

# 201

## BROADWAY

KENDALL SQUARE, EAST CAMBRIDGE

**14,796 SF AVAILABLE**

**CLASS A OFFICE | 3,201 - 14,796 SF**



303 Congress Street, Boston MA, 02210 | 617.457.3400 | [hunnemanre.com](http://hunnemanre.com)





Hunneman is pleased to present the availability of 3,201 SF – 14,796 SF office space for lease on floors four (4) and five (5) at 201 Broadway in Cambridge, Massachusetts.



## PRIME LOCATION



Located in the heart of Kendall Square and proximity to the MBTA Red Line - Kendall/MIT Station



Ample area amenities include restaurants, theater, shopping mall and fitness club in the immediate neighborhood

## NEIGHBORING TENANTS

1. **AMGEN**

7. **moderna**  
messenger therapeutics

13. **cic**

2. **BROAD INSTITUTE**

8. **Pfizer**

14. **Takeda**

3. **ThermoFisher SCIENTIFIC**

9. **MIT**

15. **facebook**

4. **Biogen**

10. **Google**

16. **SANOFI**

5. **Akamai**

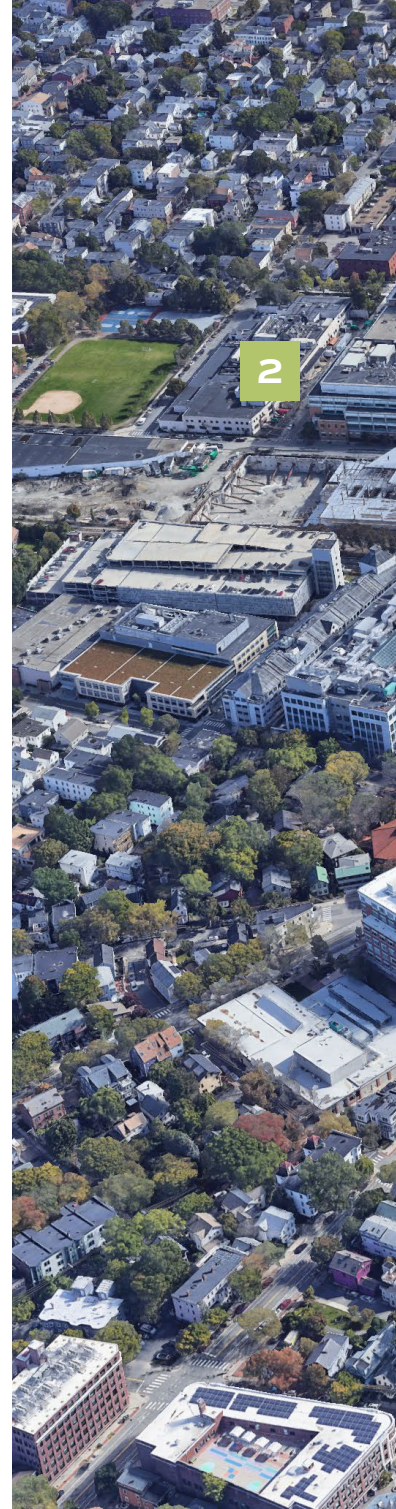
11. **amazon**

17. **HubSpot**

6. **DRAPER**

12. **ORACLE**

18. **PHILIPS**



# DOWNTOWN BOSTON

**T** SCIENCE PARK/WEST END

**T** CHARLES/MGH

CHARLES RIVER

