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The Davis Companies completes 161,616 s/f life science building and begins pre-leasing at 101 Smith Place

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West Cambridge, MA The Davis Companies (Davis) has completed 101 Smith Pl., a class A life science and lab building encompassing 161,616 s/f. 101 Smith Pl. is the third building to deliver as part of The Quad Life Science campus, a 9.8-acre life science and advanced-manufacturing park.

Developed in partnership with Invesco Real Estate, The Quad is comprised of three life science facilities and one advanced manufacturing building with future development rights. The campus master plan has been designed to integrate elements of workplace, innovation and lifestyle.

Through preleasing efforts and investment in spec suite construction at 101 Smith Pl., Davis secured a ten-year lease agreement with South Korea-based Samsung SDI, a battery and electronic materials manufacturer that is majority-owned by Samsung Electronics. Samsung SDI will occupy a 13,604 s/f spec suite on the third floor upon completion of the suite's construction in December 2024.

"The completion of 101 Smith Place marks the last milestone in realizing the vision for The Quad, created with intention to give tenants access to peers in the Greater Boston life sciences market and top-tier talent to sustain a workforce for the future," said Cappy Daume, chief portfolio management officer at Davis. "The spec suite program at 101 Smith Place is designed with true flexibility in mind, and we are thrilled to work with Samsung SDI to create a space that supports their research and manufacturing needs."

The LEED Gold-certified life science building includes 15' to 18' floor-to-floor heights; high-efficiency HVAC systems; surface and below-grade parking; a fitness center; Bluebike stations and indoor bike storage. Tenants will benefit from nearby campus amenities in the growing West Cambridge neighborhood, such as Kendall Kitchen at 10 Wilson Rd., new bike lanes, outdoor patios and dedicated shuttle services to Alewife station.

Eric Smith, McKenna Teague, Tess Chandler and Jack Scibner of CBRE represented 101 Smith Pl. as the landlord's leasing agents. Ruyi Cai of Montivista Real Estate Investment represented the tenant.

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