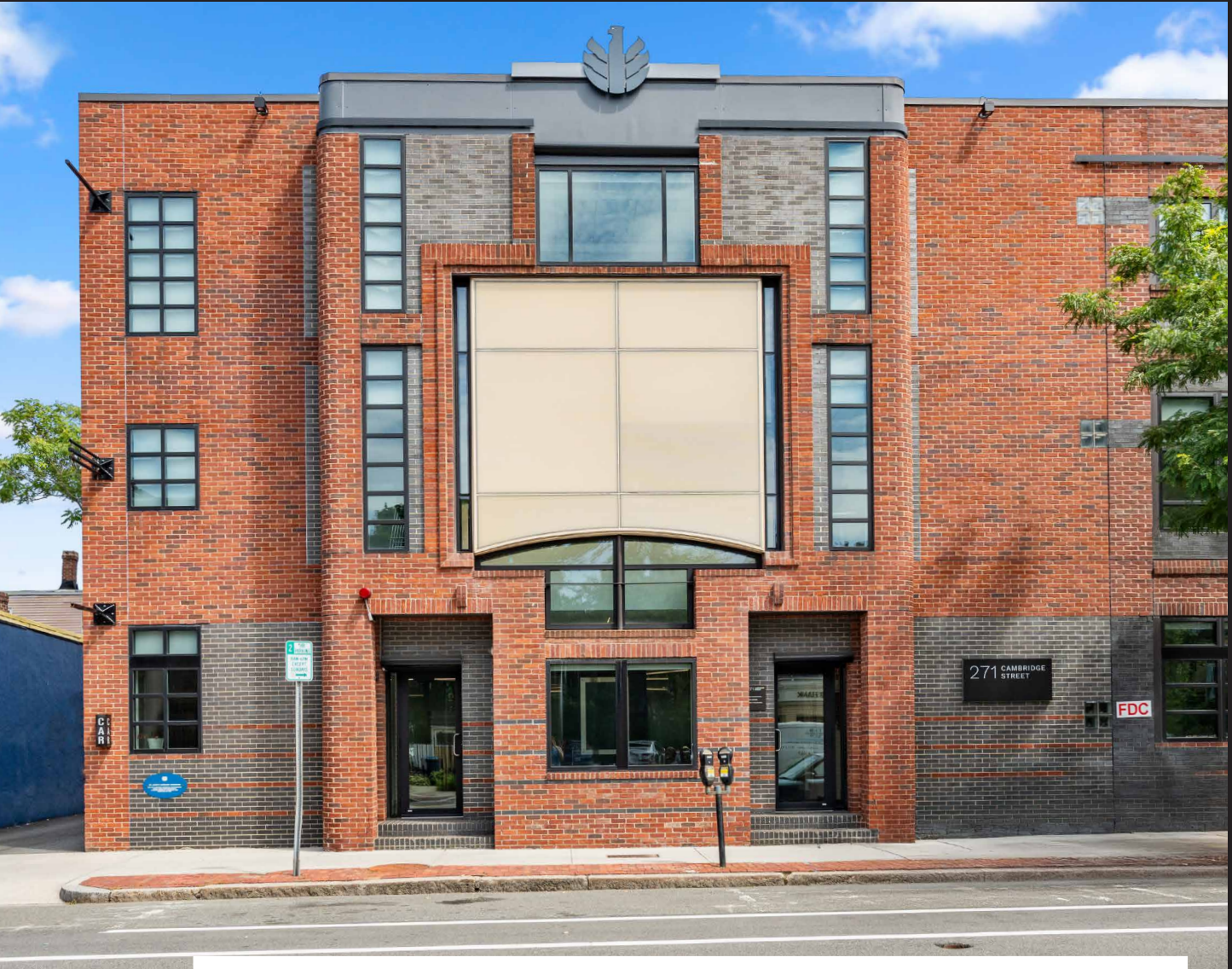


271 CAMBRIDGE









EAST CAMBRIDGE, MA

FULLY REDEVELOPED OFFICE & LAB BUILDING


PROPERTY SUMMARY

271 CAMBRIDGE STREET offers lab and office space in the heart of East Cambridge, America's hub of innovation. Located just steps from the new Lechmere Green Line T Station, 1 mile from Downtown Boston, and 1.6 miles from I-93, the property is easily accessible by public transportation, car, bike, and foot. Within walking distance of Kendall Square, MIT, and Harvard University, the property sits amidst the densest concentration of intellectual capital in the world including 50 public companies with a combined market value of \$316 billion. Area amenities include the Cambridgeside Galleria, the new 4.5M SF Cambridge Crossing mixed-use development, and numerous dining and entertainment options. The property further offers onsite and offsite parking, handicap accessibility, and local and active ownership.

