



DENS
Facility Services
A FlagShip™ Company

Developer Turns to DENS to Coordinate Buildout of Multi-Tenant Life Sciences Property

This DENS client is a premier real estate investment, development, and management firm in the northeast U.S., focused on creating consistent growth opportunities within the Life Sciences sector.

The client recently invested in a state-of-the-art building in Boston – intended specifically for biotech use. At 250,000 square feet, it is one of the most impressive biotech facilities in the area.

The Challenge

Ultimately, the client planned to lease the property to multiple tenants in the Life Sciences industry. Building out the facility to meet the needs of each business would require careful coordination between the client, its tenants, and their contractors and subcontractors.

The client looked to DENS to oversee this initiative, which included five individual buildouts – each with their own unique requirements. DENS served as the operator's representative, managing all stakeholders and day-to-day activity.

The Solution

DENS relied on its extensive experience in Life Sciences facilities management to ensure a smooth buildout for each tenant. A DENS employee worked on site daily, supervising and liaising between all invested parties.

A major part of the job was modifying the core building's HVAC, electrical, gas, and safety systems to provide separate access and control to each tenant – a necessity for both operations and regulatory compliance. Thanks to DENS' guidance, this work was performed to exacting standards.

DENS also worked diligently to minimize any disruption that might be caused by the ongoing project, as buildouts were completed, and tenants moved into the space. Through meticulous planning, DENS drastically limited the number of system tests and shutdowns that occurred during the commissioning phase, allowing tenants to remain focused on their groundbreaking work.

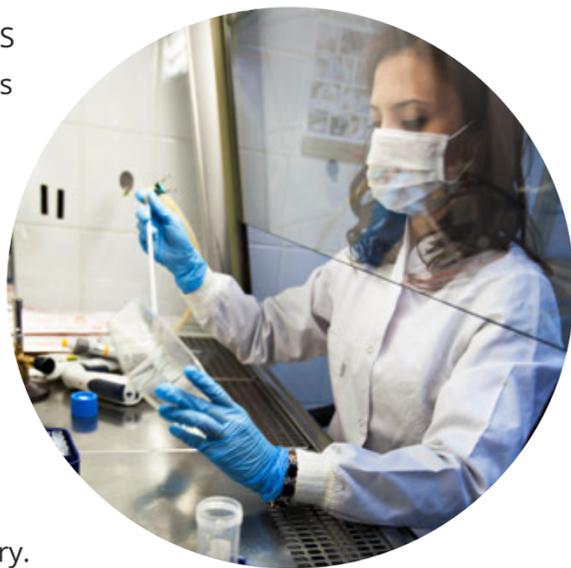


The Outcome

In just 14 months, the client transformed the building into a cutting-edge laboratory supporting five tenants. DENS played an important role in streamlining the process by gaining the trust of every stakeholder from the start.

In addition to protecting stakeholder interests, DENS moved quickly to identify and correct building issues before they could result in dilemma. The team's deep familiarity with Life Sciences environments proved to be a true asset and differentiator among other operator representatives.

Not only does DENS continue to service the base building for the client, but it now provides lab services to several of the building tenants – a sign of the company's far-reaching impact and commitment to the Life Sciences industry.



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