

1ST AND 2ND FLOOR RETAIL SPACES FOR LEASE

CENTER FOR LIFE SCIENCES | BOSTON

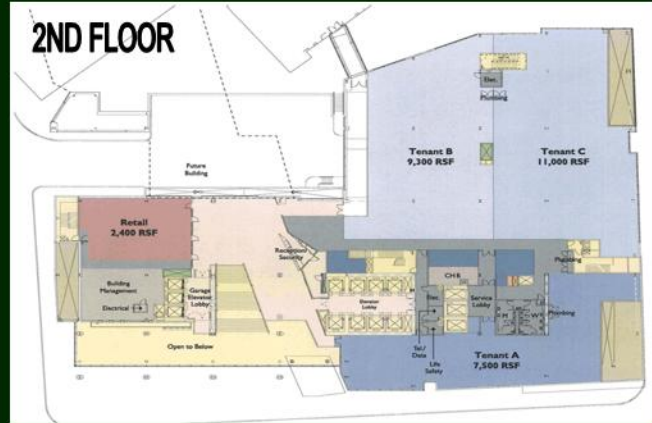
3 BLACKFAN CIRCLE · BOSTON, MA

CENTER FOR LIFE SCIENCE BOSTON

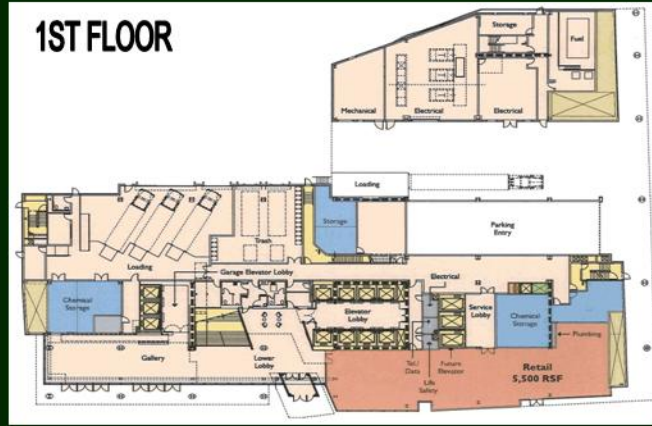
Access to a World of Discovery



2ND FLOOR



1ST FLOOR



DEMOGRAPHICS:

POPULATION

.5 MILE:	16,122
1 MILE:	69,959
2 MILE:	231,244
3 MILE:	417,576

AVERAGE HH INCOME

.5 MILE:	\$34,649
1 MILE:	\$43,090
2 MILE:	\$52,718
3 MILE:	\$51,660

DAYTIME WORK POPULATION

.5 MILE:	16,636
1 MILE:	44,685
2 MILE:	137,971
3 MILE:	301,479

- ◆ 5,500 (sub-dividable) square feet available on the 1st floor.
- ◆ 2,400 (sub-dividable) square feet available on the 2nd floor.
- ◆ Center for Life Sciences | Boston (CLSB) is comprised of 18 stories and 705,000 SF making it the tallest life science building in the area, and a distinctive addition to the Boston skyline.
- ◆ CLSB will house 3,000 employees when the existing Tenants are moved in sometime in Q308.
- ◆ More than 50,000 people flow through the Longwood Medical Area on a daily basis and most of them are on foot.
- ◆ Located in the heart of Boston's Longwood Medical Area, CLSB is surrounded by premier research institutions such as Merck Research Laboratories, teaching hospitals such as Harvard Medical School and Joslin Diabetes Center, and some of the country's top ranked hospitals including Beth Israel Deaconess Hospital, Children's Hospital, Dana-Farber Cancer Institute, and Mass General Hospital.
- ◆ Area colleges include Emmanuel College, Massachusetts College of Art, Massachusetts College of Pharmacy and Health Science, Wentworth Institute of Technology, and Wheelock College.



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