



599 SOMERVILLE

599somerville.com

599 Somerville Ave
Somerville, MA 02143



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An expanding hub for innovation and community.

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599 Somerville is a new development by Rafi. Designed for the growing ecosystem of tough tech companies working to solve the world's most urgent problems, this 43,200 GSF building includes flexible and large floor plate sizes ideal for industrial R&D, lab, as well as traditional and creative office.



MOBILITY

- 33 parking spaces
- 8x EV charging stations
- Ride share
- Covered bike storage
- Shower and locker room
- Transit screen

A world of people and ideas within reach.

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599 Somerville is located in the middle of the “Brain Power Triangle.” With Tufts, Harvard, and MIT just steps away, its proximity to the area’s intellectual capital is unmatched.

ACCESSIBILITY

1.3 Miles from Kendall Square

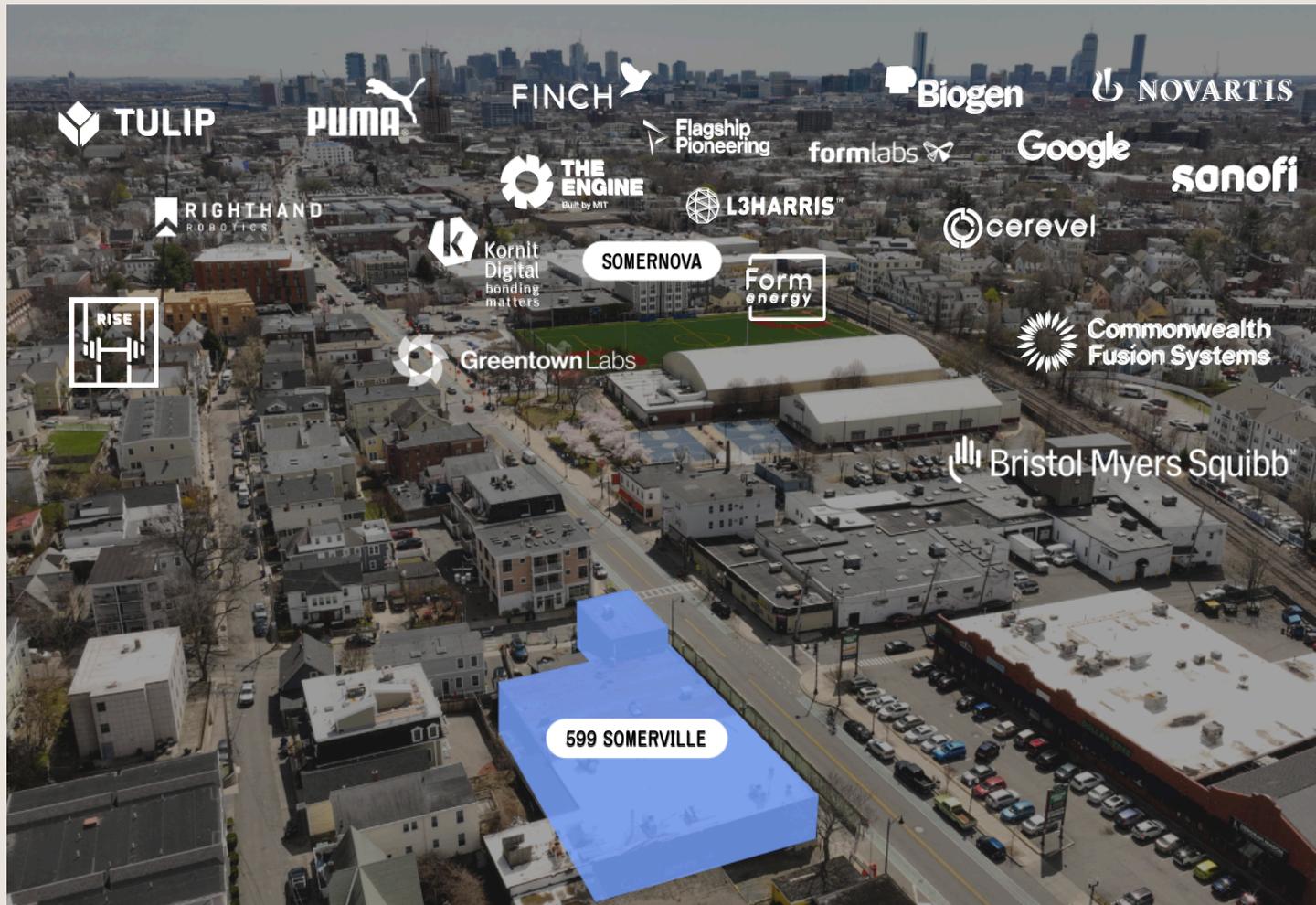
1 Mile to I-93

Bus routes connecting to all points in the city
MBTA BUS 83, 85, 87



Zoned for innovation, surrounded by talent.

