

CAMBRIDGE, MASSACHUSETTS

730 Main Street

Move-in ready graduate lab suites in the heart of Kendall Square — furnished, flexible and steps from MIT.

52

LAB BENCHES

30

WORKSTATIONS

3

CONFERENCE ROOMS

SUBLEASE OPPORTUNITY

5,000 – 12,535 SF

FULLY FURNISHED LAB + OFFICE

FLOOR	4th
AVAILABILITY	Immediate
TERM	Flexible
BUILDING	59,848 SF

RISE
73

Move-in ready graduate lab suites in the heart of Kendall Square

A rare plug-and-play sublease at RISE 73: fully built lab and office space with equipment in place, available immediately on flexible terms.

- Fully furnished lab space with science equipment available
- Four levels of underground parking, additional parking available
- Bike storage and shower facilities
- Bred Gourmet on the ground floor, plus 40+ nearby restaurants
- Steps from Kendall Square & the MIT campus

59,848 SF

BUILDING

5

FLOORS

0.75/1,000

PARKING RATIO



Plug & play sublease

5,000 – 12,535 SF

AVAILABLE ON THE 4TH FLOOR

Immediate

OCCUPANCY

Flexible

SUBLEASE TERM

WHAT'S INCLUDED

- 52 lab benches and 2 fume hoods
- 30 office workstations
- 3 private offices and 3 conference rooms
- Furniture, casework and equipment in place

AVAILABILITY

Size 4th Floor: 5,000 – 12,535 SF

Availability Immediate

Term Flexible

BUILDING SPECIFICATIONS

Building Size 59,848 SF

Floors Five

Floor Heights Floor 3: 11'-5" · Floor 5: 11'-8"

Floor Load 100 lbs/SF

Elevators 2 passenger (3,500 lb) · 1 freight (5,000 lb)

HVAC 1.25 CFM/USF

Electrical Lab: 15 W/USF · Office: 8 W/USF

Loading Dock Fully enclosed, single-bay

Parking 4 underground levels · 0.75/1,000 SF

Availability



LAB 52 benches · 2 fume hoods

OFFICE 30 workstations · 3 private offices

MEET 3 conference rooms

A closer look



OPEN WET LAB



OPEN WORKSTATIONS



CONFERENCE ROOM



BENCH-READY LAB



LAB SUPPORT



PANTRY & LOUNGE

Located in the heart of Kendall Square.

730 Main Street sits among Cambridge's densest cluster of life-science and technology companies, with the Red Line, MIT and Kendall Square's amenities all within a short walk.

WALKING DISTANCE

Kendall / MIT Red Line station	6 min
MIT campus	5 min
Bred Gourmet (ground floor)	In building
Kendall Square retail & dining	5 min

40+

NEARBY RESTAURANTS

30+

SHOPPING & RETAIL

5+

HEALTH & FITNESS

Let's talk

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