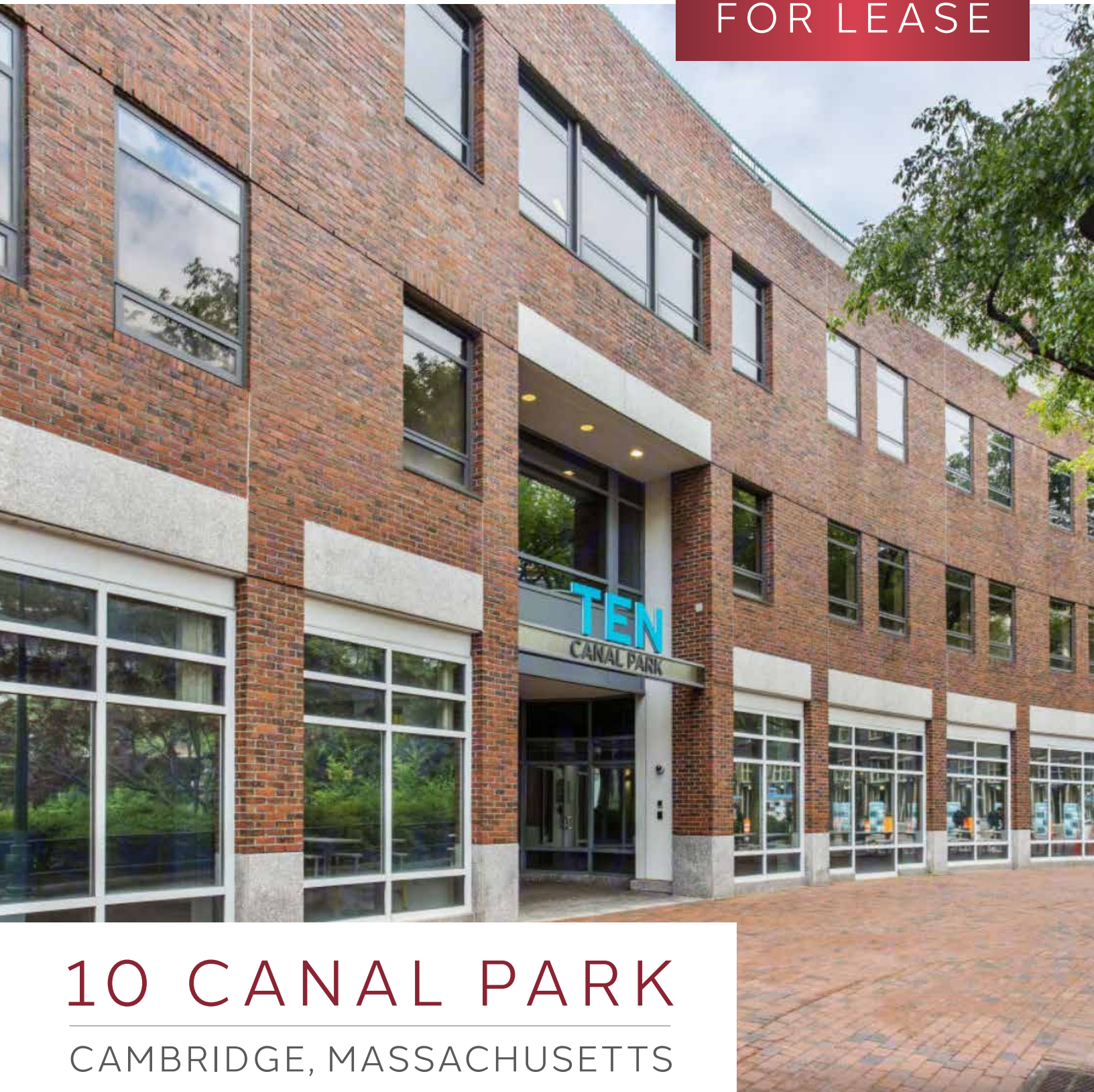


FOR LEASE



10 CANAL PARK

CAMBRIDGE, MASSACHUSETTS

10,000-48,000 SF of
Class A Office Space

CBRE

INTERCONTINENTAL
REAL ESTATE CORPORATION

Opportunity Details

48,000 SF
TOTAL AVAILABLE SPACE

10,057 SF