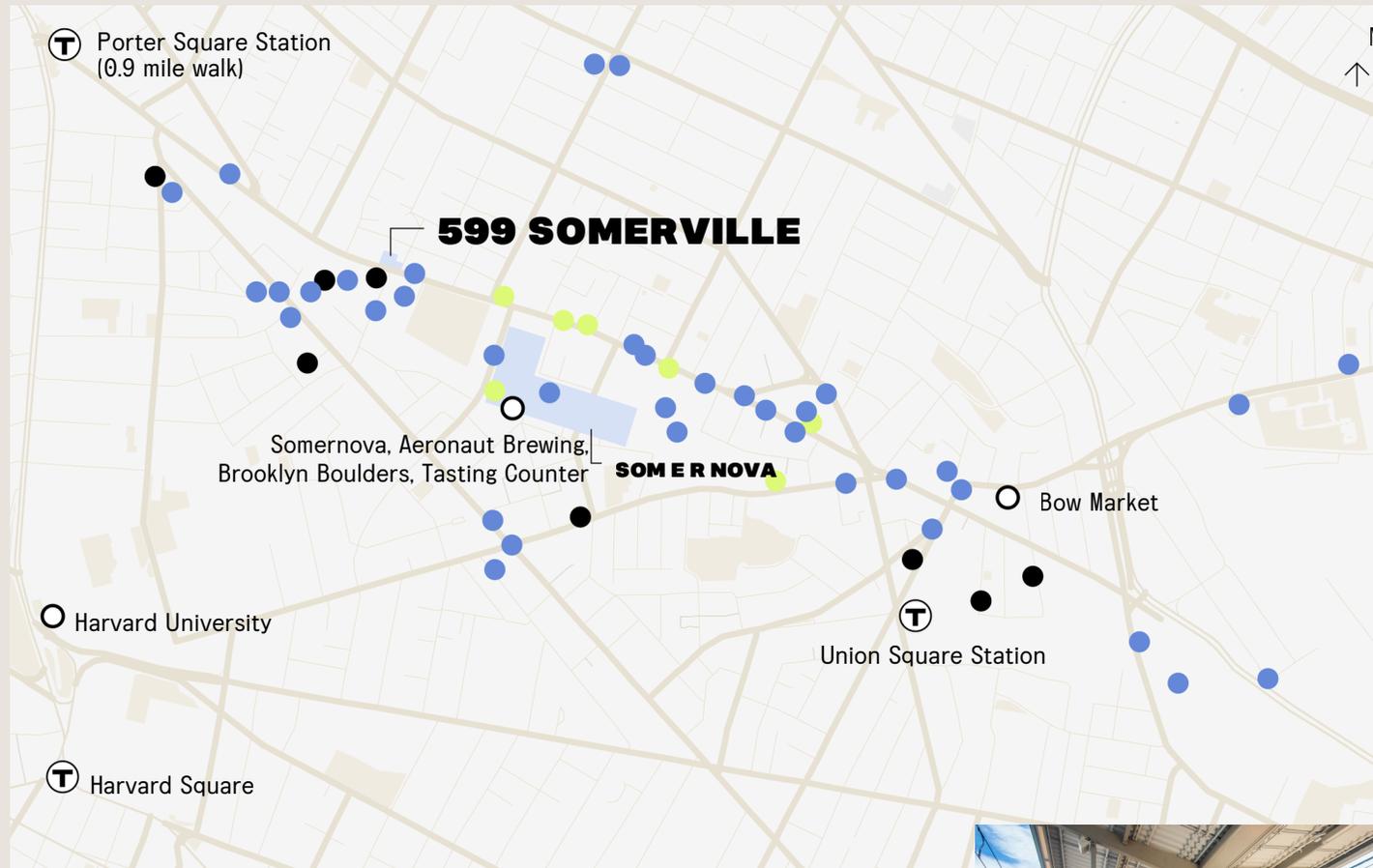
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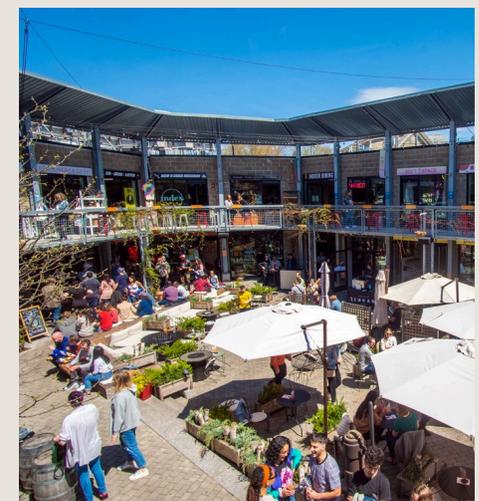
Since the early part of the 21st century, entrepreneurial businesses have helped to establish Somerville as a great city to innovate and develop more sustainable practices and products. Today, 599 Somerville is located in the heart of the city and its growing super cluster of global innovators and pioneers.

