



Partial conceptual rendering of the Enterprise Research Campus. (Tishman Speyer)

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UPDATED: Harvard taps Tishman Speyer to manage first phase of its new 36-acre research campus — and biotechs can't wait

Tishman Speyer got the nod to lead the development of the first phase of Harvard's new Enterprise Research Campus in Allston, which will be landing in the middle of one of the busiest biotech hubs in the world — where demand for new space is sky-high. And they'll be supported by a partner with deep ties to biotech, with Arie Belldégrun's Breakthrough Properties playing a key role in styling part of the facilities specifically for life sciences companies.

The Harvard Allston Land Company — led by the dean of Harvard Business School — has been running a competition for the master developer to take on the first 14 acres of what will be a sprawling 36-acre research hub on Western Avenue, located adjacent to Harvard Business School and near the new Science and Engineering Complex. It's being designed to accommodate research companies along with residential options as well as a hotel and conference center.

Local development officials have signed off on the first 900,000 square feet of new facilities for the research campus.

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While not entirely for biotechs, some key figures in the industry have been buzzing about the prospects of opening a research campus where drug hunters can find a home close to the Harvard/MIT axis that made Cambridge/Boston into one of the busiest centers for R&D in the industry, rivaling the Bay Area for the size and scope



Jeanne Gang

of its ambitions. Lease rates are sky-high in the area, which has been sending some entrepreneurs into surrounding areas for less expensive digs.

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Tishman Speyer is also a familiar name in biopharma. The global commercial property developer teamed up with Kite founder Arie Belldgrun to begin work on a [new biotech facility](#) in Boston that is being designed to create a more interactive place for drug R&D. And they have plans to work together on more biotech facilities around the world, including the Harvard project now underway.

A spokesperson for Breakthrough Properties sent me the following statement about their involvement:

Another of HALC's stated charges for the ERC developer selection process was to create state-of-the-art life science facilities, including space for leading life science companies to grow and foster innovation. To help realize that goal, Tishman Speyer is partnering with Breakthrough Properties as well as LabCentral, which will operate the lab space. Breakthrough Properties was recently formed by Tishman Speyer and biotechnology investment firm and incubator Bellco Capital to develop and operate life science properties for scientific innovation across biotechnology, agriculture and nutrition. LabCentral is a leading provider of shared laboratory spaces for high-potential life-sciences and biotech start-ups in the Boston area. LabCentral has been an operating partner for the Pagliuca Harvard Life Lab since 2016.

Tishman Speyer is also developing Pfizer's [new world headquarters](#) in Manhattan, the 1,005-foot tall tower in Hudson Yards called The Spiral.

Jeanne Gang, a MacArthur Fellow and on this year's list of the 100 most influential people in the world from Time magazine, is the lead architect on this project.

"The ideas and concepts put forth by the Tishman Speyer team were very much in

line with the local Allston community's, the city's, and the University's goals for the neighborhood, as well as being advanced and forward-thinking. Their focus on these shared goals and aspirations will result in an innovative ERC — which will complement the cutting-edge institutional research and teaching taking place at Harvard and throughout the region, and can be integrated into the already-thriving community,” said Nitin Nohria, chair of the HALC board and dean of Harvard Business School.



Nitin Nohria

AUTHOR

John Carroll
EDITOR & FOUNDER

john@endpointsnews.com
[@JohnCendpts](#)

[John Carroll on LinkedIn](#)