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## SmartLabs expands labs-as-a-service network at CambridgeSide

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Cambridge, MA According to CambridgeSide, Boston-based Laboratory-as-a-Service (LaaS) leader, SmartLabs will open its newest location at 100 CambridgeSide. CambridgeSide is a mixed-used complex owned by a partnership between New England Development and a client advised by UBS Asset Management.

The new SmartLabs laboratories at 100 CambridgeSide will deliver high quality, turnkey research, development, and related manufacturing space along with best-in-class operations support for companies of varying sizes. SmartLabs offers flexible lab and office spaces that are customizable to accommodate life science companies from fewer than 10 to more than 100 employees. SmartLabs leased the entire Level 3 at CambridgeSide and the new facility will open in late 2024.

“We are pleased to welcome SmartLabs to CambridgeSide,” said Douglass Karp, president of New England Development. “CambridgeSide, a mixed-use development, offers unparalleled amenities to

all who work, live and visit the area including shops, restaurants, entertainment, green spaces, indoor parking, and more.”

Scott Burns, real estate asset manager, UBS Asset Management said, “SmartLabs is a preeminent operator of managed life science environments. We are thrilled that SmartLabs will create its newest Boston area R&D center in East Cambridge, at the heart of CambridgeSide. The end-to-end research, testing and production capabilities that will be offered at the new facility will provide unparalleled flexibility to pharmaceutical and biotech companies in the area.”

100 CambridgeSide is part of CambridgeSide’s redevelopment, which upon completion, will feature five interconnected buildings totaling two million s/f and includes life science, retail, restaurants, office, residential and adjacent hotel uses. 20 CambridgeSide and 60 First are two life science and office buildings currently under construction. Two levels of shops and restaurants remain open during construction. Located in one of the world’s hottest office and lab markets, CambridgeSide is accessible by a network of regional and local roads, MBTA’s Green, Red and Orange transit lines, and pedestrian walkways to some of the world’s finest medical, academic, financial, and cultural resources.

“We are excited to bring our advanced capabilities to CambridgeSide and to expand our national network of labs and manufacturing centers that will scale up and scale out personalized medicine and other novel therapies,” said Amrit Chaudhuri, CEO and co-founder of SmartLabs.

The new facility at 100 CambridgeSide will be SmartLabs’ largest location in their portfolio. SmartLabs currently operates four Boston-area facilities and one in South San Francisco, along with two properties under construction in San Francisco and Philadelphia.

Since the spring of 2021, SmartLabs has more than doubled its footprint nationwide as companies have adopted its Laboratory-as-a-Service model as a validated alternative to perform R&D.

Clients at the new 100 CambridgeSide facility – as well as existing SmartLabs locations – will have access to the most advanced environments for science, built with an adaptable infrastructure and operated by SmartLabs. While SmartLabs provides the infrastructure, a company’s processes and intellectual property are entirely controlled and owned by the client.

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