



Lendlease and Ivanhoé Cambridge Break Ground on FORUM, First Purpose-Built Life Science Development in Boston Landing

Drawing inspiration from surrounding athletic facilities, \$500 million building to be an arena for innovation, strengthening emerging life sciences cluster in Boston's Allston-Brighton neighborhood

BOSTON (Sept. 22, 2022) — [Lendlease](#) and [Ivanhoé Cambridge](#), global real estate leaders, today announced the start of construction on the partnership's \$500 million life science development at 60 Guest St. in Boston. FORUM, the nine-story, 350,000-square-foot life science building, will rise on one of the last available sites in Boston Landing, a 15-acre mixed-use community along the Massachusetts Pike in Boston's Allston-Brighton neighborhood.

Representatives from Lendlease and Ivanhoé Cambridge joined Boston city officials and project partners earlier today at the ceremonial groundbreaking for the development, which will deliver in 2024. FORUM marks the first life science development partnership between Lendlease and Ivanhoé Cambridge.

Designed by SGA for LEED Platinum, WiredScore Platinum and Fitwel certification, FORUM will be net zero operational carbon upon completion, aligning with Lendlease's [Mission Zero](#) initiative and Ivanhoé Cambridge's commitment to achieve [net zero carbon by 2040](#).

"Today's groundbreaking ceremony marks an important milestone for FORUM, and for our company as a definitive step in our life science roadmap," said Jonathan Pearce, Executive Vice President, Leasing and Development at Ivanhoé Cambridge. "Our common vision with Lendlease is to deliver to our tenant partners not only exceptional state-of-the-art Lab/Offices, but also curated spaces, experiences, and accessible services that will propel their human potential. From easy transit access to a sustainable infrastructure and indoor-outdoor experiences on multiple floors, FORUM will be the perfect environment from which to do this important work."

"Upon completion, FORUM will establish Boston Landing as the leader of Allston-Brighton's emerging life sciences cluster, offering a highly amenitized environment and industry leading lab infrastructure that will attract and retain top biotech talent," said Nick Iselin, Executive General Manager of development for Lendlease. "With inviting and engaging public spaces, FORUM will also be the neighborhood gathering spot within the vibrant, urban mixed-use district."

FORUM is uniquely positioned to embrace the neighborhood's athletic heritage by facilitating teamwork and collaboration through a dynamic mix of public and private areas that encourage innovation and integrate the development with its surroundings. The building will accommodate a ratio of 60% lab space to 40% office space. Floorplates on floors two through nine will accommodate multiple or single tenants, and the building will feature state-of-the-art connectivity and advanced laboratory infrastructure.

The modern building will feature a curved façade at the corner of Guest and Life streets that cantilevers over a plaza with outdoor seating and verdant landscaping. The expansive lobby will open to the plaza, welcoming the neighborhood's residents, office professionals and sports enthusiasts to experience FORUM's vibrant public realm, including a community living room and art gallery. Meeting the needs of locals, visitors and occupants alike, the ground floor's open space is designed to accommodate a variety of community gatherings, from small meetings to larger social events, along with a lounge area and café open to the public and building

occupants. Through a partnership with local artists, FORUM will showcase their work in a public gallery on the first floor and select common areas throughout the building.

The FORUM development team is partnering with MassBioEd, a nonprofit education foundation, to foster workforce development across the life sciences industry. FORUM's common areas will also host programming that helps area students and career seekers learn about life sciences and develop skills that will help them move into careers in the field.

Transportation options to FORUM include the Massachusetts Turnpike; MBTA Commuter Rail, whose Boston Landing station is 0.2 miles from the building; and MBTA bus routes that provide access to downtown Boston and Cambridge. Bluebikes, Boston's public bike share program, also has a station located on Guest Street. Nearby attractions and amenities include the New Balance corporate headquarters, a state-of-the-art track and fitness facility, popular music venue and practice facilities for the Celtics and Bruins, as well as a planned hotel and the soon-to-be Allston Yards mixed-use neighborhood.

Tenant amenities on the third floor include a shared kitchen and eating area, as well as a 7,000-square-foot terrace with cabanas, seating areas, grilling stations and high-speed Wi-Fi. Meeting and collaboration spaces with A/V capabilities are also offered in a variety of configurations to accommodate conferences and meetings. In addition to a 288-stall parking garage with electric vehicle charging stations, the building will offer storage for 146 bicycles and on-site locker rooms.

"Boston is the unquestioned leading life sciences cluster in the US, with the highest concentration of top biomedical research hospitals and universities, as well as the largest biotech sector," said Mark Brusco, Senior Research Manager for JLL, which is the leasing agency team representing building ownership. "The number of life sciences companies in the state has doubled in seven years and today, the importance of purpose-built lab infrastructure has never been in higher demand by those users. FORUM will play an integral role in meeting this need."

Consigli Construction Company is serving as general contractor and BR+A Consulting Engineers as project engineer.

In early 2022, Ivanhoé Cambridge and Lendlease announced a separate joint venture that will deliver state-of-the-art labs, offices and manufacturing spaces in high-growth life science clusters across the U.S., with an initial equity investment of \$500 million.

About FORUM

Developed by a joint venture of Lendlease and Ivanhoé Cambridge, FORUM is a world-class life science facility offering 350,000 square feet of lab and office space, along with an extensive amenity program that includes a public plaza connected to a ground-floor lounge, café and art gallery. Located in the Allston-Brighton neighborhood, the nine-story development fills one of the last remaining parcels within the Boston Landing mixed-use district, home to New Balance's corporate headquarters and practice facilities for the Bruins and Celtics. Designed for LEED Platinum, WiredScore Platinum and Fitwel certification, FORUM will be the first in the emerging cluster of purpose-built life science facilities in Boston Landing upon completion in 2024. FORUM values community partnerships and will host programming to foster workforce development in the life sciences industry through a program with MassBioEd and serve as a showcase for local artists.

About Lendlease

Lendlease (www.lendlease.com) is a leading global real estate and investment group with operations in Australia, Asia, Europe and the Americas. Our purpose is to create places where communities thrive. Headquartered in Sydney, Australia, and listed on the Australian Securities Exchange, Lendlease has approximately 8,200 employees internationally. Our core capabilities are reflected in our operating segments of Development, Construction and Investments. The combination of these three segments provides us with a sustainable competitive advantage and allows us to provide innovative integrated solutions for our customers.

About Ivanhoé Cambridge

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance.

Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,200 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held C\$69 billion in real estate assets as of December 31, 2021 and is a real estate subsidiary of Caisse de dépôt et placement du Québec (cdpq.com), a global investment group. For more information: ivanhoecambridge.com.

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Rendering caption:

FORUM rendering: Lendlease and Ivanhoé Cambridge have broken ground on FORUM, a nine-story, 350,000-square-foot life science and office building at 60 Guest St., within the Boston Landing mixed-use district in Boston's Allston-Brighton neighborhood.