

Project of the Month: BXP, TRIA and Commodore Builders complete 103 CityPoint spec manufacturing and R&D space

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Waltham, MA BXP, TRIA and Commodore Builders recently completed the new ground-up 113,000 rentable s/f speculative cGMP manufacturing, laboratory and office building. Located in the Rte. 128 life sciences corridor, this innovative design integrates all operational aspects within a single footprint, departing from the traditional separation of manufacturing from R&D and office spaces. Representing a trend in suburban Boston, the new four-story building can flexibly accommodate approximately 80% lab and office space and approximately 20% cGMP manufacturing.

The exterior features a blend of rigid geometry, translucent glass, and lighting designed by Sladen Feinstein Integrated Lighting emphasizing the pivotal role of manufacturing in this new facility.

“This building’s design represents TRIA’s commitment to providing state-of-the-art facilities that foster innovation and growth,” said Sherwood Butler, TRIA president and CEO. The seamless integration of manufacturing, R&D, and office spaces provides unique functionality for companies that require speed-to-market discoveries. The entire team contributed creative ideas to help reshape corporate culture for science and technology tenants.”

103 CityPoint is one of seven BXP properties within a one-mile stretch, further solidifying its strategic position as a hub for innovators. The speculative building, certified as LEED Silver, offers tenants adaptable options tailored for discovery, development, and execution in the life sciences, biotech, and tech industries.

TRIA is a full-service architecture firm that values client relationships above all, while designing spaces that enable business success and advance discoveries – in the lab, around the office, and beyond. The firm's principal-driven approach puts its leadership team at the table with client decision-makers, working together to envision success, solve problems and deliver exceptional results. TRIA's lab design and corporate interiors teams strive to learn every client's unique DNA, and by doing so, the firm creates efficient and energizing spaces that reflect a company's culture and foster innovation.

The project team includes:

BXP - Owner

TRIA - Architect, Interior Design

Commodore Builders - Construction Manager

Interstate Electrical Services - Electrical

Lake HVAC - HVAC

Hampshire Fire Protection Co., LLC - Fire Protection

Lymo Construction Co. Inc. - Architectural Panel System

S&F Concrete Contractors Corp. - Concrete

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