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Related Beal celebrates topping out of 345,000 s/f Leiden Center II at Innovation Sq. - to be occupied by Vertex Pharmaceuticals

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Boston, MA Related Beal celebrated the topping out of Leiden Center II (LCII) at Innovation Sq., a 345,000 s/f life science development in Raymond L. Flynn Marine Park (RLFMP). This achievement marks the latest milestone for one of the city's most significant biotech projects this year, which will be fully occupied by Vertex Pharmaceuticals (Vertex) upon completion.

LCII, formally known as the Jeffrey Leiden Center for Biologics, Cell and Genetic Therapies II, will be the third building in the RLFMP developed by Related Beal and the second to be fully occupied by Vertex. LCII will join LCI and be known as the Leiden Campus, completing Innovation Square and delivering a new life sciences hub in Boston.

"LCII at Innovation Square is an example of what's possible when creative vision meets partnership," said lieutenant governor Kim Driscoll. "Not only will this building lengthen our lead in life sciences, but it'll support our state's economic growth by creating hundreds of jobs. We're proud to support this project, especially as it will lead to groundbreaking research that will cure disease and transform medicine."

"We would not be here today without incredible partnership at the city, state, and local level, and the hundreds of construction workers who have been here day in and day out bringing this project to life" said Kimberly Sherman Stamler, president of Related Beal. "Boston will only continue to grow if we build and invest in its future, and this development will not only support the life-changing research by Vertex but will also contribute to our greater economic growth and opportunity."

“With Vertex and their life-changing research as the anchor, LCII at Innovation Square will be a model for responsible, sustainable development that will greatly benefit the community and the growing life sciences industry,” said Stephen Faber, executive vice president of Related Beal. “We are grateful to the entire team, especially the hardworking construction workers, that brought this cutting-edge property to life.”

“The new Leiden Center II will not only be a place for world-class innovation, but also an investment in our unique research and development strategy which is focused on transforming the lives of people with serious diseases like sickle cell disease and type 1 diabetes,” said Charlie Wagner, executive vice president and chief financial officer, Vertex Pharmaceuticals.

The project is led by an ownership group that includes Related Beal, Vertex, Boston Real Estate Inclusion Fund (BREIF), Kavanagh Advisory Group, and Mitsui Fudosan America. The construction management team is a collaboration between Related Beal Construction, Consigli Construction, and Janey Construction Management.

Construction is slated to be completed in early 2027.

“Members of the Greater Boston Building Trades Unions are proud to play a role in bringing Related Beal’s transformative Innovation Square life science development to fruition,” said Chaton Green, Business Agent of the Greater Boston Building Trades Unions (GBBTU). “This project not only advances critical research but also expands Boston’s construction footprint – creating career opportunities that reflect skill, dedication, and professionalism of our Union workforce.”

“Leiden Center II is the result of a major collaborative effort between the City of Boston, Related Beal, and Vertex to bring meaningful, sustainable development to the Eastern Seaport and continue the growth of our city and our robust life science industry,” said Ruthzee Louijeune, president of the Boston City Council. “The life-saving research Vertex will conduct at Leiden Center II is critical to protecting Boston residents and patients across the world, and we are proud that they have chosen our city to continue their growth.”

Related Beal’s commitment to building a team that is reflective of the community is exemplified across the project, with over 50% of the consultant team comprised of minority- or women-owned businesses. Additionally, ownership partners BREIF and Basis Investment Group are providing BIPOC with investment access to transformative projects in mature markets from which they have been historically excluded.

A strategic partnership established with the Gloucester Marine Genomics Institute (GMGI), the non-profit school that educates students for careers as entry-level lab technicians, will expand GMGI’s post-high school affordable lab vocational education programs in Boston. The LCII development will provide GMGI a custom laboratory at no cost to affordably train biomanufacturing technicians to enter the growing life science workforce. Another key public benefit from the project is support for the Boston Fisheries Foundation, an important economic partner and neighbor on the

South Boston waterfront. Additional public benefits will support important local non-profit organizations such as the No Books No Ball basketball program and the tutoring service PieRSquared.

Reflecting the development team's commitment to sustainability, LCII will also be the first LEED Platinum and Zero Carbon life science building in Boston. The facility will incorporate features such as a high-performance envelope design, heat pump technologies, maximum on-site renewable energy generation through rooftop photovoltaics, and a reduction in embodied carbon through a whole building life cycle assessment.

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