

237 PUTNAM AVENUE PLUG & PLAY - LAB & OFFICE SPACE

CAMBRIDGE, MA 02139



LAB/OFFICE SUBLEASE | AVAILABLE NOW

5,800-23,686 RSF

HUGHESMARINO

BUILDING INFORMATION



BUILDING

Blackstone Science Square

ADDRESS

237 Putnam Avenue

Cambridge, MA 02139

AVAILABLE

September 1, 2024

ASKING RATE

Mid \$50s NNN

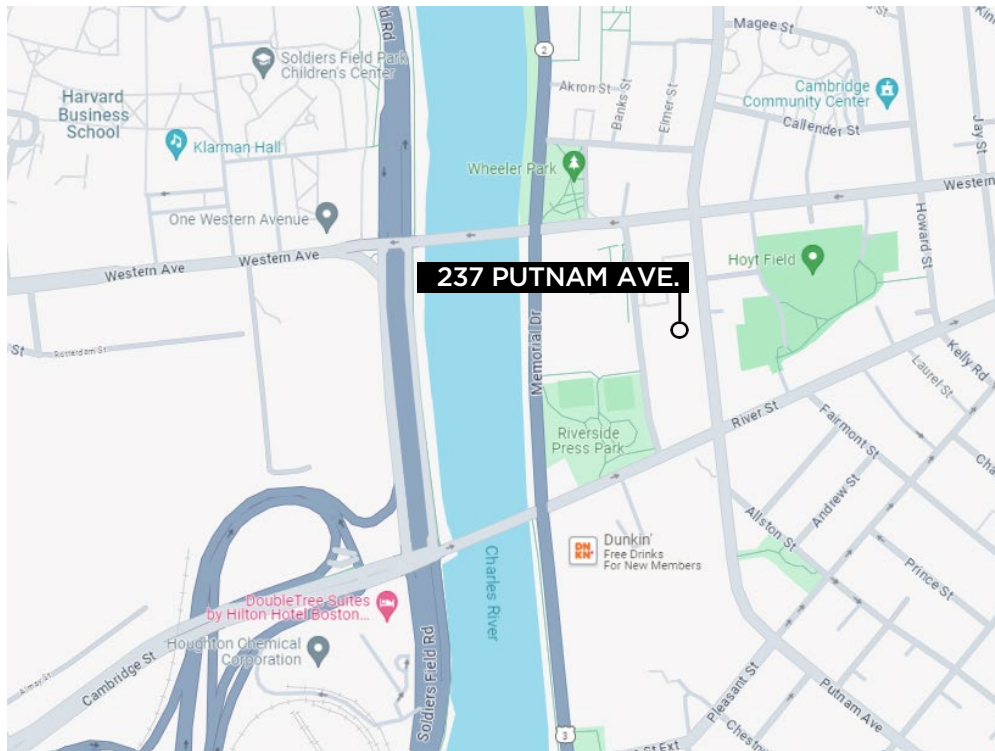
AVAILABLE THROUGH

April 2026

BUILDING AMENITIES

- 24-hour secure building access
- Indoor bicycle storage
- Use of building-maintained interaction area (~2,500 sf)
- Onsite parking available
- Nearby food & restaurants

LOCATION HIGHLIGHTS



**WALK
SCORE**

92

**TRANSIT
SCORE**

73

KEY HIGHLIGHTS

- 15-min walk from both Harvard & MIT campuses
- Central Square MBTA station is a quick walk away
- Proximate to public parks with running & bike trails
- Convenient access to I-90, Storrow Drive and Memorial Drive
- Adjacent to #64, #70 and #70A bus routes to Central Square MBTA Red Line station
- Walk to Whole Foods, Trader Joes, Dunkin Donuts, Riverside Pizza, The Coast Cafe, Alive & Kicking Lobster, and Walgreens

