

Intellia leases space for 140,000-square-foot manufacturing facility in former Waltham BSC

By [Anissa Gardizy](#) Globe Staff, Updated February 23, 2022, 11:09 a.m.



The Celtics' former training facility at 840 Winter St. in Waltham. Intellia Therapeutics agreed to lease the space for a new 140,000-square-foot manufacturing facility for genetic therapies. O'BRIEN, FRANK GLOBE STAFF

Biotech companies have long considered Massachusetts a global hub for drug research, and increasingly, they are choosing to make their products here, too.

The latest development comes from Cambridge-based Intellia Therapeutics, which has agreed to lease space for a new 140,000-square-foot facility in Waltham to manufacture genetic therapies.

The company said Wednesday that the facility will be built and managed by Alexandria Real Estate Equities, one of the area's dominant life sciences developers, and should be operational in 2024.

Located at 840 Winter St. in Waltham, the facility was formerly home to a Boston Sports Club that [shuttered](#) in November 2020, as well as the old Boston Celtics' [training facility](#). Two months after BSC closed, Alexandria purchased the three-story building, which was built in 1999, for \$58 million.

Industry observers [said](#) at the time that the space could easily be converted to a biotech research or manufacturing space because of the building's height, the amount of weight the floors can hold, and its accessible loading areas.

Glenn Goddard, Intellia's chief financial officer, said agreeing to the long-term lease provides the company with manufacturing flexibility and "only a modest financial upfront requirement compared with building our own facility from the ground up."

Intellia plans to use the site to manufacture its therapies for clinical trials and potential commercial stages. Founded in 2014, the company is one of several local biotechs, including Editas Medicine and CRISPR Therapeutics, working on the genome editing tool CRISPR-Cas9.

Intellia is headquartered in the former Vertex Pharmaceuticals building on 40 Erie St. in Cambridge, where it leases 65,000 square feet of office and lab space. The company quickly [outgrew](#) that facility and now also leases roughly 60,000 square feet of space in two other Cambridge facilities, according to public filings.

The company employs more than 400 people and is expected to release its full-year and fourth-quarter financial results Thursday.