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DLJ Real Estate, Deutsche Finance Group, Leggat McCall, and Shawmut Design and Construction celebrate topping off of 808 Windsor St.

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Shown (from left) are: Kevin Sullivan, executive vice president of New England Region, Shawmut; Bobby Dickerson, Iron Workers Local 7; mayor Katjana Ballantyne; John Fenton, managing development partner, DLJ RECP; Rob Dickey, executive vice president, LMP; JT Scott, city councilor; Tom Galligani, Somerville director of economic development.

Somerville, MA DLJ Real Estate Capital Partners (DLJ RECP), Deutsche Finance Group (DFG), Leggat McCall Properties (LMP), and Shawmut Design and Construction were joined by mayor Katjana Ballantyne to commemorate the steel topping off milestone at 808 Windsor St., the second purpose-built class A lab building as part of the Boynton Yards 1.8 million s/f mixed-use life sciences and innovation community.

The ceremonial beam being lifted atop 808 Windsor Street to commemorate the completion of structural steel and the midway point of the project.

Set to be completed in early 2024, the 370,000 s/f, purpose-built building will span 11 floors and offer R&D lab/office space and ground floor retail. Amenities will include four levels of below-grade parking, a mobility/bike room as well as community-based and activated green space. With an energy-efficient and sustainable design, the building will achieve LEED Platinum certification.

Designed by ARC/Architectural Resources Cambridge with construction management led by Shawmut Design and Construction, 808 Windsor St., the second of four master-planned life sciences buildings at Boynton Yards, will feature 35,000 s/f, column-free floor plates offering tenants flexibility to grow and redesign to meet the needs of their workforce.

With community-driven input, the future of the seven-acre Boynton Yards community includes commercial, residential, retail, public green, arts, and performance spaces that will transform the area into a vibrant work-live-play neighborhood. The topping off milestone at 808 Windsor St. comes on the heels of 101 South St., the first completed building at Boynton Yards which opened in May 2022 and is home to four Flagship Pioneering-founded companies.

“As a unique economic driver and community-driven vision for Somerville, today marks another milestone for Boynton Yards as we continue to build the future here in many ways,” said John Fenton, managing development partner at DLJ Real Estate Capital Partners. “808 Windsor is uniquely positioned as an activation anchor to both Boynton’s fully-leased 101 South St. and The Hive at 561 Windsor St., offering even more progressively designed lab, creative arts, retail, and public activation space upon its completion.”

Rendering of 808 Windsor Street - Somerville, MA

“Boynton Yards is at the epicenter of the world’s biotech, educational and cultural orbit, and now 808 Windsor will continue to draw additional tenants to the site with its close proximity to the MBTA Green Line, Cambridge’s Kendall Square, Harvard, MIT, and Somerville’s diverse creative community,” said Rob Dickey, executive vice president at Leggat McCall Properties. “We look forward to construction completion next year as we continue to leverage this location for future residential offerings, mobility improvements, and additional purpose-built research labs to improve lives for generations to come.”

“Reaching the steel topping off milestone on our second life sciences building at Boynton Yards marks a significant achievement as we approach the midway point on construction,” said Kevin Sullivan, executive vice president of Shawmut Design and Construction’s New England region. “With

the completion of 808 Windsor next year, Boynton Yards will continue expanding upon its leading-edge offerings and take another step in creating Somerville's emerging innovation and cultural hub."

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