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## Erland Construction completes 28,900 s/f fit-out for Affini-T Therapeutics within Arsenal Yards in Watertown, MA

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Watertown, MA Erland, in collaboration with SmithGroup and RJ Donovan Group, has completed a 28,900 s/f fit-out of Affini-T Therapeutics' new headquarters at 100 Forge within Arsenal Yards. The biotechnology company, unlocking the power of T cells against oncogenic driver mutations, occupies the entire top two floors of the nine-story building, encompassing a total of 39,500 s/f. The new space includes open office areas, conference and huddle rooms, specialty labs, tissue culture and analytical suites, wellness areas, dining areas, and a private wraparound balcony with views of the downtown Boston skyline, Charles River, and Western Hills of Greater Boston.

Erland constructed 100 Forge, the 185,000 s/f base building that Affini-T has moved into. The lab-ready facility includes one-level of below-grade parking and a one-story enclosed mechanical penthouse above the highest occupiable level. The fit-out required an extensive coordination effort

to ensure that all the supply, exhaust, and return ductwork, as well as process utilities and electrical needed to support Affini-T's operations, fit above the ceiling. Material and equipment deliveries were scheduled in advance and performed off hours when needed due to the concurrent construction activities taking place within 100 Forge.

"Erland's ability to dive right in and get to know us strengthened our communication and improved the project's overall efficiency," said Kim Nguyen, Ph.D., chief technical officer, Affini-T Therapeutics. "Their responsiveness and direction not only kept the fit-out on track but also simplified the decision-making process for us."

Construction was completed in eight months. This was Erland's first time partnering with Affini-T.

"We're proud to have partnered with this dynamic group of industry leaders on what we believe to be an extremely successful suburban lab project given the state of the local life sciences market and the associated demand for high-quality working environments with access to luxury amenities," said Jay Sturdivant, advanced technology/life sciences group manager, Erland. "It's been a great partnership from the start. The collective efforts of the entire project team immensely contributed to the success of creating an environment that will facilitate groundbreaking research and development."

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