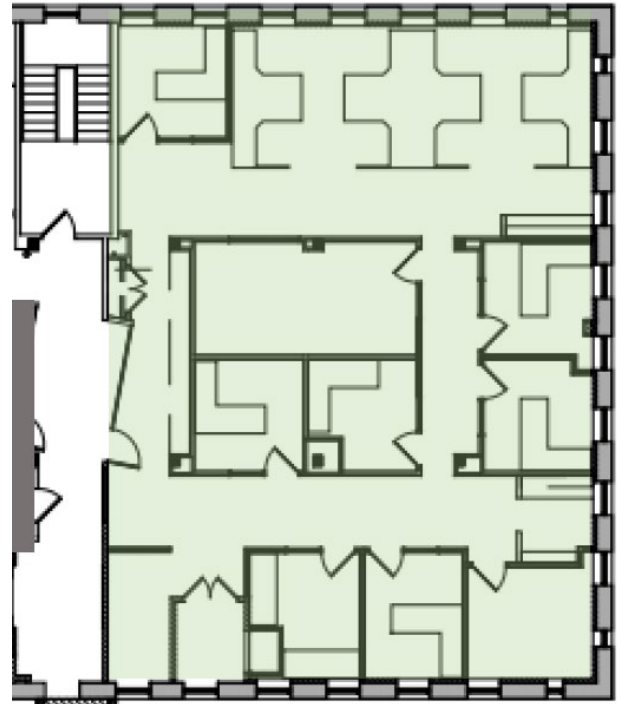
FLOOR PLAN

OPTION A - 5,800 SF

1ST FLOOR LAB SPACE



2ND FLOOR OFFICE



SPACE HIGHLIGHTS

- 40:60 Split of Lab/ Office Space
- Move-in Ready
- Flexible design lab space
- Dedicated 6ft fume hood
- Walk-in 4C refrigerator
- Dedicated tissue culture room
- Dedicated HVAC
- Natural Lighting
- Shared loading dock access
- Plumbed CO2 manifolds
- Plumbed RO water
- Ample emergency backup power
- Fully outfitted offices & conference rooms
- Cold Room

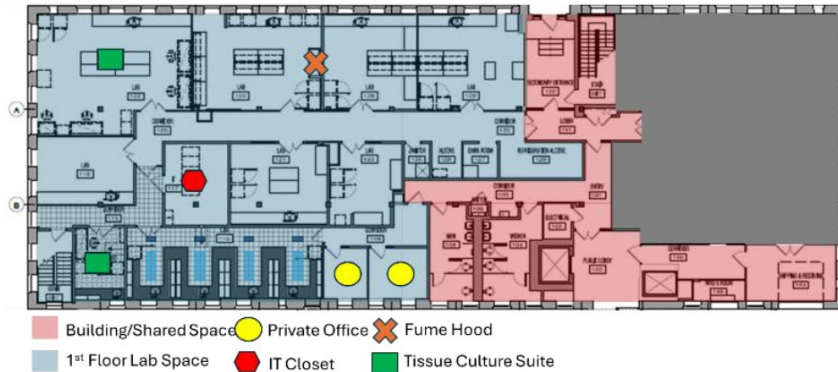
237 PUTNAM AVE, BOSTON, MA - OPTION A



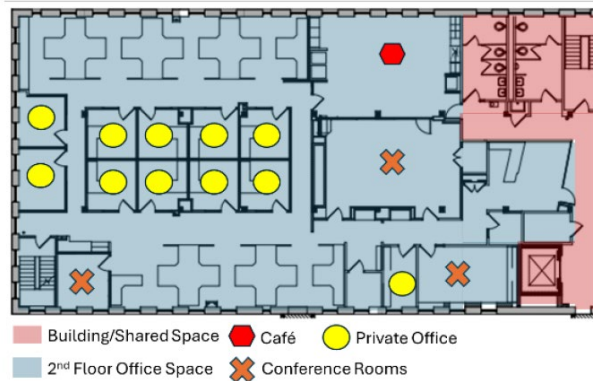
FLOOR PLAN

OPTION B - 17,866 SF

1ST FLOOR LAB SPACE



2ND FLOOR OFFICE



SPACE HIGHLIGHTS

- 50:50 Split of Lab/ Office Space
- Move-in Ready
- Flexible design lab space
- Dedicated 4ft fume hood
- Dedicated tissue culture rooms (2)
- Dedicated HVAC system
- Dedicated IT Room
- Natural Lighting
- Shared loading dock access
- Plumbed CO2 manifolds
- Plumbed RO water
- Ample emergency backup power
- Isolated Wastewater System

237 PUTNAM AVE, BOSTON, MA - OPTION B



CONTACT INFORMATION



NICK AMARANTE
nick@hughesmarino.com
860.803.2057
Broker Lic. #9583210

ONE MARINA PARK DRIVE, STE 1001
617.356.0111 | hughesmarino.com

HUGHESMARINO