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Mayor Ballantyne, Greystar & Consigli celebrate topping out of 74M project - 465,000 s/f purpose-built lab office

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Somerville, MA Mayor Katjana Ballantyne joined Greystar and Consigli to celebrate the topping out of 74 Middlesex Ave. (74M), a 17-story, 465,000 s/f purpose-built lab office building in the Assembly Sq. district of the city, which is redefining itself as a hub for research and development.

Speaking to the construction workers gathered at the celebration, mayor Ballantyne said, “You’ve added a whole new picture to the city of Somerville. Watching the lights on this [project] in the evening over the last week, watching the cranes building more...I just want to thank you for giving us this tapestry to enjoy...Many residents come [to City Hall] and they stand at the top of the hill to watch this. There have been tremendous ooohs and aaahs because they’re so amazed by the work you’re doing and the transformation that’s happening in Somerville.”

Greystar formalized its entry into the life sciences sector with the start of vertical construction of 74M in June 2022.

Located in the city's Assembly Sq. district, 74M and future projects in planning will strengthen the emerging life sciences cluster forming there, which already includes more than a million s/f of permitted projects.

74M is a 465,000 s/f life science building designed by Elkus Manfredi Architects and built by Consigli Construction.

The purpose-built lab development incorporates elements for the next generation of tenants, targeting LEED Platinum, WELL Platinum, WiredScore Platinum, and SmartScore certification.

Tenants of 74M will benefit from a transit-oriented location and amenities including a 2,000 s/f rooftop terrace, conference/function rooms, a health and wellness center, ground floor retail, dedicated bicycle storage/entrance, and unobstructed views of the Boston/Cambridge skyline and Mystic River.

The building is positioned as a new link between the Assembly Sq. and East Somerville neighborhood, offering tenants access to 1,500+ residential units, hotel, and a series of restaurants, bars, and retail destinations. It also offers proximity to the Assembly MBTA Orange Line station and visibility adjacent to I-93.

In choosing Assembly Sq. as home to the first development in their new life science vertical, Greystar has committed to the neighborhood with a sizeable financial and strategic investment. This includes the concurrent construction of a new neighborhood park located south of the building at 0 Kensington Ave. The neighborhood park will deliver an accessible, sustainable, and multi-generational public space that will serve as a gateway into the Assembly Sq. neighborhood.

74M is set to deliver in spring 2024.

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