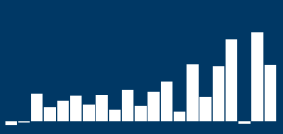




bioSTATus

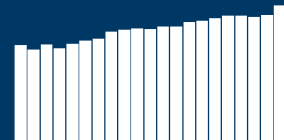
Spurred on by a record four million square feet ("msf") of new construction deliveries, Greater Boston experienced an also-record 3.1 msf of positive absorption Q1 2022 as a record construction pipeline starts to deliver to new occupants. Despite concerns over equity markets and volatility particularly impacting the life sciences industry, VCs continued to invest in North American biotech groups at a rate just 2% lower than the record-setting pace recorded in 2021. Take-up of 1.4 msf reflected a decrease from the 2.0 msf recorded in the previous quarter but at or slightly above the levels seen in the preceding twelve quarters. In an announcement to create a new, \$700 million research campus, Eli Lilly committed to occupy a 334,000-sf facility at 15 Necco Street in the Seaport, a site initially envisioned as part of General Electric's HQ campus. With increased human presence at many biotech clusters throughout the region, the delivery of the first lab project envisioned at Somerville's Boynton Yards coincided with the ground-opening of what's expected to be an enabling rapid transit link for that area to the rest of the region.



+1.4 MSF
take-up*
Q1 2022



8.7%
vacancy
Q1 2022



\$102PSF
cl a rents**
Q1 2022

*take-up inventory, including under construction product, less availability

**calculated from executed lease transactions, Boston & Cambridge only



The Boston Lab Boom!

Nearly 15 msf of lab product is presently under active construction in Greater Boston.

click or scan QR to view the Interactive Map

IN THE QUARTER ...

- 1 10 World Trade | Boston**
Groundbreaking is held for the largest ground-up Seaport lab development to date **659K SF**
- 2 100 Binney | Cambridge**
Alexandria completes recapitalization with unnamed investor **433K SF | \$2,356 PSF**
- 3 225 & 235 Presidential | Woburn**
Alexandria acquires 2-bldg office complex for likely future conversion **461K SF | \$280 PSF**
- 4 20 Cambridgeside | Cambridge**
Safehold completes a groundlease of underway lab conversion **2.6 acres | \$61.1 m/acre**
- 5 55 Summer | Boston**
Phase 3 acquires 1977-built office asset for lab conversion **124K SF | \$860 PSF**
- 6 200 Exchange | Malden**
Berkeley reduces its ownership at lab-capable asset with Singerman **352K SF | \$274 PSF**
- 7 3 Burlington Woods | Burlington**
GI Partners acquires asset for likely lab conversion **164K SF | \$354 PSF**
- 8 15 Necco | Boston**
Eli Lilly executes a 15-year lease with Alexandria at new development **334K SF**
- 9 290 Concord | Billerica**
T2 Biosystems completed a 10-year lease with Farley White **70K SF**
- 10 25 Network | Burlington**
Vericel completes a 12-year lease with Nordblom **126K SF**
- 11 840 Winter | Waltham**
Intellia agrees to a 12-year lease at under conversion former sports facility **140K SF**
- 12 250 Arsenal | Watertown**
Seismic Tx completes a 10-year lease with Phase 3 at ground-up development **39K SF**
- 13 4 Burlington Woods | Burlington**
Ultivue executes a 10-year lease with GEM Realty Capital **55K SF**
- 14 10 Maguire | Lexington**
Elpis Tx completes a 10-year lease at under conversion property **34K SF**
- 15 100 Talcott | Watertown**
Tome Biosciences completes a 10-year lease at historic lab conversion **88K SF**
- 16 225 Binney | Cambridge**
Biogen commences layoffs of 1,000 as part of initiative announced in December
- 17 128 Sidney | Cambridge**
Merck announces it will lay off 170 former Acceleron workers upon merger completion
- 18 43 Thorndike | Cambridge**
Amylyx succeeds in completing initial public offering (IPO) of common stock **\$170M**