BUILDING HIGHLIGHTS


-  2,095 SF up to 6,500 SF Available
-  Walking Distance to Public Transportation:
 - Lechmere (Green Line)
 - Kendall Square/MIT (Red Line)
-  Onsite and Offsite Parking Available
-  Freight Elevator and Handicap Access
-  Local and Active Ownership
-  Fully Renovated Office and Lab Building

WALKER'S PARADISE




94

BIKER'S PARADISE



97

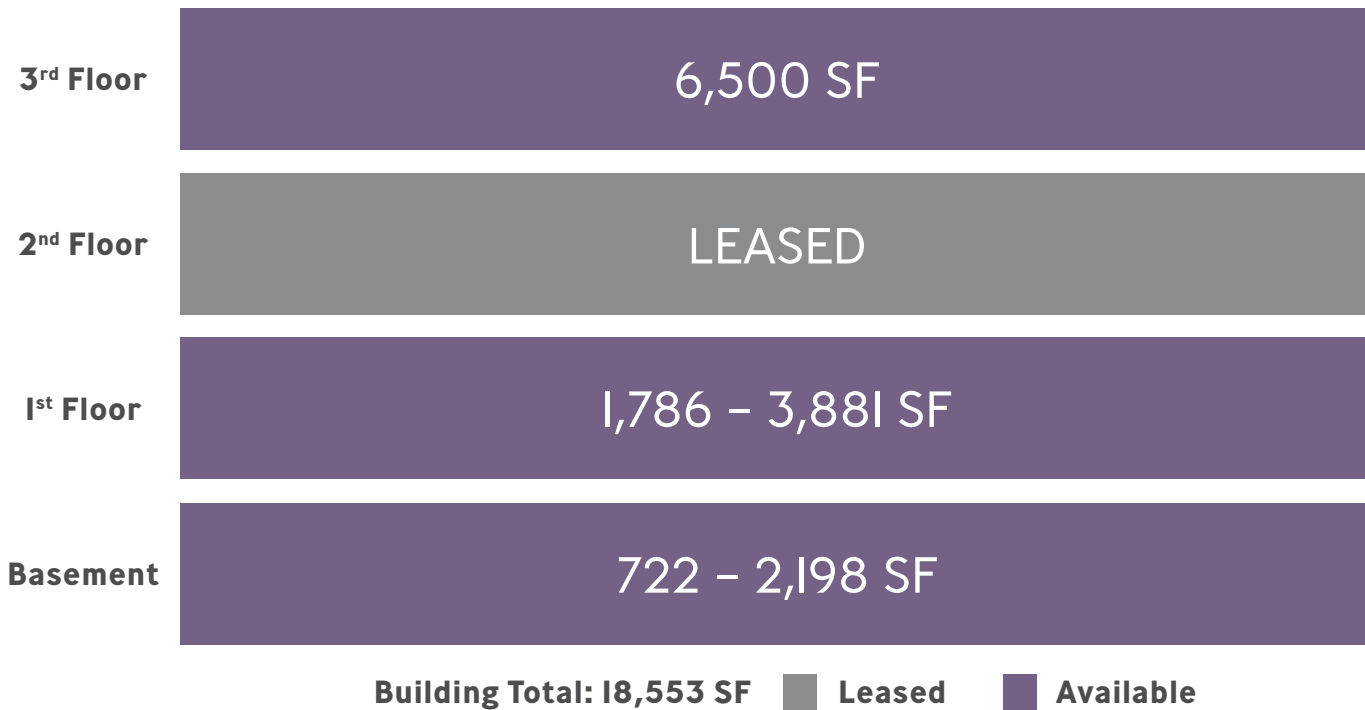
EXCELLENT TRANSIT




86




AVAILABILITY




LAB SPECIFICATIONS




Vivarium Capability