A lively ecosystem to support work and life.

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599 Somerville sits within a place of innovation and community that is heavily populated with creative, technology and engineering professionals who thrive within the Somerville atmosphere. Take advantage of a vast mix of neighborhood amenities and excellent transit options, including bike lanes, buses, rideshare, and pedestrian-friendly walkways, right outside your front door!



Close to Somernova, a playground for doers.

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Somernova is a 7.4 acre campus for innovation and community, a few blocks down Somerville Avenue. It's a holistic support system designed to help people and companies at all stages of growth. The amenity package is curated for daily rebalancing of the mind, body, and more.

CAMPUS SOCIALS AND EVENTS

Campus social events throughout the year designed by and for members of the Somernova community.

WELLNESS

Vision clinics and mobile dentistry, access to behavioral health experts – our campus healthcare services are rapidly expanding. Your health is our priority.

COMMUNITY PARTNERSHIPS

We facilitate and initiate partnerships between our tenants and local organizations, municipalities, and non-profits, to further our shared commitment to making this world a better place.

TENANT MEET-UPS

Informal monthly meetups for tenants to share ideas, learn about upcoming events, and discuss ways to iterate and improve campus services.

PROFESSIONAL SERVICES

Professional headshots and retirement planning, accounting advisors, career development, and more.



Knowledge is opportunity.

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LEED Platinum Certifiable

Commercial Building

43,200 GSF Development

3 Stories / 42 FT

SELECTED PERMITTED USES

- Lab
 - Creative Office
 - Industrial R&D
-

TENANT SIGNAGE

Opportunity for highly visible exterior signage on the well-trafficked Somerville Ave

BUILDING SPECIFICATIONS

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LEED CERTIFICATION	LEED Platinum Certifiable
CEILING HEIGHTS	14'-0" floor-to-floor height on the Ground Floor 14'-0" floor-to-floor height on the Second Floor 14'-0" floor-to-floor height on the Third Floor
LOAD CAPACITY & VIBRATION PERFORMANCE	Floor systems on typical floors have a live load capacity of 100 PSF The building structure was designed to achieve 8,000 MIPS with areas close to beams achieving 4,000 MIPS
LOADING AREA	Loading dock including loading bay, dock equipment, trash, recycling
ELEVATORS	One 2,500 lbs. passenger elevator servicing garage and tenant floors One 5,000 lbs. freight elevator servicing levels 1 to 3
HVAC SYSTEM	The base building HVAC System is designed to support a mix of 60% laboratory and 40% office uses on tenant floors
ELECTRICAL SYSTEM	Summary of Total TI Use: Lab Spaces (60% of usable SF): 16 W/SF Office Spaces (40% of usable SF): 9 W/SF
PARKING	33 Spaces



Define your space with purpose.

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Thoughtfully adapted for life science and industrial R&D, workspaces feature large floorplates and load capacity, reinforced columns, high electrical power and lab-supporting HVAC systems. The high ceilings and open, spacious floorplan welcome lab, creative office, and tough tech tenants.



Tough for engineering and tech.