FLOOR 2

26,853 SF
FLOOR 3

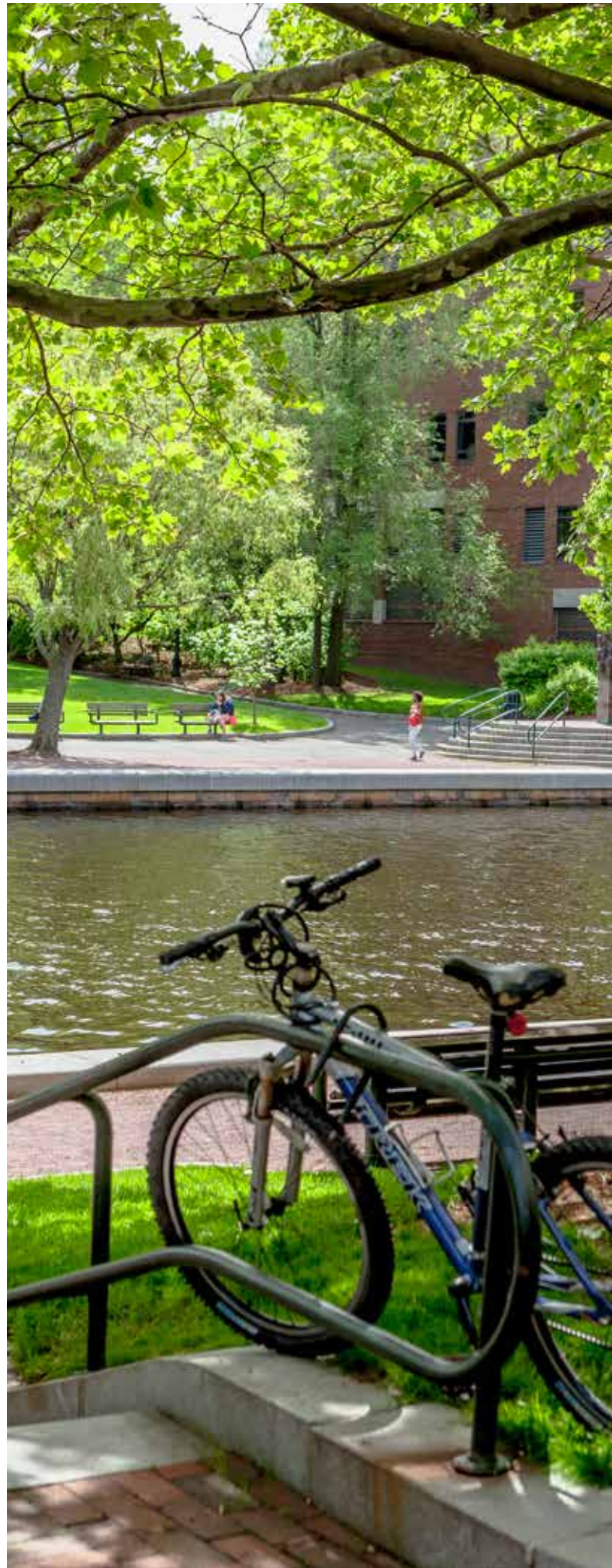
11,588 SF
FLOOR 4

Flexible
TERM

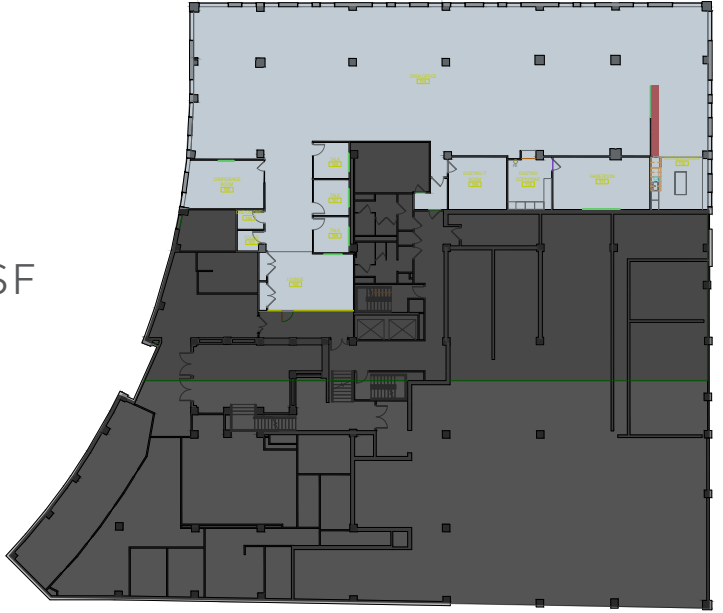
0.6/1,000 SF
PARKING
(WITH 0.34/1,000 SF IN THE BUILDING
AND THE REMAINING IN THE FIRST STREET
MUNICIPAL GARAGE)