Nitrogen, CO₂, VAC




pH Neutralization



1200 Amp, 3 Phase, 480V Main Power



Glass Wash/Autoclave



Emergency Generator: 125 kW @ 277/480 Volts

FLOOR PLANS

BASEMENT

Office/Flex

722 - 2,198 SF

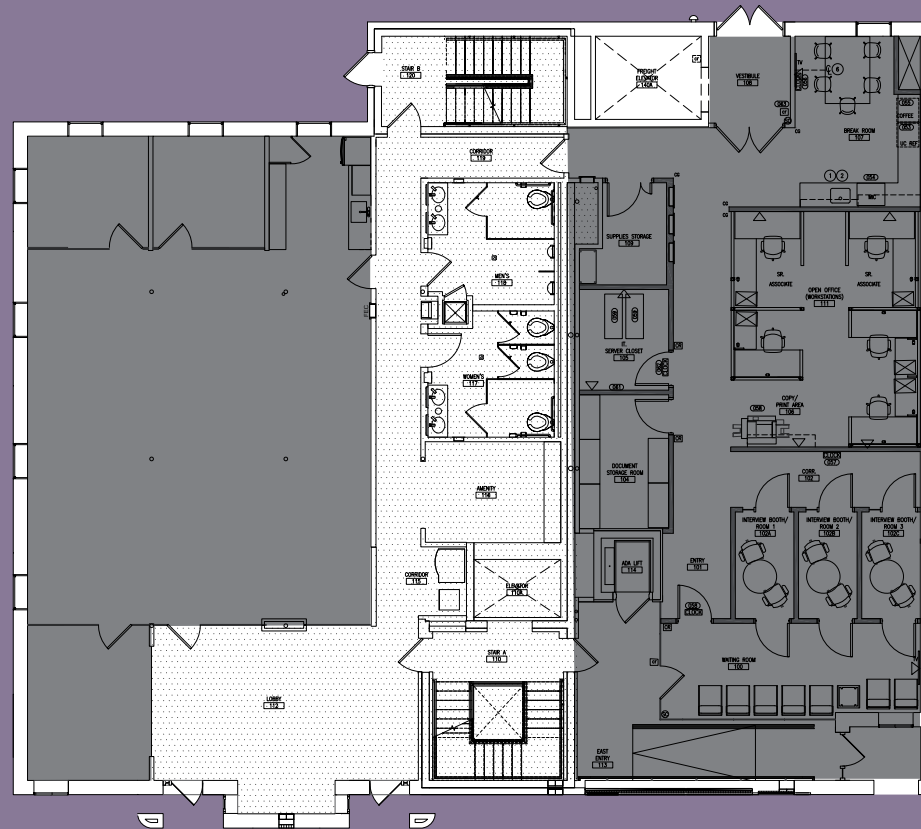


CAMBRIDGE ST

FIRST FLOOR

Office/Flex

1,786 - 3,881 SF



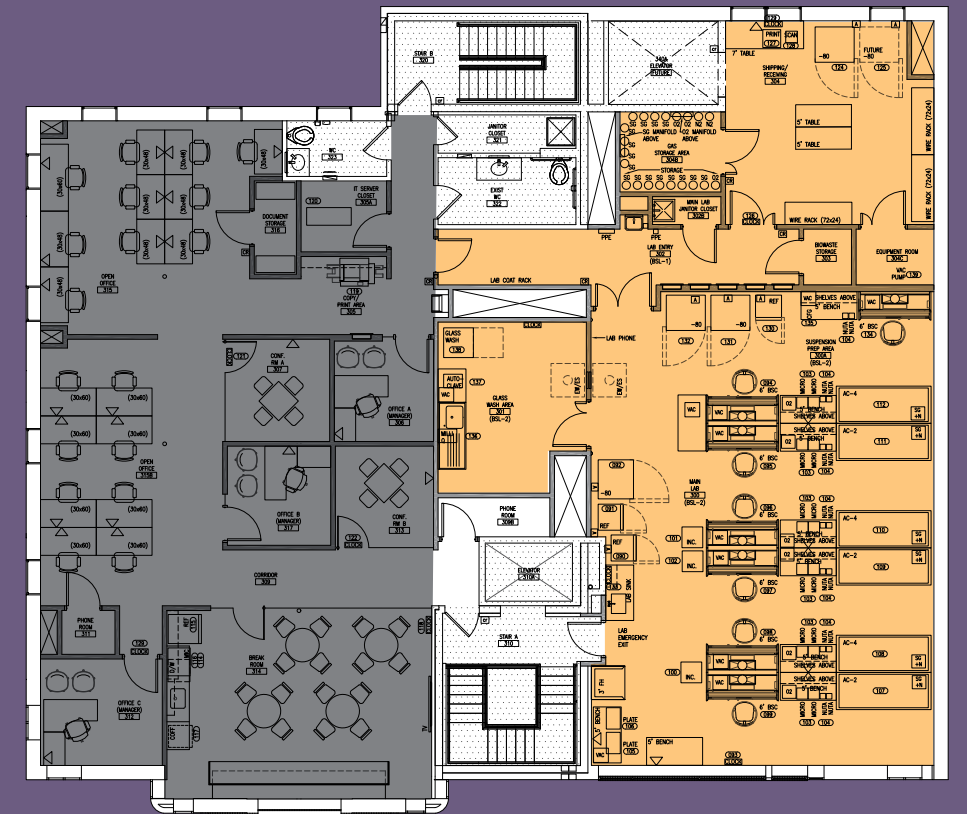
CAMBRIDGE ST

THIRD FLOOR

Office/Flex Lab

6,500 SF

LAB READY SPACE

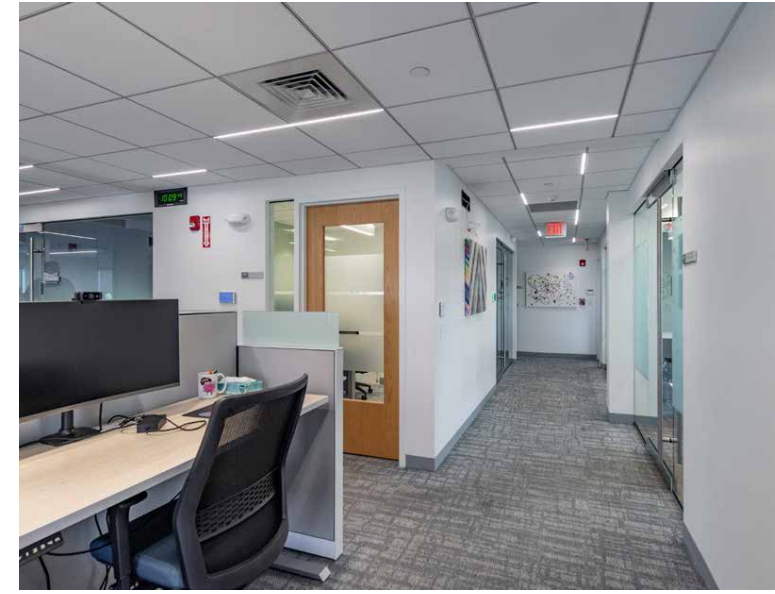


CAMBRIDGE ST