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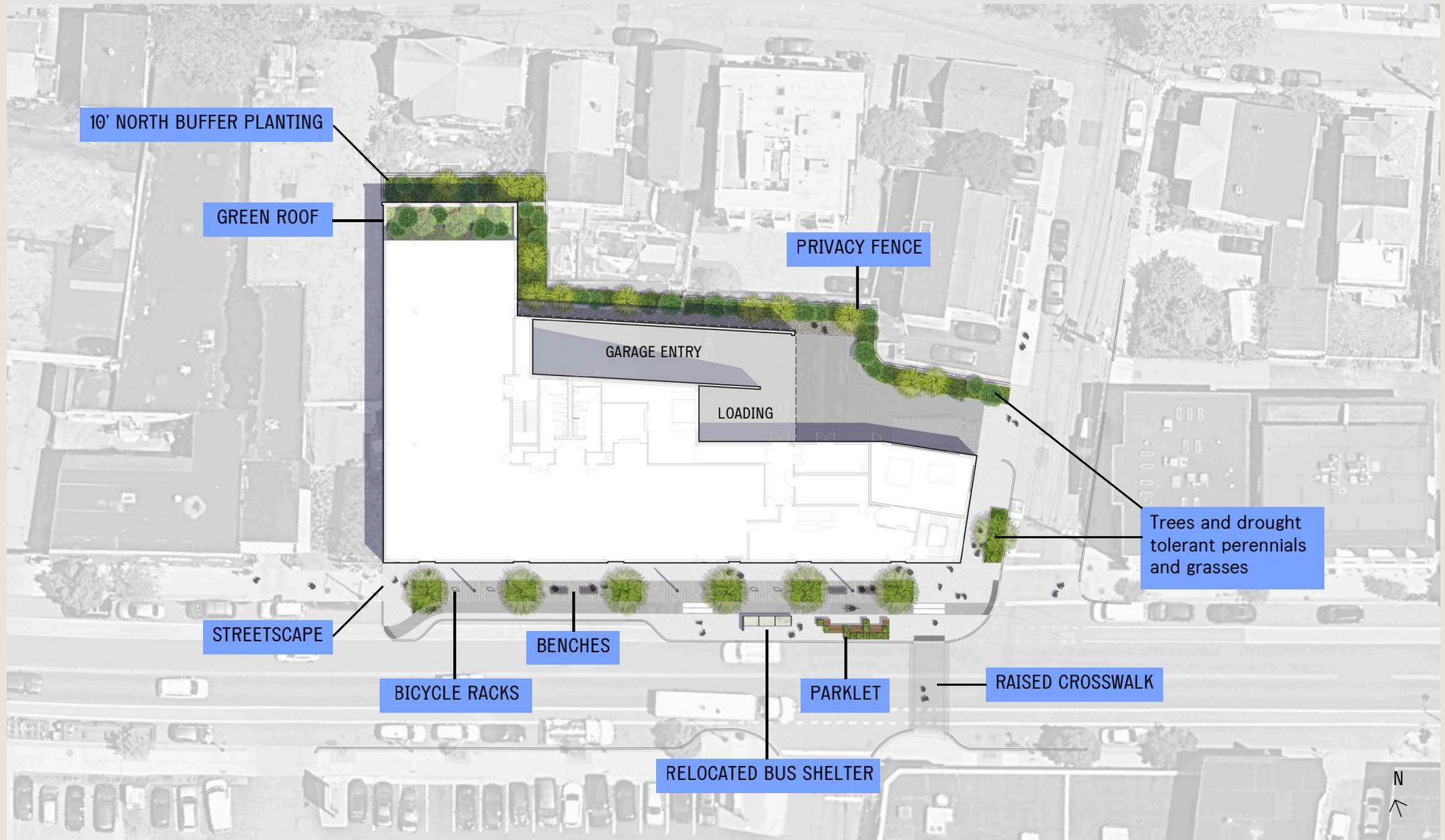


Responding to the emerging needs of tough tech companies, the robust infrastructure and specifications support the complex and flexible needs of engineering, tech, and science. 599 Somerville workspaces invite innovation and collaboration.

A thoughtful and welcoming public realm for all.

Native plantings surrounding the perimeter of the property will bring a greater connection to nature for the neighborhood and building tenants. On Somerville Avenue, a re-imagined streetscape is expanded to host a parklet for gathering and a new and more accessible bus shelter.

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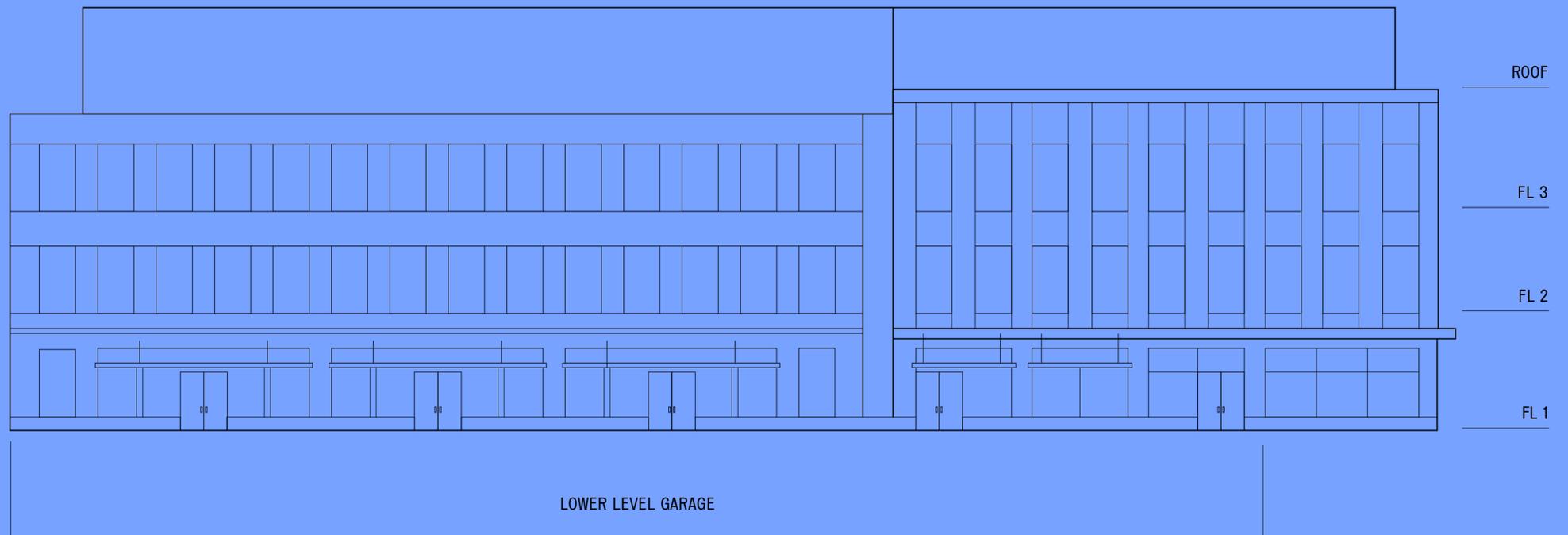