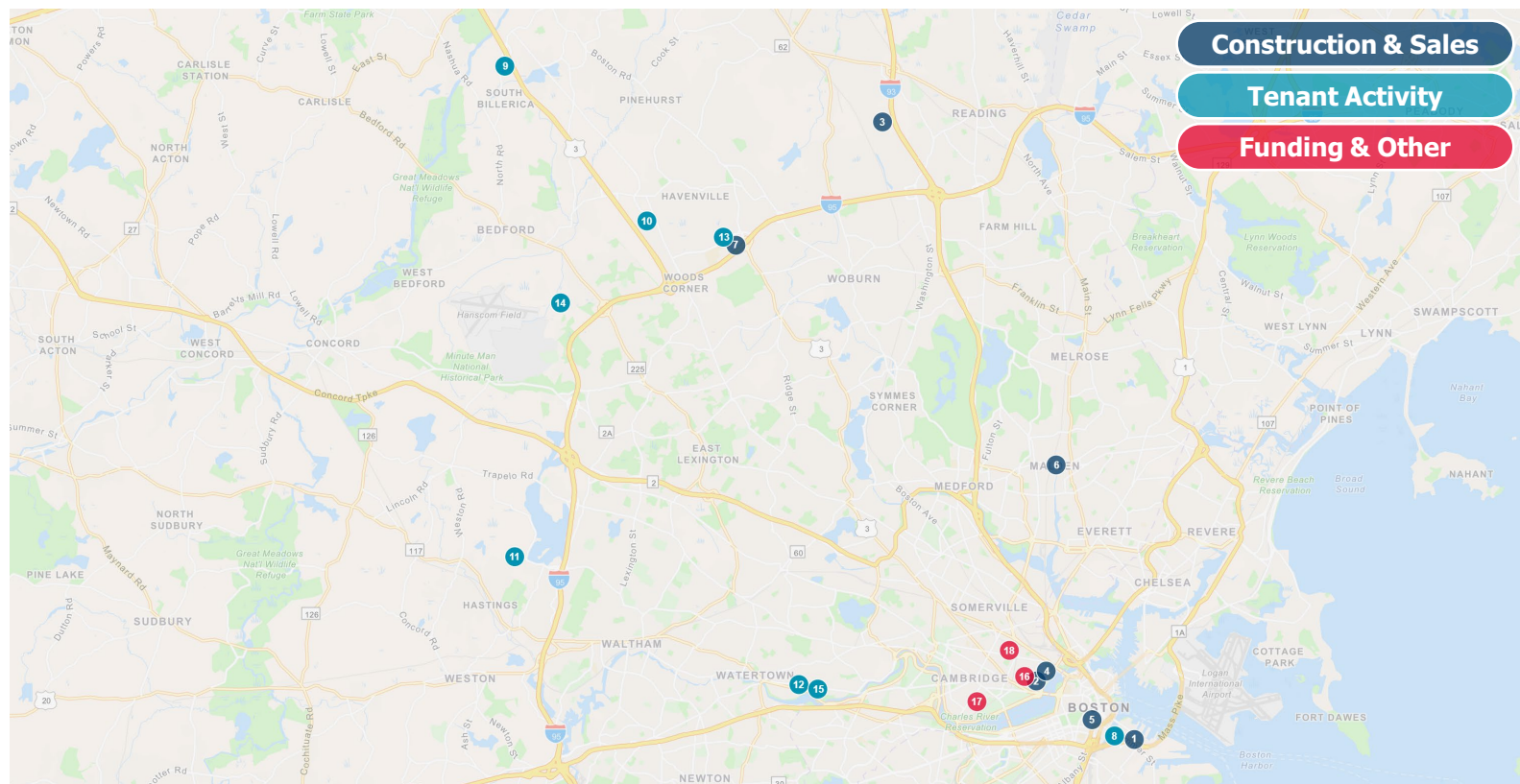
HI JAN 1

Q1 TIMELINE

APR 10

IMPACT

LO



SUBMARKET OBSERVATIONS

Take-up Vacancy \$ Average Class A Rent Under Construction

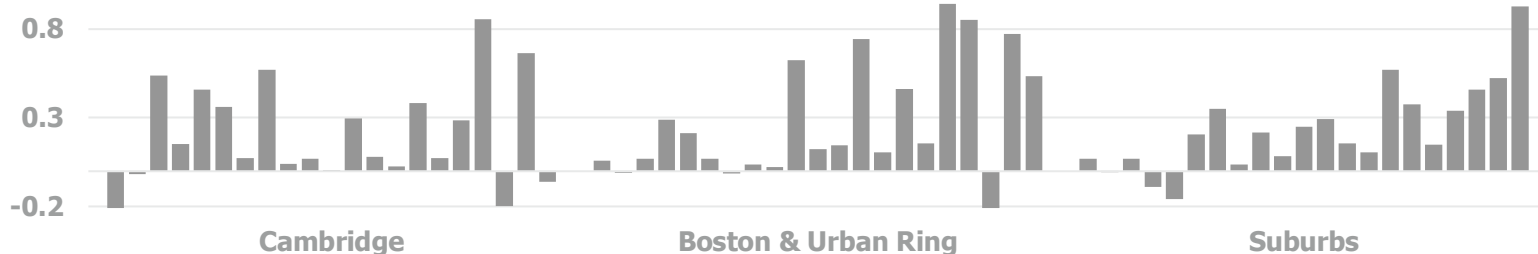
CAMBRIDGE -62K SF 1.5% \$108 PSF 3.5 MSF A quiet quarter of larger announcements led to minimally negative take-up though absorption surged as occupants moved into the newly-completed 238 Main Street. Layoff announcements at Biogen and Merck could be actually be a positive development for the market as numerous earlier stage biotechs in the region have ambitious near-term hiring requirements. **URBAN RING +161K SF 18.9% \$92 PSF 5.5 MSF** A surge in quarterly absorption was driven by a record 1.3 msf of completions. Portfolio companies of Flagship Pioneering took occupancy of 101 South Street in Somerville, the first completion in the quickly emerging biotech cluster in Somerville's Union Square. A quarterly record 2.4 msf of groundbreakings expanded the currently underway pipeline to 5.4 msf. **BOSTON CBD +372K SF 5.1% \$93 PSF 3.5 MSF** Eli Lilly's announcement to establish a 334,000-sf research facility in the Seaport drove a 17th straight quarter of positive absorption. Positive absorption of 800,000 sf reflected occupants moving into newly completed facilities, including Vertex taking occupancy of 265,000 sf at 316 Northern Avenue in the Seaport. **SUBURBS +926K SF 12.8% \$71 PSF 2.4 MSF** Strong positive demand in the suburban submarkets reflected a first wave in a surge of cGMP demand that had been anticipated in recent periods.