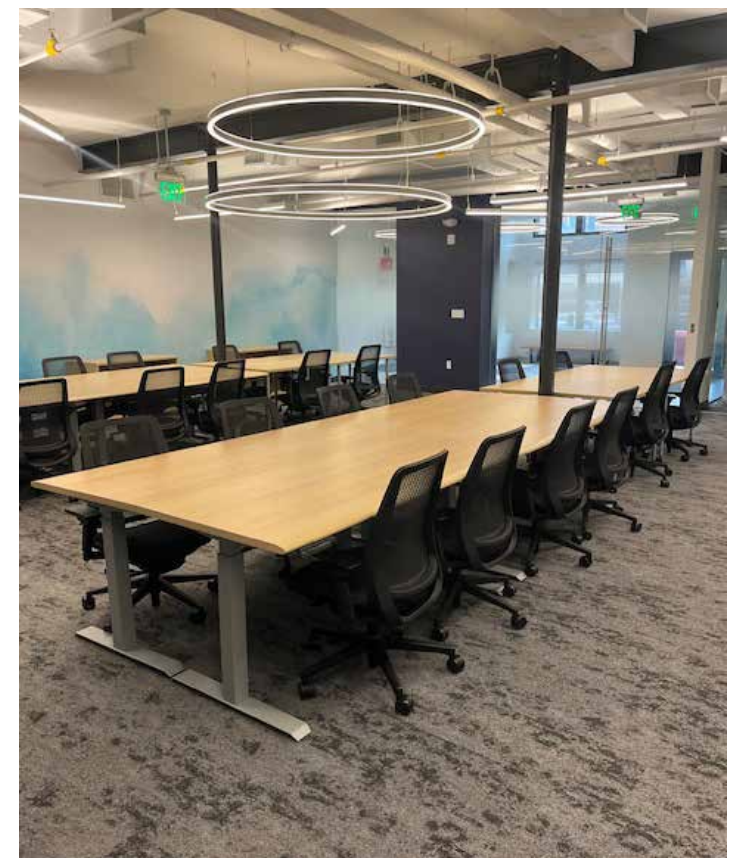
LAB PHOTOS



OFFICE PHOTOS







1,786 SF - 1ST FLOOR



LOCATION OVERVIEW



NEIGHBORHOOD AMENITIES

-  5-min walk from MBTA's Lechmere T Station. 12-min walk from MBTA's Kendall/MIT Station.
-  Conveniently located to Cambridge Crossing, Kendall Square, MIT, and Downtown Boston.
-  Within walking distance of significant restaurant and retail amenities.
-  Ample onsite and offsite parking.



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