Innovate beyond measure.

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AVAILABILITIES

Floor 3	15,780 SF
Floor 2	15,800 SF
Floor 1	11,200 SF
LL Garage	11,887 SF



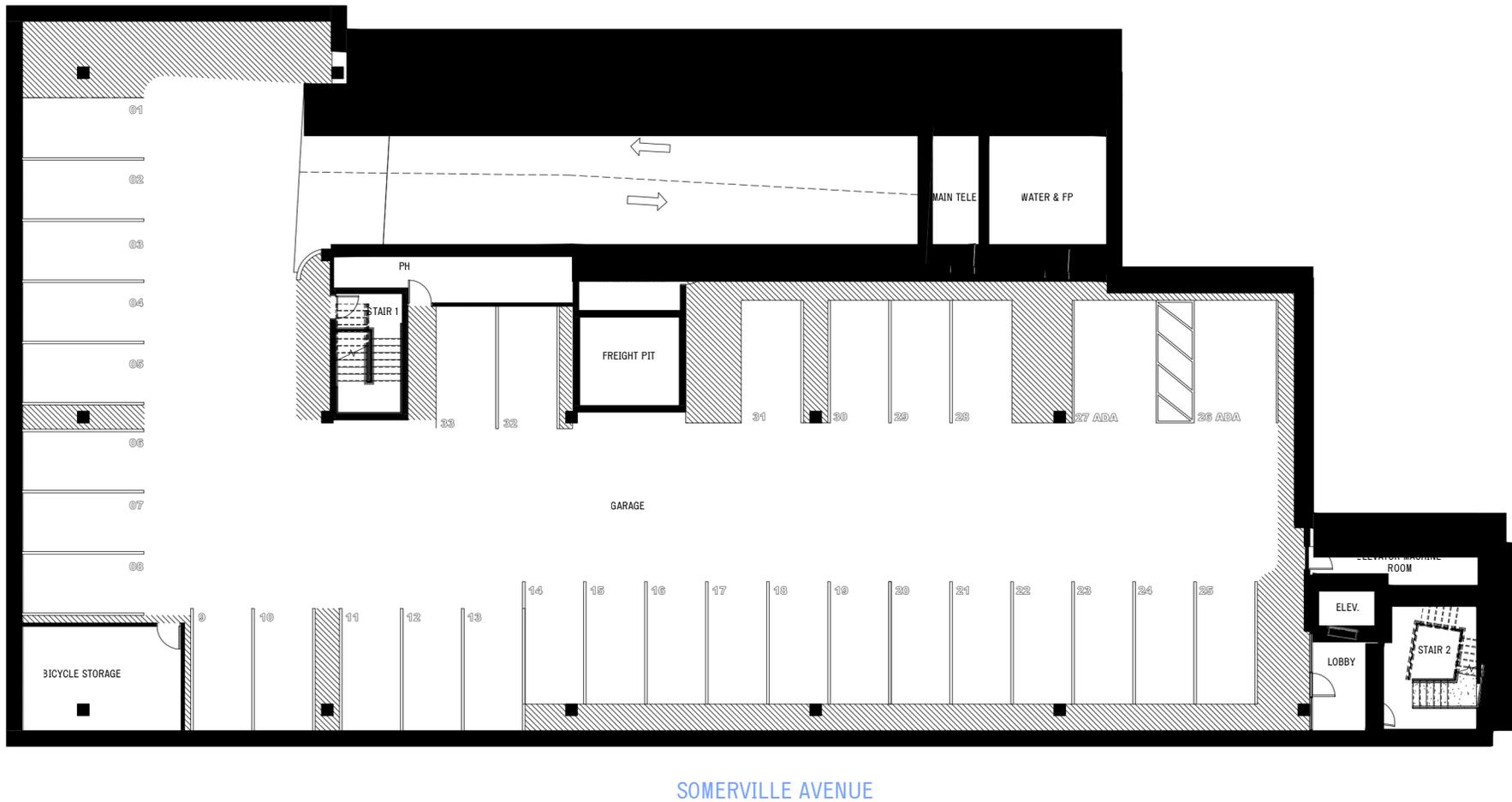
FLOORPLAN

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LL GARAGE

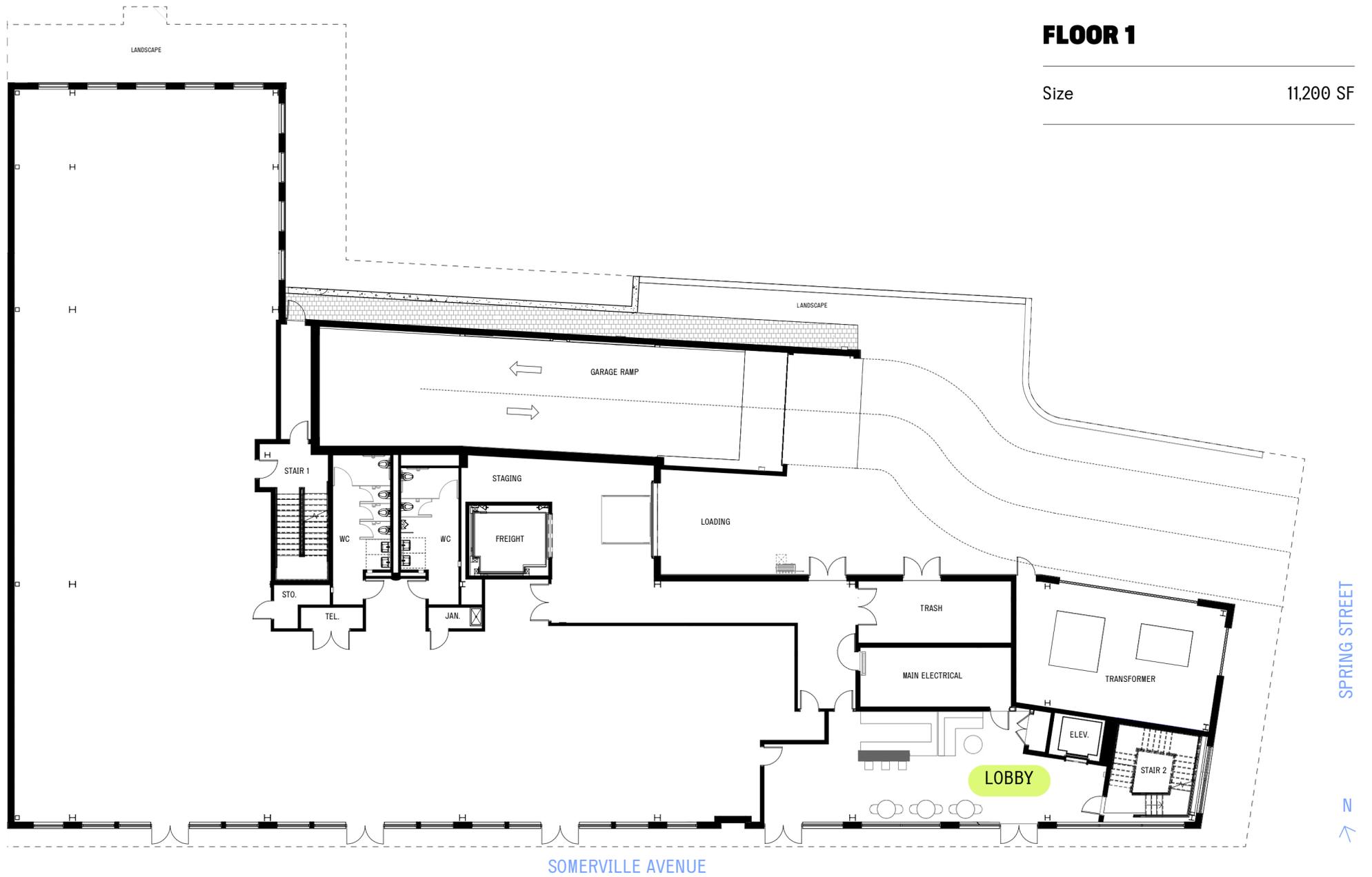
