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Lincoln Property Company and Cresa arrange 70,000 s/f lease to BPGbio at 300 Third Ave.

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Waltham, MA According to Lincoln Property Company (Lincoln), Cresa Boston, and BPGbio, Inc., a leading biology-first AI-powered biopharma that focuses on oncology, neurology, and rare diseases, today BPGbio has leased 70,000 s/f of lab and office space at 300 Third Ave. The company plans to relocate its headquarters from Framingham and expand into two full floors of the new space circa June 2025, significantly increasing its footprint in the Boston region. The property is co-owned by a MetLife Investment Management client.

“The move to the vibrant culture and biotech talent pool in and around Waltham positions BPGbio onto a successful growth trajectory to serve patients. Our employees are excited with the additional space which enables BPGbio to accelerate development of therapeutics and diagnostics in our pipeline,” said Niven Narain, Ph.D., CEO of BPGbio. “Our new facility will also house our 100,000+ sample rich biobank which forms the basis of our unique biology-first, AI-powered drug development and fuel successful partnerships with pharma, academic, and government partners.”

“We are excited to welcome BPGbio to 300 Third and to help expand Waltham’s flourishing biotech community,” said Scott Faber, senior vice president of investments and acquisitions at Lincoln.

300 Third Ave. is a 143,533 s/f purpose-built life science building with four stories of laboratory space and 441 on-site parking spaces. The project is LEED Gold and WiredScore Gold certified, providing best-in-class connectivity, infrastructure, and technology readiness.

On-site amenities include a roof deck, fitness center, grab & go café, and free shuttle to Alewife (MBTA Red Line to Cambridge). The high-visibility building is located on Rte. 128 in one of Greater Boston's largest life science clusters. 300 Third is nearly fully leased, with Lincoln now marketing the last remaining floor.

Lincoln's Tim Latham, Christopher Scott and Chris Devaux represented ownership in the transaction. Cresa Boston's Paul Delaney, Adam Subber, and Nate Heilbron represented the tenant. BPGbio joins another biotech company, Biocytogen, in the building.

BPGbio's therapeutic pipeline, developed from the company's Bayesian-AI powered NAI Interrogative Biology Platform, includes therapeutic candidates being studied for glioblastoma multiforme (GBM) in active phase 2b trials, pancreatic cancer, having recently completed a phase 2a trial, epidermolysis bullosa (EB), squamous cell carcinoma (SCC), sarcopenia, solid and liquid tumors, Huntington's disease, Parkinson's disease, and diabetes type II.

The company's diagnostic pipeline includes its prostate diagnostic panel pstateDx, as well as tests being developed and validated for the detection of Parkinson's disease, pancreatic cancer, breast cancer, and liver disease.

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