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SGA, Lendlease, and Ivanhoé Cambridge break ground on 350,000 s/f - FORUM

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Allston, MA SGA broke ground on one of the city's first purpose-built life sciences developments.

Representatives from co-developers Lendlease and Ivanhoé Cambridge joined elected officials and project partners at the ceremonial groundbreaking for the development, which will deliver in 2024.

Known as FORUM, the \$500 million life sciences development is located at 60 Guest St. Upon completion, the nine-story, 350,000 s/f life science building will rise on one of the last available sites in Boston Landing, a 15-acre mixed-use community along the Mass. Pike.

Designed by SGA for LEED Platinum, WiredScore Platinum and Fitwel certification, FORUM will have net zero operational carbon upon completion, aligning with Lendlease's Mission Zero initiative and Ivanhoé Cambridge's commitment to achieve net zero carbon by 2040.

"FORUM will be an ultramodern life sciences building in an area that has such robust demand for specialized life sciences and research facilities, considering its close proximity to Kendall Sq., the epicenter of Greater Boston's life sciences sector," said John Sullivan, AIA, president of architecture at SGA.

The building will include office/lab space and an amenity program featuring a multi-purpose ground floor and outdoor spaces at key locations throughout the building. Features that set 60 Guest St. apart from the rest of Boston Landing include a 2-dock loading area, a 5,000 lb. service elevator, parking within the building and amenities at street level. Boston Landing is home to New Balance's global headquarters, the Boston Celtics' Auerbach Center and Bruins' Warrior Ice Arena, as well as an indoor track and entertainment venue, lab/office and residential uses, and a planned 175-room hotel.

Ivanhoé Cambridge and Lendlease plan to deliver their tenant partners lab/offices, curated spaces, experiences and accessible services that will propel their potential. From transit access to sustainable infrastructure and indoor-outdoor experiences on multiple floors, FORUM will be the perfect working environment.

"Upon completion, FORUM will establish Boston Landing as the leader of Allston-Brighton's emerging life sciences cluster, offering a highly amenitized environment and industry-leading lab infrastructure that will attract and retain top biotech talent," said Nick Iselin, executive general manager of development for Lendlease. "With inviting and engaging public spaces, FORUM will also be the neighborhood gathering spot within the vibrant, urban mixed-use district."

Tenant amenities on the third floor include a shared kitchen and eating area, as well as a 7,000 s/f terrace with cabanas, seating areas, grilling stations and high-speed Wi-Fi. Meeting and collaboration spaces with A/V capabilities are offered in a variety of configurations to accommodate conferences and meetings. In addition to a 288-stall parking garage with electric vehicle charging

stations, the building will offer storage for 146 bicycles and on-site locker rooms.

The leasing agent for the building is JLL. Consigli Construction Company is serving as general contractor and BR+A Consulting Engineers as project engineer. McNamara • Salvia is structural engineer.

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