“This lease kicks off our lab conversion project in a big way,” said Nick Trocki, vice president at Jumbo Capital. “The ongoing core and shell lab conversion will provide lab ready infrastructure for Fractyl Health and other life science tenants to flourish and grow. We are excited to bring this space to life and see Fractyl Health succeed.”

“Partnering with GenLabs has afforded us the opportunity to build out our headquarters and expand our operations in Massachusetts,” said Harith Rajagopalan MD PhD, Co-Founder and CEO of Fractyl Health. “As a life science company developing novel devices and therapies to treat type 2 diabetes, we believe our new facility in Burlington, MA, will help fuel the next phase of our growth.”

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