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Suffolk celebrates topping off at new Takeda facility at 585 Kendall

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Emma Schoonover, Suffolk assistant superintendent, signs the steel beam that will be raised to the top of the structure as part of the topping-off tradition.

Cambridge, MA Suffolk celebrated topping off 585 Kendall. Designed by CBT Architects, 585 Kendall is a mixed-use lab/office building and performing arts center in the Canal District of Kendall Sq. The event recognized the construction teams that played a vital role in reaching this significant milestone.

Takeda has leased the property's 600,000 s/f of lab and office space, creating a purpose-built

research and development facility to deliver life-transforming therapies for patients that will be the home of Takeda's global R&D center. Lexington will remain Takeda's suburban campus. Maintaining the neighborhood's reputation as a hub for science and the arts, the 16-story structure developed and owned by BioMed Realty is poised to establish a new cultural landmark.

Suffolk's approach to building the new facility is rooted in its commitment to quality and the latest advancements in construction technology, data and sustainable practices. Suffolk increases efficiencies and productivity on jobsites that allow its teams to build functional, sustainable buildings and research labs at the forefront of global biomedical innovation and deliver those buildings on schedule and on budget.

John Fish, Suffolk

"We are honored and privileged to celebrate this important milestone in the construction of this complex facility," said John Fish, chairman and CEO, Suffolk. "Building a sophisticated project in the heart of the innovation district of Cambridge requires vision, dedication, innovation and collaboration. Thank you to BioMed and Takeda for their close partnership, for their investment in this community, and for their faith in Suffolk to deliver this game-changing project for the life sciences community, the City of Cambridge and the Commonwealth of Massachusetts."

Set for occupancy in 2026, 585 Kendall is designed to support the community. The building's 30,000 s/f performing arts center with a 400-seat performance space, flexible multipurpose rooms for workshops and meetings, and an indoor garden developed in partnership with Global Arts Live will provide much-needed rehearsal, performance and gathering spaces for artists and community members.

This performing arts center will complement the existing, ongoing community activations at Canal District Kendall.

BioMed Realty and Takeda are also partnering to achieve key sustainability goals in the building's development and operation, including LEED Gold or higher, as well as additional healthy building certifications. The building will be water- and energy-efficient and supplied with 100% renewable electricity to reduce greenhouse gas emissions. Enhanced ventilation strategies, avoiding chemicals of concern like volatile organic compounds (VOCs), and applying biophilic design principles, will improve occupant well-being, comfort, and productivity.

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