

# *A Life Science Conversion Opportunity in Boston's Seaport*



33-41  
farnsworth st.

INVESTMENT SUMMARY



## INVESTMENT THESIS

**33-41 Farnworth Street represents the unique opportunity to very quickly take advantage of the surging life science fundamentals in the Seaport, where tenant demand far exceeds supply of available space.**

### CONVERSION CHECKLIST

14'+ Ceiling Heights.....

18,000 SF Floor Plates.....

24 Watts/SF Capacity.....

18-24 Month Delivery Time Frame.....

Jones Lang Lasalle, Americas (“JLL”) has been exclusively retained to arrange the sale of 33-41 Farnworth Street (the “Asset” or the “Property”) in Boston, MA. Originally constructed in 1908 by Boston Wharf Company, the Asset is perhaps best known as the temporary Boston headquarters for General Electric, who occupied the building in its entirety until early 2020 when the Necco Street location was finished. Not surprisingly, the building has been particularly well maintained during its institutional ownership, occupancy and management. Located in the heart of the Fort Point Channel neighborhood, the Asset comprises approximately 99,068 square feet of loft space that can be readily converted to life science usage. The Asset possesses the unique physical attributes that make such a conversion highly successful – tall ceilings, oversized windows, wide open spaces and flexible floorplates.

The opportunity is being offered “as-is”, free and clear of existing debt and without a formal asking price.



# SEAPORT – A 24/7 KENDALL SQUARE 2.0

Seaport has quickly become Boston's "it" destination – the place to live, work, play, and stay. As such, the Property is enveloped by Boston's most exciting eateries, entertainment destinations, retail spaces, hotels, and employers. Already stamped as having Boston's highest concentration of tier-one amenities, the prominence of this location continues to evolve as new developments and "tenant in-migration" fuel its rapid growth.



**100+**  
QUICK SERVICE  
LUNCH/COFFEE SHOPS

**10**  
FITNESS CENTERS

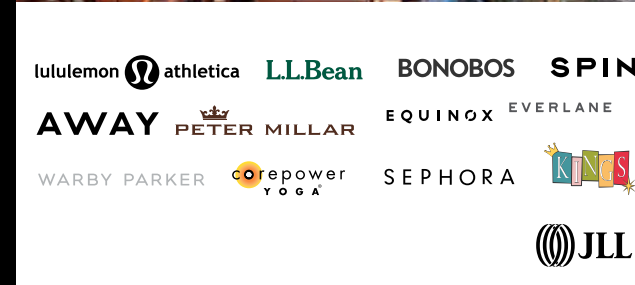
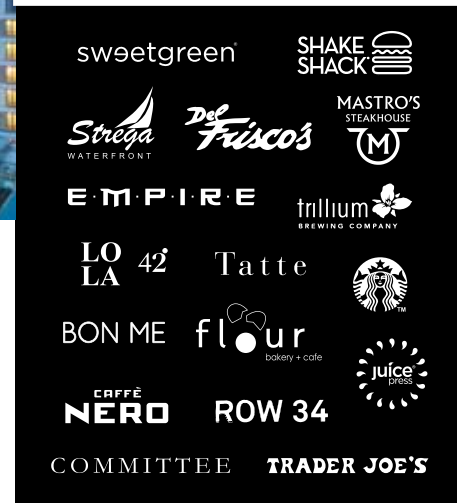
RESIDENTIAL	HOTELS	COMMERCIAL
<b>3,895</b> UNITS	<b>3,921</b> KEYS	<b>12.0M</b> SF
<b>1,309</b> UNITS UNDER CONSTRUCTION	<b>1,054</b> KEYS UNDER CONSTRUCTION	<b>3.3M</b> SF UNDER CONSTRUCTION



While Kendall Square may be the most "innovative square mile on the planet," the Seaport offers an unrivaled neighborhood amenity package and lifestyle that has drawn "blue chip" office and life science tenants have followed closely behind.

**15**  
HOTELS

**100+**  
RESTAURANTS



# KEY TRANSPORTATIONAL ADVANTAGES

The Property will benefit from ease of accessibility via all major modes of transportation including the Massachusetts Turnpike (I-90), the MBTA Silver Line, a water terminal, key bus routes, and a plethora of BLUEbikes and Zipcar locations. South Station – Boston’s Main Transit Hub – and Logan International Airport are just moments away.

Positioned in the heart of the Seaport, 33-41 Farnsworth is steps from local and national retailers, restaurants, entertainment options, and new luxury housing developments, which have created a true live-work-play neighborhood. 33-41 Farnsworth is easily accessible from Interstates 90 and 93 allowing seamless access to and from Boston’s affluent suburbs. The MBTA Silver Line’s "Courthouse" stop is located next to the Project and provides convenient access to South Station and Logan International Airport.

## 33-41 FARNSWORTH TRANSIT OPTIONS



SUBWAY



INTERSTATE



WATER TERMINAL  
(WATER TAXI & FERRY LINES)

BLUEbikes.

BIKE SHARE



ZIPCAR

The Property is located a brief 8 minute walk from South Station, Boston's multimodal transportation hub. Kendall Square is a 4-stop (10 minute) ride along the Red Line, which is of critical importance to life science tenants.



SOUTH STATION  
8-MINUTE  
WALK



KENDALL SQUARE  
10-MINUTE  
RIDE



# PROPERTY OVERVIEW

Initially constructed by Boston Wharf Company in 1908 as two separate buildings, the buildings underwent a complete renovation in 1994 that unified the two with shared systems, vertical transportation and connections through the party wall to create spaces that are functional, filled with natural light and flexible.

For the bulk of its new lease on life, 33-41 Farnsworth Street has been home to such cutting-edge companies Advance Media Publications, Bullhorn and Virgin Life Care. More recently, the building served as the headquarters of General Electric when the company relocated from Fairfield, CT to Boston. During this critical time of transition, GE invested heavily into their space and the base building. Additionally ownership recently completed a \$1M+ lobby renovation.

## KEY PHYSICAL ATTRIBUTES

**14'+**

CEILING  
HEIGHTS



ABUNDANT  
NATURAL LIGHT

**18,000**

SF OF  
ROOF AREA

**24**

WATTS/SF OF  
POWER

**\$1M+**

LOBBY RENOVATION



# CONTACTS

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