Indoor Bike Room

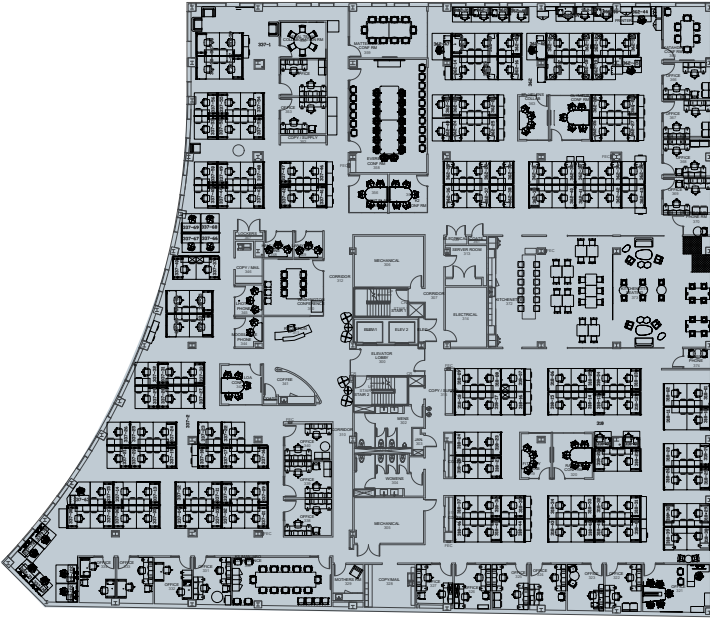
Showers



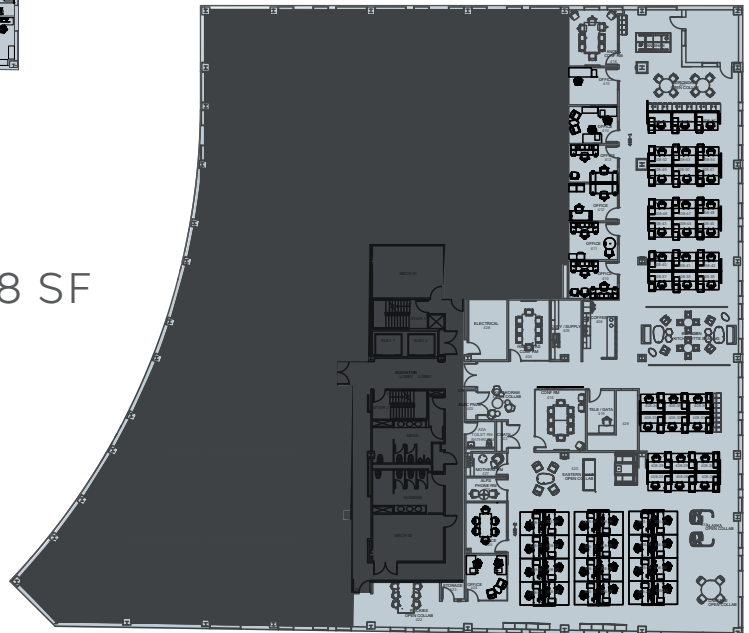
2ND FLOOR | 10,057 SF



3RD FLOOR | 26,853 SF



4TH FLOOR | 11,588 SF



FOR LEASE



Contact Us

CHARLES KAVOOGIAN

Executive Vice President
+1 617 912 7079
charles.kavoogian@cbre.com

LAUREN DRAKELEY

Senior Associate
+1 617 912 6944
lauren.drakeley@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are servicemarks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

INTERCONTINENTAL
REAL ESTATE CORPORATION