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## Dellbrook|JKS nears completion of 200 Exchange St. lab. fit-out

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Malden, MA Dellbrook|JKS is nearing the completion of three individual Biosafety Level 2 life-science fit-outs, designed by TRIA, Inc., at Berkeley Investment's 200 Exchange St., while additionally upgrading the remaining 323,000 s/f of the building for future fit-outs.

In 2020, Dellbrook|JKS renovated the Exchange 200 building from a former banking operations center to shell office space and returned in 2021 to begin the lab and office fit-outs. In conjunction with the fit-out work, the building's whole core and shell received expansive MEP upgrades to accommodate future tenants including four exhaust air handling units capable of 68,000 CFM, seven RTUs capable of up to 25,000 CFM, seven air handling units, two air cooled water chillers, back up generator, pH Neutralization room, and much more.

With the anticipated completion of additional fit-outs at Exchange 200 in Winter of 2023, tenants Discovery Life Sciences, Outer Biosciences, and one more, will occupy a total of 90,000 sf of lab and office space in Exchange 200. Here, employees will enjoy access to the orange line across the

street, a fitness center, convenient bike storage, associated parking, and other amenities, plus retail and eateries with outdoor seating on the lower level.

“Throughout this project, Dellbrook|JKS, Berkeley Investments, and our partners have worked hard to ensure constant communication for timely project delivery. With our industry affected by procurement and scheduling impacts, it has been critical to have a strong team. Over the years of working together, Berkeley and Dellbrook|JKS have developed a strong relationship that benefited this project to ensure early procurement, timely installation, and a successfully aggressive schedule. We are excited to hand this building over to Berkeley and the life-science community in less than one year of construction.” said Dellbrook|JKS project manager, Evan Stark. “This project is a true example of a dedicated team working toward a unified goal and we are excited for more to come.”

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