FIVE YEAR TRENDS BY QUARTERS

most recent quarter is Q1'2022

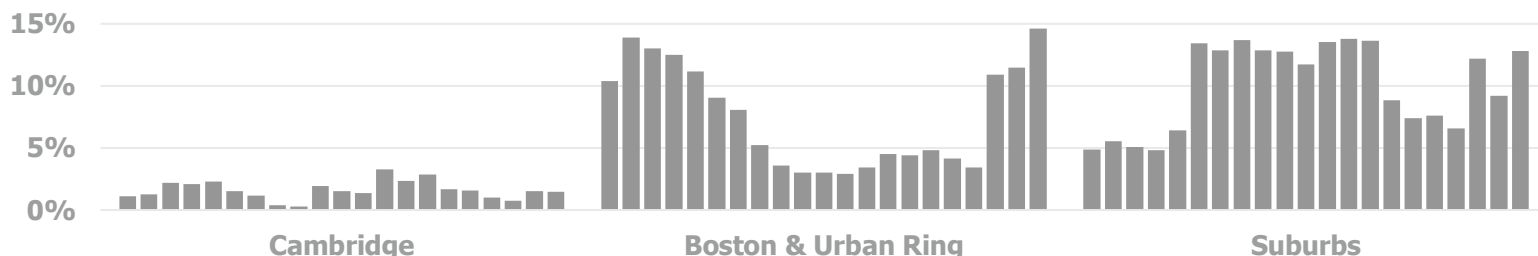
TAKE-UP

inventory, including under construction product, less availability
sf in millions