Size 11,887 SF

Parking 33 Spaces



FLOORPLAN

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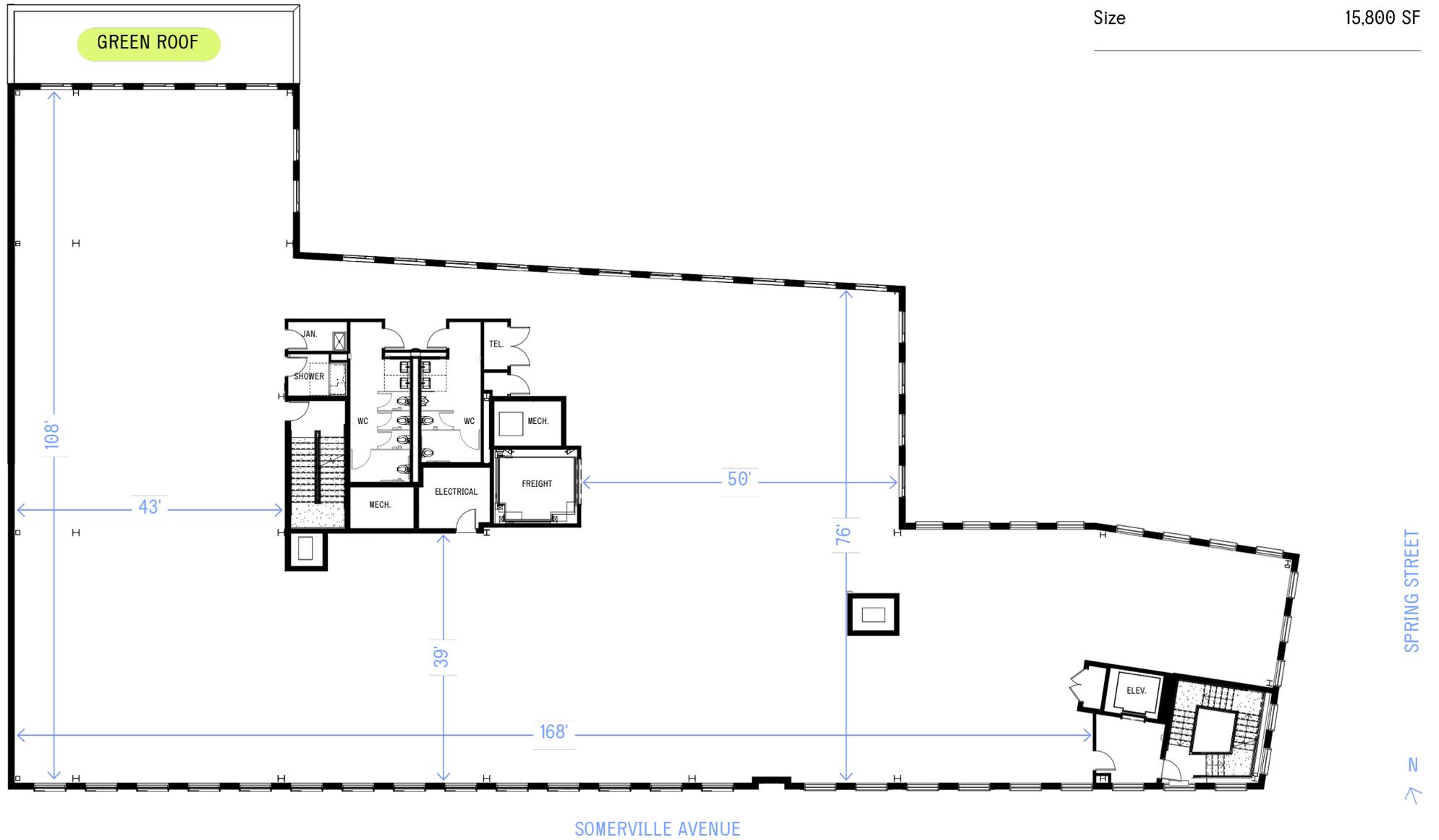
FLOORPLAN

