

Large Block Kendall Square Office Sublease

25,254-267,000 SF Available Immediately

50 Binney Street
Cambridge, Massachusetts

Term: Thru 12/31/2030



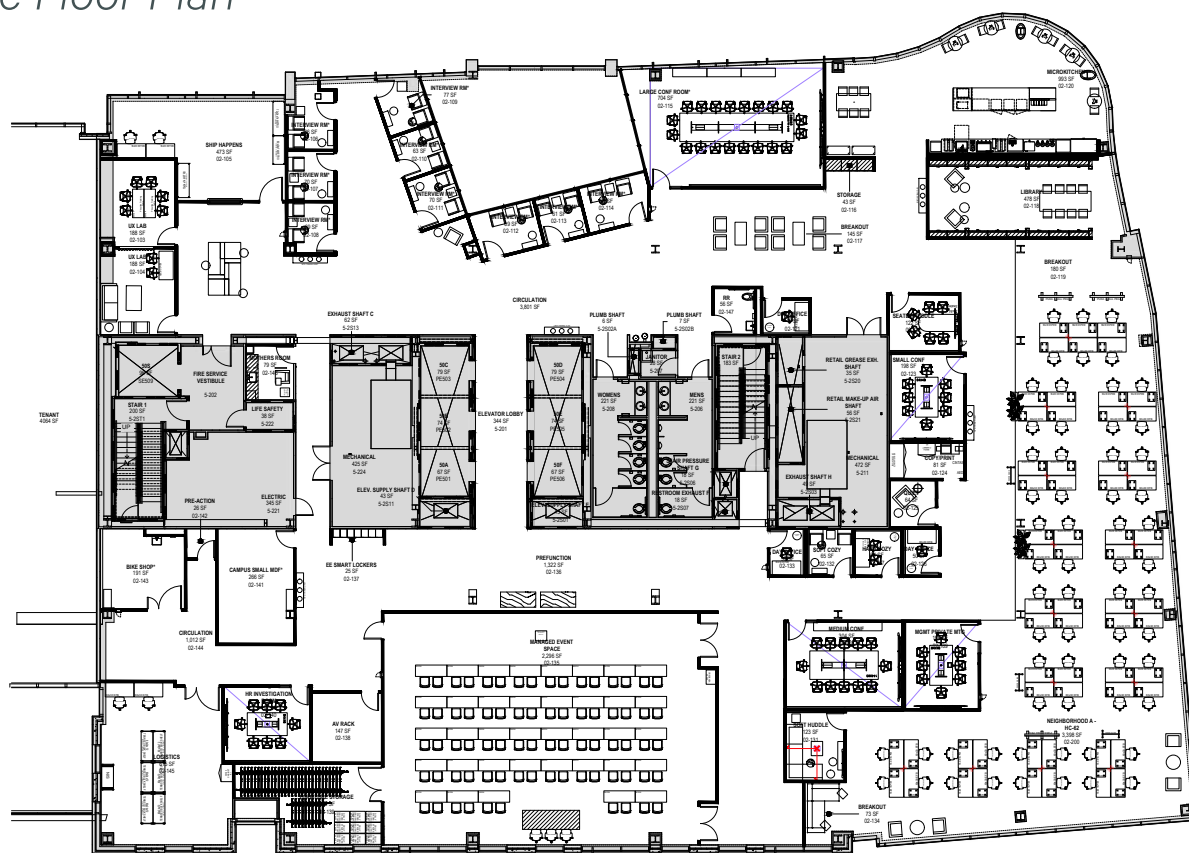
Large Block Kendall Square Office Sublease