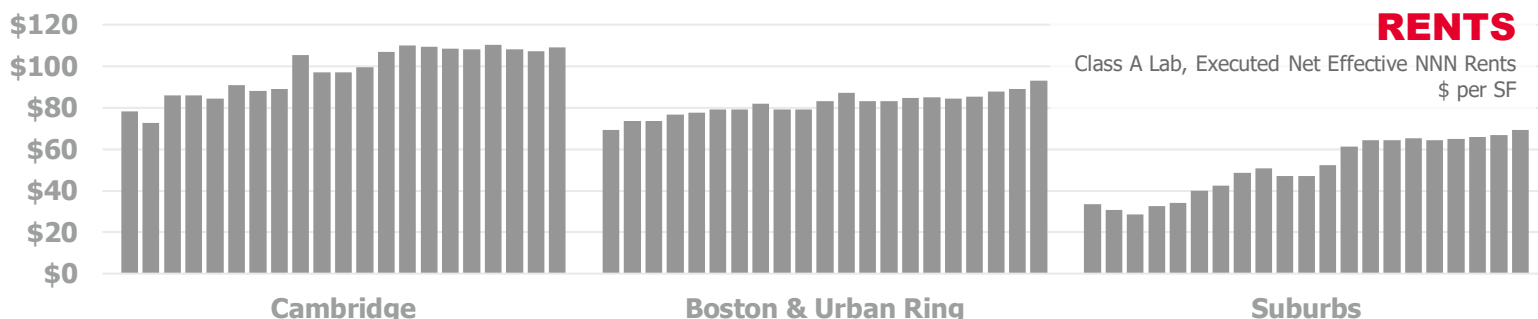
VACANCY

markers as of Q1



RENTS

Class A Lab, Executed Net Effective NNN Rents
\$ per SF



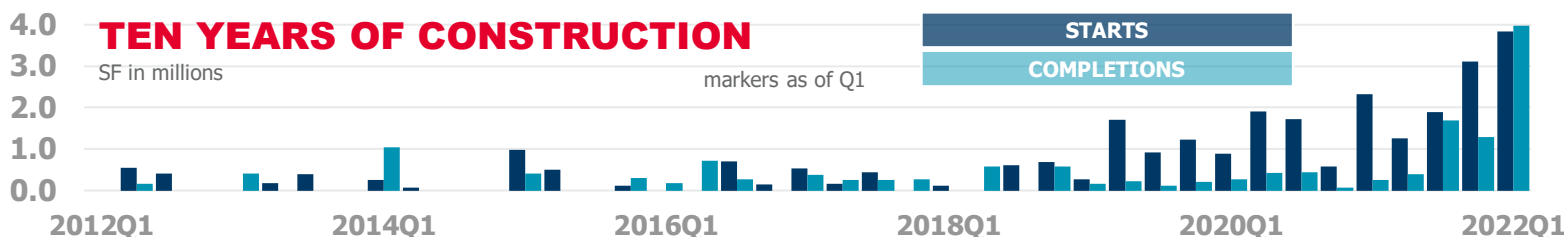
TEN YEARS OF CONSTRUCTION

SF in millions

markers as of Q1

STARTS

COMPLETIONS



Q1 2022 STATISTICS

(000 omitted except # Bldgs and percentages)

	INVENTORY		VACANCY	ABSORPTION		AVAILABILITY		TAKEUP		CONSTRUCTION	
	RBA	# Bldgs	%	QTR	LTM	Total	Sublet	QTR	LTM	UC SF	% Lease
TOTAL MARKET	32,658	234	8.7%	3,079	5,611	9.0%	0.9%	1,397	5,329	14,910	37%
CBD	2,761	12	5.1%	800	1,343	2.8%	0.6%	372	849	3,523	34%
Financial District	116	1	17.3%	96	96	17.3%	0.0%	0	60	0	
Midtown/N Station	226	1	17.5%	0	(8)	25.0%	7.5%	0	(25)	0	
Seaport	2,419	10	3.3%	705	1,255	0.0%	0.0%	372	813	3,277	36%
Back Bay	0	0	na	0	0	na	na	0	0	246	0%
CAMBRIDGE	13,258	89	1.5%	437	715	3.1%	1.5%	(62)	1,259	3,459	65%
East Cambridge	7,833	38	1.1%	437	437	3.1%	2.5%	0	978	3,149	67%
Mid Cambridge	3,934	33	0.0%	0	6	0.0%	0.0%	0	45	0	
Alewife	1,491	18	7.3%	0	272	11.4%	0.0%	(62)	236	310	45%
URBAN RING	6,071	34	18.9%	618	840	17.4%	0.8%	161	974	5,481	21%
Urban North	837	5	37.1%	289	285	36.9%	6.0%	(50)	79	2,141	2%
Watertown	1,112	12	3.7%	128	269	11.2%	0.0%	(35)	476	2,156	25%
Allston/Brighton	545	3	0.0%	0	25	0.0%	0.0%	0	53	197	45%
Fenway/Longwood	1,852	7	0.0%	71	131	0.0%	0.0%	71	61	987	51%
Urban South	1,725	7	46.3%	130	130	36.2%	0.0%	175	305	0	
128 BELT	6,787	62	11.5%	601	1,800	12.5%	0.3%	398	1,496	1,500	42%
128 North	463	5	1.6%	0	149	0.0%	0.0%	0	0	0	
128 Central	6,172	56	10.1%	601	1,652	11.3%	0.4%	398	1,496	1,361	46%
128 South	152	1	100.0%	0	0	100.0%	0.0%	0	0	139	0%
495 BELT	3,780	37	15.2%	624	912	14.7%	0.0%	528	751	947	25%
495 North	2,240	20	20.8%	624	844	20.8%	0.0%	528	690	807	30%
495 West	539	8	18.2%	0	44	16.3%	0.0%	0	(6)	140	0%
Framingham/Natick	965	8	1.0%	0	24	0.0%	0.0%	0	68	0	

RBA Rentable Building Area QTR Quarterly LTM Last Twelve Months UC Under Construction Takeup change in committed space including under construction assets



WHERE?

<https://cwbos.io/coverage>
for a coverage map or
scan QR code to the right.



QTR = Quarterly

LTM = Last Twelve Months

Take-up = Change in total committed space including under construction assets

Class A rent data derived from C&W's Boston lease comps database
must be at least three qualified transactions to register data

UC = Under Construction

moniTOR

Will public equity market challenges have an impact on critical VC funding for bio?
Will biotech cos succeed in filling record new labs with newly recruited scientists?
For out-of-market new bio hires, how will housing shortages impact assimilation?
Will newly-opened rapid transit service have transformative affect in Somerville?
How will the new mayoral administration impact bio development in Boston?

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in 400 offices and 60 countries. In 2020, the firm had revenue of \$7.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

Matthew Giordano

Research Analyst

matthew.giordano@cushwake.com