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FLOOR 2

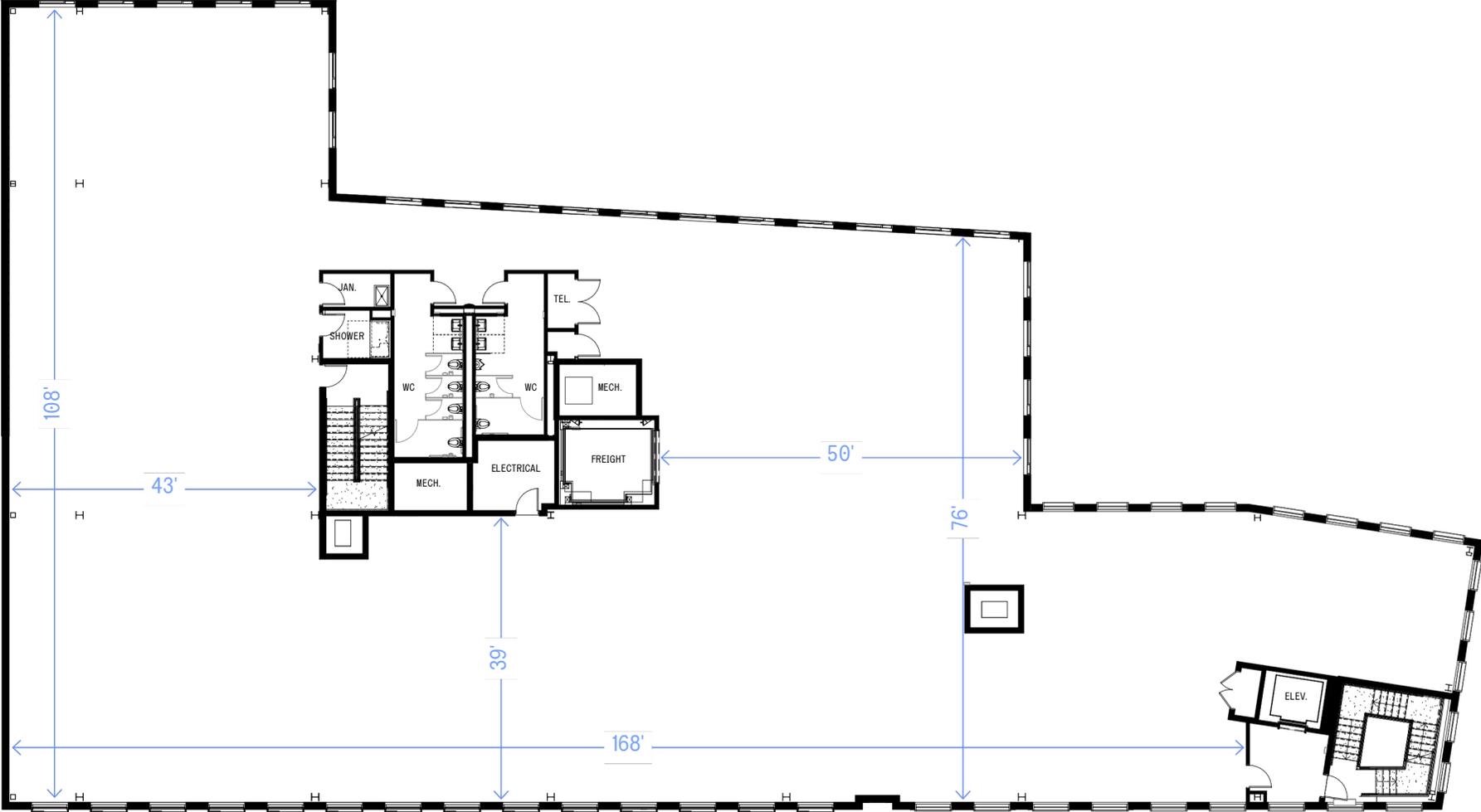
Size

15,800 SF



FLOOR 3

Size 15,780 SF



SOMERVILLE AVENUE

SPRING STREET



FLOORPLAN

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TEST FIT

Size	15,780 SF
Lab + Lab Support	6,500 SF
Office + Conference	4,500 SF

Test fit is for purposes of showing a hypothetical tenant layout



LEVEL 1 - OPTION 1

SPACE TYPE LEGEND

- CIRCULATION
- LAB LAB
- SUPPORT
- FUTURE
- AMENITY
- CONFERENCE
- OFFICE OPEN
- OFFICE
- UTILITY

TEST FIT

599 Somerville Ave, Somerville MA



LEVEL 2 - OPTION 1

- SPACE TYPE LEGEND
- CIRCULATION
 - LAB LAB
 - SUPPORT
 - FUTURE
 - AMENITY
 - CONFERENCE
 - OFFICE OPEN
 - OFFICE
 - UTILITY

TEST FIT

599 Somerville Ave, Somerville MA



TEST FIT

599 Somerville Ave, Somerville MA

Join the region's fastest growing innovation hub.

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Timeline

MILESTONES

Q3 2024

- Core and Shell finished and ready for Tenant TI Fit Outs
-

Somerville has one of metro Boston's highest concentrations of engineering and tech professionals per square mile. We invite you to discover why this growing innovation hub is the place to find today's talent and tomorrow's workforce.

Believing in collaboration.

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DEVELOPED BY



PLANNING AND DEVELOPMENT



ARCHITECTURE



PROJECT MANAGEMENT



LANDSCAPE



CIVIL



STRUCTURAL ENGINEERING



CONSTRUCTION



GEOTECH ENGINEERS



ACOUSTICS CONSULTANT



CODE CONSULTANT



COMMUNITY RELATIONS



MEP/FP DESIGN & SUSTAINABILITY CONSULTANT



MOBILITY



PERMITTING