50 Binney Street | Cambridge, Massachusetts

Representative Floor Plan

2nd Floor

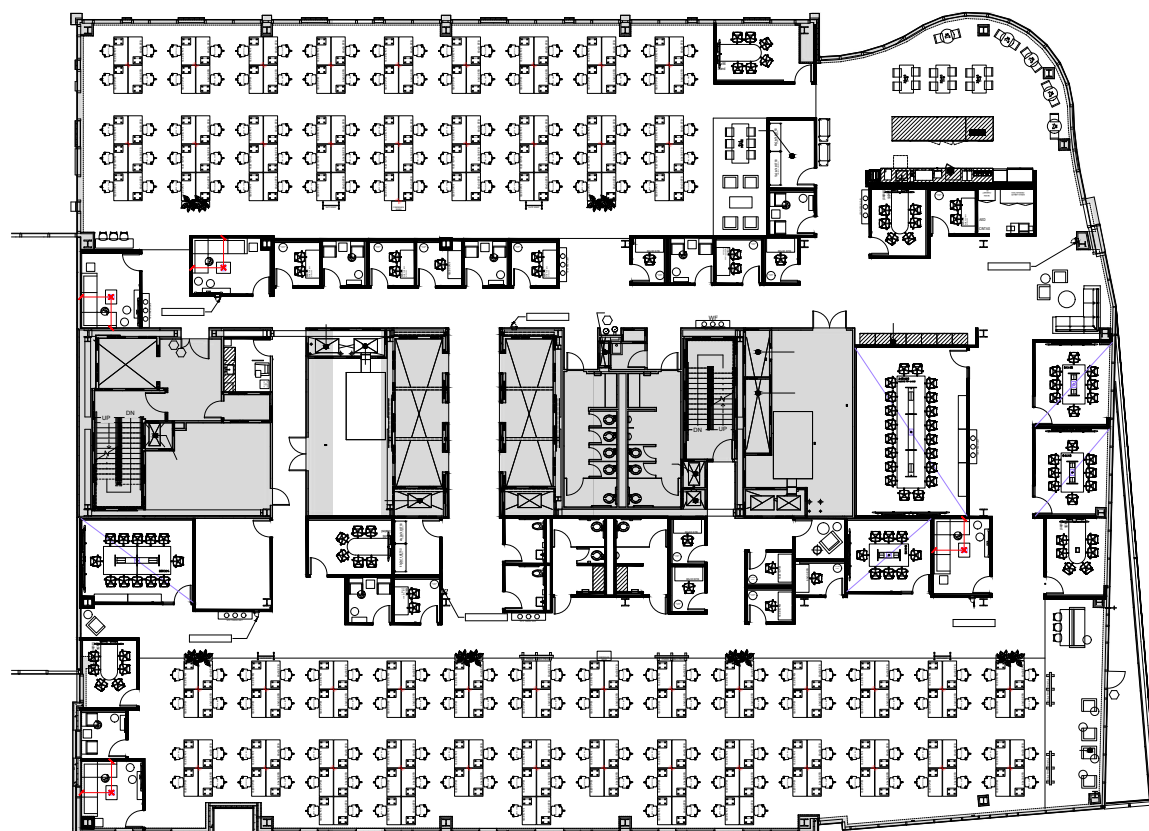
25,674 SF



Representative Floor Plan

4th Floor

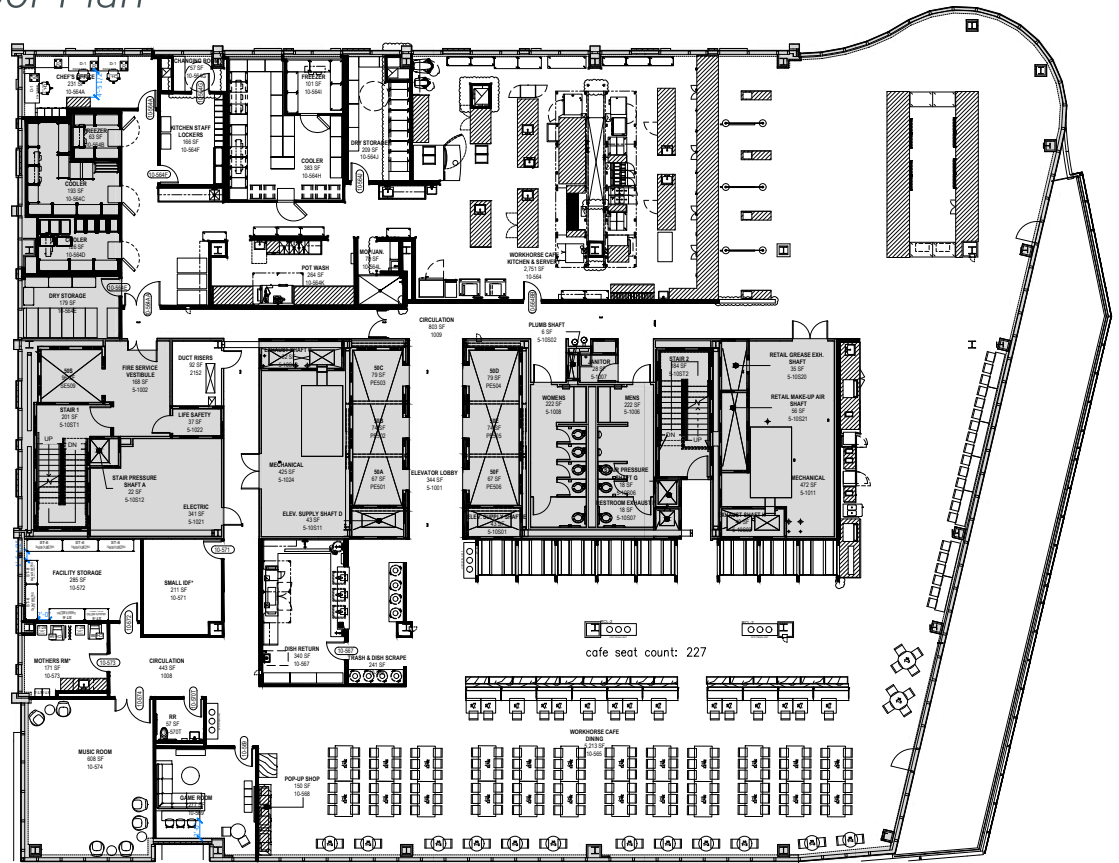
27,714 SF



Representative Floor Plan

10th Floor

25,254 SF



Building Details

Year Built	2017
Stories	10
LEED Certification	LEED Gold
Floor Load	Reinforced concrete slabs with live load capacity of 100 lbs/SF
Ground Floor Clear Height	16' 4"
Floors 2-6 Clear Height	14' 6"
Floors 7-9 Clear Height	12' 8"
Floor 10 Clear Height	13' 2"
Column Bay Spacing	32' 0"
Passenger Elevators	Six (6) with 3,500-lb. capacity
Freight Elevator	One (1) service elevator with 5,000-lb. capacity; 4' 0" wide door opening
Tel/Data Providers	Verizon, Comcast, Lighttower
Office Lighting	1.5 w/USF
Office Power	4.5 w/USF
Office HVAC	6 w/USF
Parking	0.81/1,000 SF leased in the 6-story below-grade building garage
Bicycle Storage	Covered bicycle storage
On-Site Retail	Bon Me

Building Stack

Full Floor Sublease Available

Subdividable by Floor

10	25,254 SF - 12/31/2030
9	25,620 SF - 12/31/2030
8	29,844 SF - 12/31/2030
7	30,091 SF - 12/31/2030
6	31,244 SF - 12/31/2030
5	31,451 SF - 12/31/2030
4	27,714 SF - 12/31/2030
3	27,912 SF - 12/31/2030
2	25,674 SF - 12/31/2030
1	8,162 SF - 12/31/2030

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For Sublease



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