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## **Breakthrough Properties and CRISPR Therapeutics celebrate completion of The 105**

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Boston, MA Breakthrough Properties (Breakthrough), a leading global developer of life sciences real estate, celebrated the completion and grand opening of The 105 by Breakthrough (The 105) in collaboration with CRISPR Therapeutics. The new facility is fully leased to CRISPR Therapeutics and will serve as its new U.S. research & development headquarters.

Located in one of the world's largest life science clusters, The 105 is a 263,000 s/f lab and office environment, which was developed to meet LEED Gold and Fitwel Certification standards and which features lab-enabled floorplates, floor-to-ceiling glass, multiple outdoor terraces, a fitness center and an indoor bicycle room. The ground floor is designed for a range of community activities and features a publicly accessible café, multi-use innovation space and a thruway for public foot traffic.

“We are delighted to celebrate the opening of The 105 by Breakthrough with the CRISPR Therapeutics team,” said Breakthrough CEO Dan Beldegrun. “We’re honored to support such transformational research like the work being done by CRISPR Therapeutics and look forward to being a long-term supporting partner as they advance their critical work.”

“The opening of our new U.S. headquarters marks a significant milestone for our company and underscores our long-term commitment to advancing biomedical innovation in the Commonwealth of Massachusetts,” said Brendan Smith, CFO of CRISPR Therapeutics. “The 105 by Breakthrough is an ideal facility for CRISPR Therapeutics as we advance potentially transformative gene-based treatments for patients, and we are pleased to call it home for our Boston-based employees.”

Founded in 2019, Breakthrough has established itself as one of the most active players in the life sciences sector, with approximately 5 million s/f of projects in its global pipeline across Boston, San Diego, Philadelphia, Boulder, Amsterdam, Oxford and Cambridge.

The 105 is one of several Boston-area developments currently in the Breakthrough portfolio. One Canal by Breakthrough is a four-story, 105,000 s/f lab and office redevelopment in East Cambridge that will be ready for occupancy in 2023. Breakthrough’s team is involved in the design and development of the modern life sciences facilities within the 14-acre Enterprise Research Campus that Tishman Speyer is developing in partnership with the Harvard Allston Land Company.

Breakthrough is also in the planning stages of a ground-up development at 232 A St. on a portion of Gillette’s former world headquarters along the South Boston waterfront.

“We are proud to partner with Breakthrough and CRISPR Therapeutics on The 105, which is already setting new standards for cutting-edge research environments,” said Tishman Speyer managing director Jessica Hughes.

“As with our entire Boston portfolio, The 105 responds to the intense demand throughout the life sciences community to locate in dynamic, amenity-rich neighborhoods that attract today’s top talent.”

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