**T** KENDALL/MIT

10 Min. Walk

EZ

EZ

EZ

EZ

EZ

EZ

3,201 - 14,796SF AVAILABLE

# 201

BROADWAY

16

15

14

13

3

4

5

1

6

7

10

9

8

12

11



# AMENITY RICH/REDLINE



**8 MIN.**  
DRIVE TO  
DOWNTOWN BOSTON

**10 MIN.**  
DRIVE TO ROUTE 1  
AND I-93

**15 MIN.**  
DRIVE TO LOGAN  
INT. AIRPORT

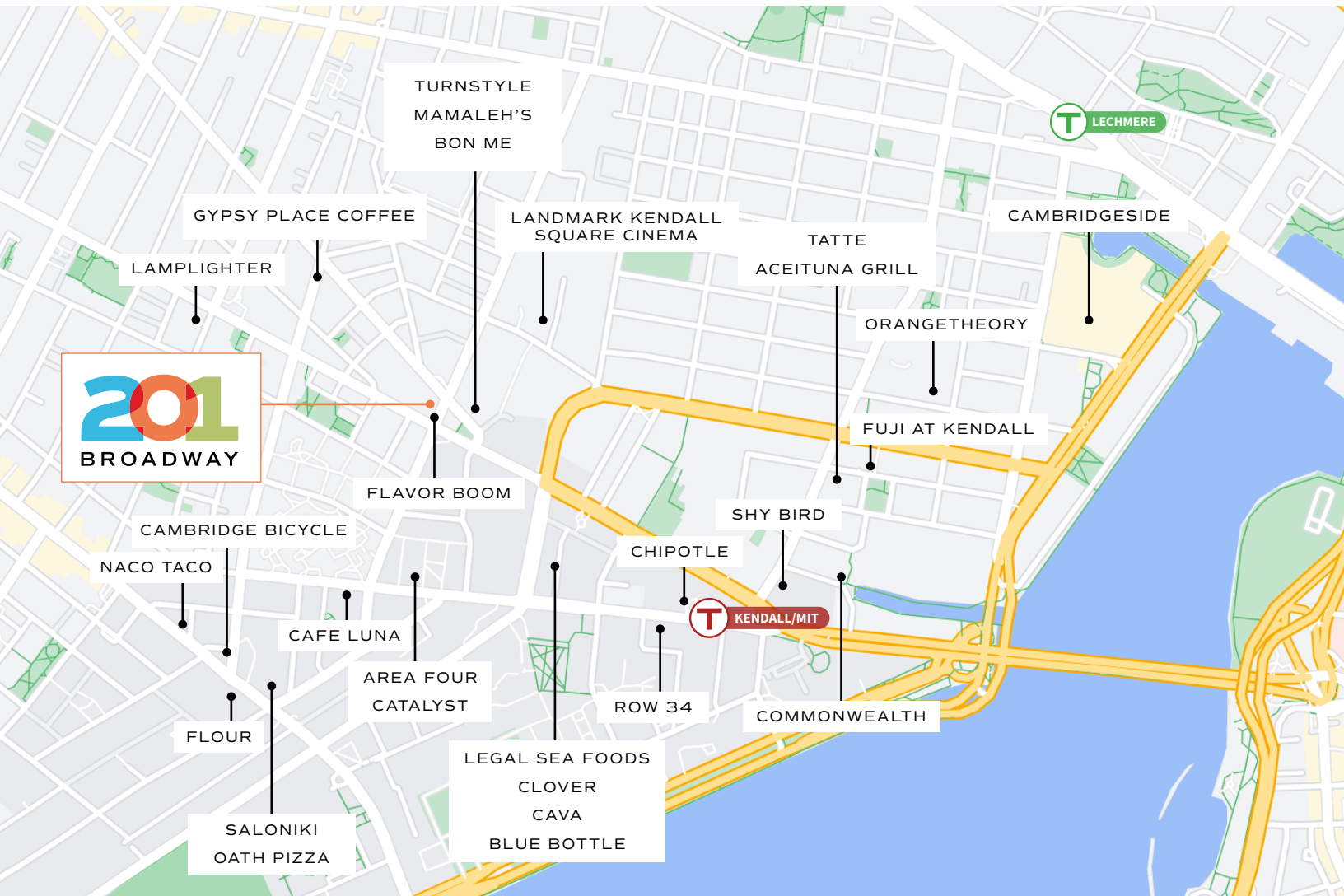
**10 MIN.**  
WALK TO RED LINE  
KENDALL/MIT



**10+**  
BLUEBIKE STATIONS IN  
IMMEDIATE AREA

**60+**  
NEARBY CAFES AND  
RESTAURANTS





Located in Cambridge, MA, Kendall Square is an internationally recognized innovation district that is propelled by the synergies of imagination and ingenuity.



## PROPERTY SPECIFICATIONS

<b>RBA:</b>	120,338 SF
<b>Total Floors:</b>	Eight (8)
<b>Available SF:</b>	3,201 SF – 14,796 SF
<b>Property Type:</b>	Office
<b>Date Available:</b>	Immediately
<b>Term:</b>	Negotiable
<b>Year Built:</b>	1988
<b>Lobby Renovation:</b>	2019

## AVAILABILITY

Floor 4:

**3,201 SF - 8,135 SF**

Suite 450 - 3,201 SF

Suite 475 - 4,934 SF

(includes roof deck)

Floor 5:

**6,661 SF**

*\*4th floor suites can be combined*



**6,661 SF**  
AVAILABLE

Suite 450  
**3,201 SF**  
AVAILABLE

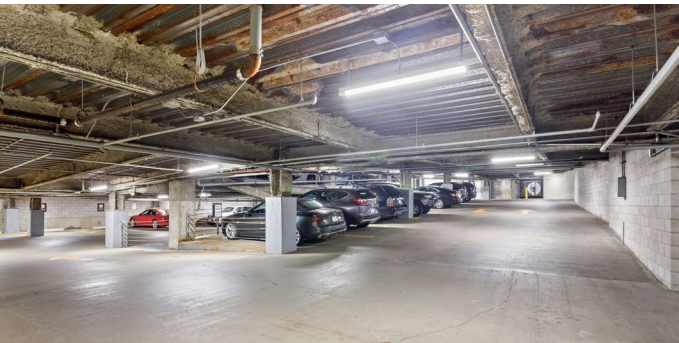
Suite 475  
**4,934 SF**  
AVAILABLE

5

4

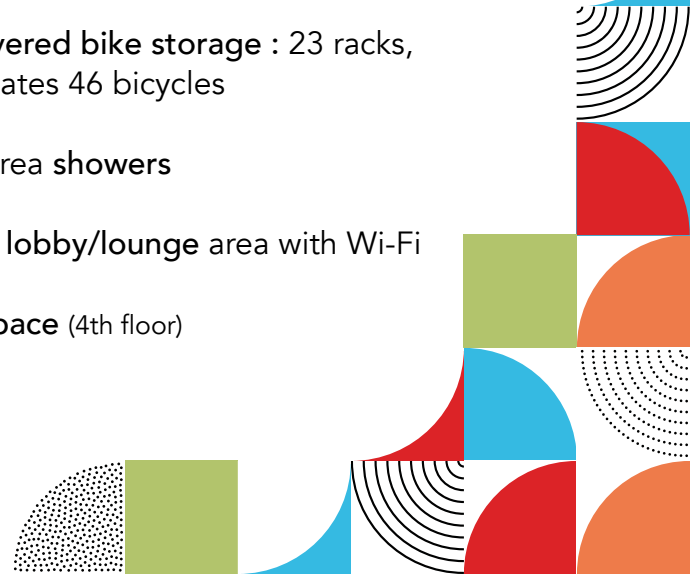


CLICK HERE TO VIEW  
FLOOR PLANS



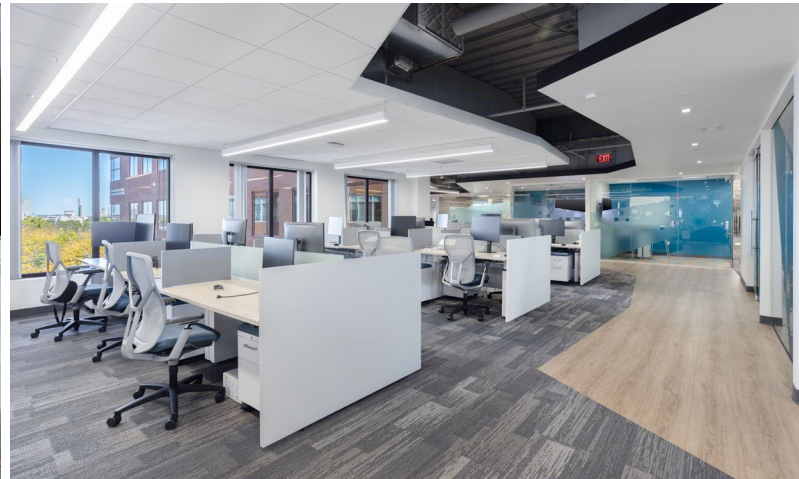
## BUILDING AMENITIES

- On-site management
- Abundant parking : 174 covered spaces (1.4/1,000 SF - high ratio for East Cambridge)
- Breakfast and lunch restaurant on ground floor (Flavor Boom!)
- On-site covered bike storage : 23 racks, accommodates 46 bicycles
- Common area showers
- Renovated lobby/lounge area with Wi-Fi
- Outdoor space (4th floor)





**3,201 SF - 14,796 SF AVAILABLE  
IN KENDALL SQUARE, CAMBRIDGE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

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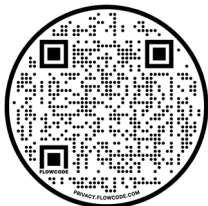
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**SCAN CODE TO VIEW  
201 BROADWAY WEBSITE**



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