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Greatland Realty Partners and Singerman Real Estate Announce New Lease Agreement with SalioGen Therapeutics for Over 42,000 Square Feet at Lexington Labs

Leading gene therapy company to join other life science companies on the property

(BOSTON) September 18, 2023 – Greatland Realty Partners and Singerman Real Estate today announced that SalioGen Therapeutics, Inc. will join the dynamic ecosystem of life science companies at Lexington Labs. SalioGen, a privately held biotechnology company advancing a new category of genetic medicine called Gene Coding™, will be leasing over 42,000 square feet at the property.

Lexington Labs, a four-building, 300,000-square-foot lab R&D and creative office campus at 10 Maguire Road in Lexington, MA, has attracted over 130,000 square feet of life science companies to the project. Greatland and Singerman acquired the project in May 2021 and launched construction to convert three of the four buildings to life science ready space. In addition to SalioGen, other life science companies at the campus include Braskem USA, Thermo Fisher Scientific, Nikon Instruments, Olix Pharmaceuticals, Fapon Life Sciences, and Daré Bioscience.

“We are incredibly excited to make 10 Maguire Road and the Lexington Labs campus SalioGen’s new headquarters site,” said Pat Sacco, Senior Vice President, Manufacturing, Quality, and Operations, SalioGen Therapeutics. “We are confident that this attractive new space, along with the proximity to other leading innovation companies, will enable our organization’s continued growth and success during the next phase of our evolution.”

The Lexington Labs site is located within the long-established Hartwell Avenue corridor, adjacent to Hanscom Field airport and at the intersection of Route 4 and I-95, offering excellent highway access to Boston and Cambridge.

Claire Donegan Brown, Director of Leasing at Greatland, added, “We are delighted to welcome SalioGen, one of the most exciting and fast-growing biotech companies in this market, as our newest client at LexLabs. We are thrilled that SalioGen has chosen a recently constructed floor at Building 1 to continue their life-saving work in developing new gene-based therapies. We look forward to welcoming the entire SalioGen team to their new headquarters at Lexington Labs early next year.”

With flexible, hackable floor plates, ample column spacing, and multiple loading options, Lexington Labs offers a high quality, ready-to-occupy option for a wide range of life science companies. The property also features Revolution Hall, an open-air communal eatery and beer hall with both indoor and outdoor seating that creates a unique amenity in the market. In addition, Lexington Labs includes a new fitness facility, lockers and showers, Craft Food Hall eatery, indoor and outdoor seating, fire pit, secure bicycle storage, and other onsite amenities.

In the transaction, JLL represented Greatland/SRE and Cushman & Wakefield represented Saliogen.

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About Saliogen Therapeutics

Founded in 2020, Saliogen Therapeutics, Inc. is a privately held cell and gene therapy biotechnology company advancing a new category of genetic medicine called Gene Coding™, which works by adding a new genomic code to turn on, off or modify the functions of new or existing genes. We are advancing potentially curative therapies, with an initial focus on developing durable, safe, and accessible genetic medicine to more patients with inherited disorders. At Saliogen, we are driven not only by our efforts to realize the immense potential of our science, but also by our dedication and commitment to developing medicines that can make a significant impact on patients' lives. Learn more at <http://www.saliogen.com/>.

About Greatland Realty Partners

Greatland Realty Partners is a Boston based developer and owner of strategic office, innovation, and life science workplaces. Our team consists of experienced real estate professionals with a deep understanding of developing, owning, managing, and leasing institutional quality commercial real estate. Our objective is to create a superior work experience for the occupants of our buildings while increasing the value of the properties we develop and own. Learn more at <https://www.greatlandpartners.com/>.

About Singerman Real Estate

Singerman Real Estate, LLC (SRE) is a Chicago-based opportunistic real estate investment firm that has deep experience executing complex transactions and unlocking embedded value through the ownership of properties, real estate loans and operating companies. Since its formation in 2010, SRE has sourced and executed, with partners, over \$3 billion in investments across all major property types, including life science investments in each of the primary life science clusters in the United States.