



# 450 Kendall

CAMBRIDGE, MA



BioMed Realty

**CBRE**



**16,578-  
57,403 SF  
OF SECOND  
GENERATION  
OFFICE &  
LAB SPACE**

# 450 Kendall

**BioMed Realty & CBRE are pleased to present the availability of 57,403 SF lab & office space on the second, third, fourth and fifth floors at 450 Kendall, Cambridge, MA.**

This building sits in the epicenter of Kendall Square, adjacent to the world's top tier biotechnology and pharmaceutical companies. 450 Kendall is also steps from abundant amenities including coffee shops, restaurants, on-site retail, outdoor patio, grocery stores, fitness, etc. as well as a 4 minute walk to the MBTA Red Line station.

## AVAILABILITY DETAILS



### SIZE

16,578-57,403 SF



### FLOORS

2, 3, 4, 5



### AVAILABLE

Immediately



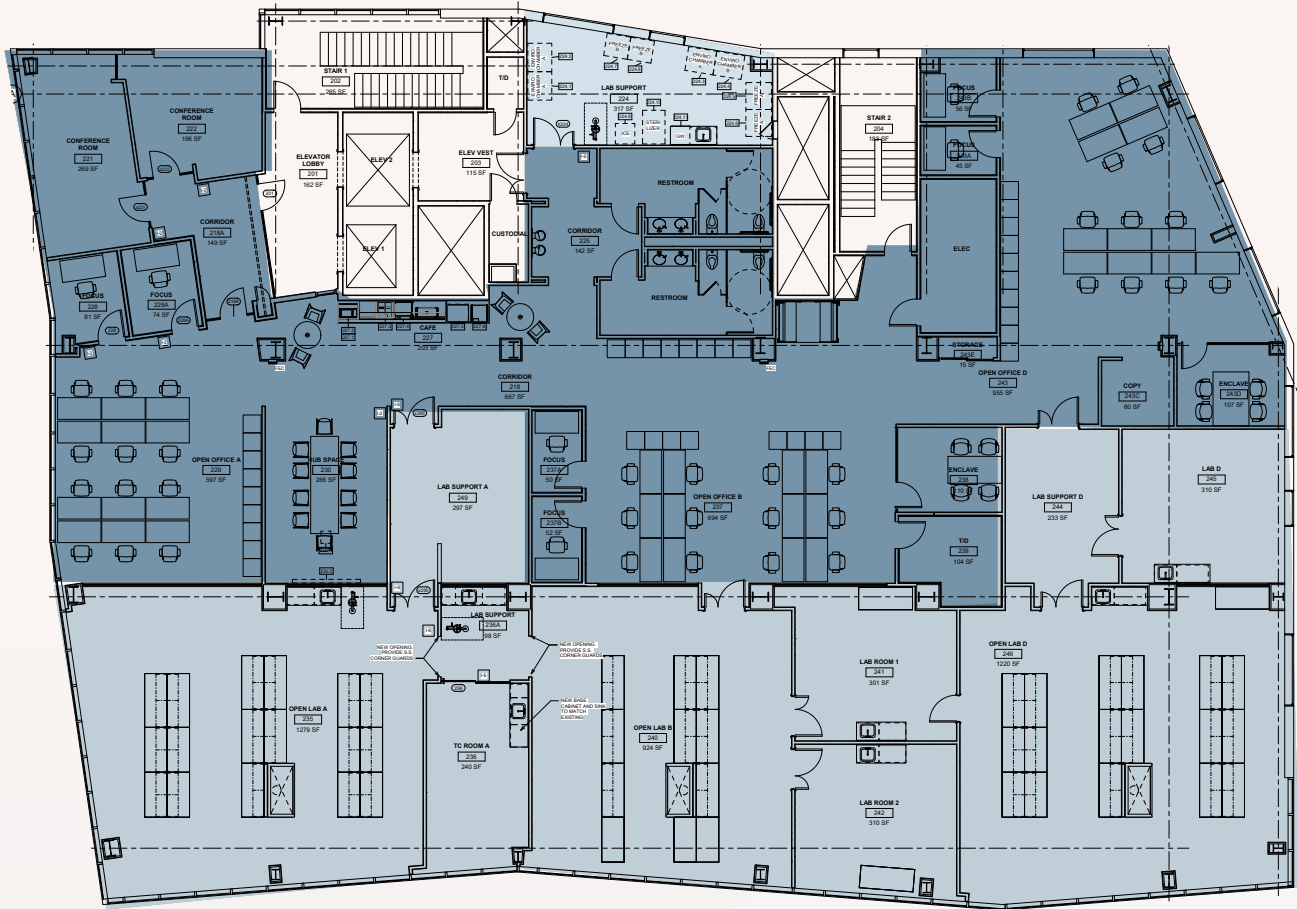
### PARKING

1.0/1,000 SF



### AMENITIES

Outdoor terrace, walking distance to Kendall MBTA stop, nearby eateries & on-site retail



# Available Immediately

LAB  
 OFFICE

## Second Floor

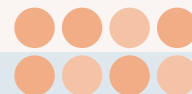
16,578 SF

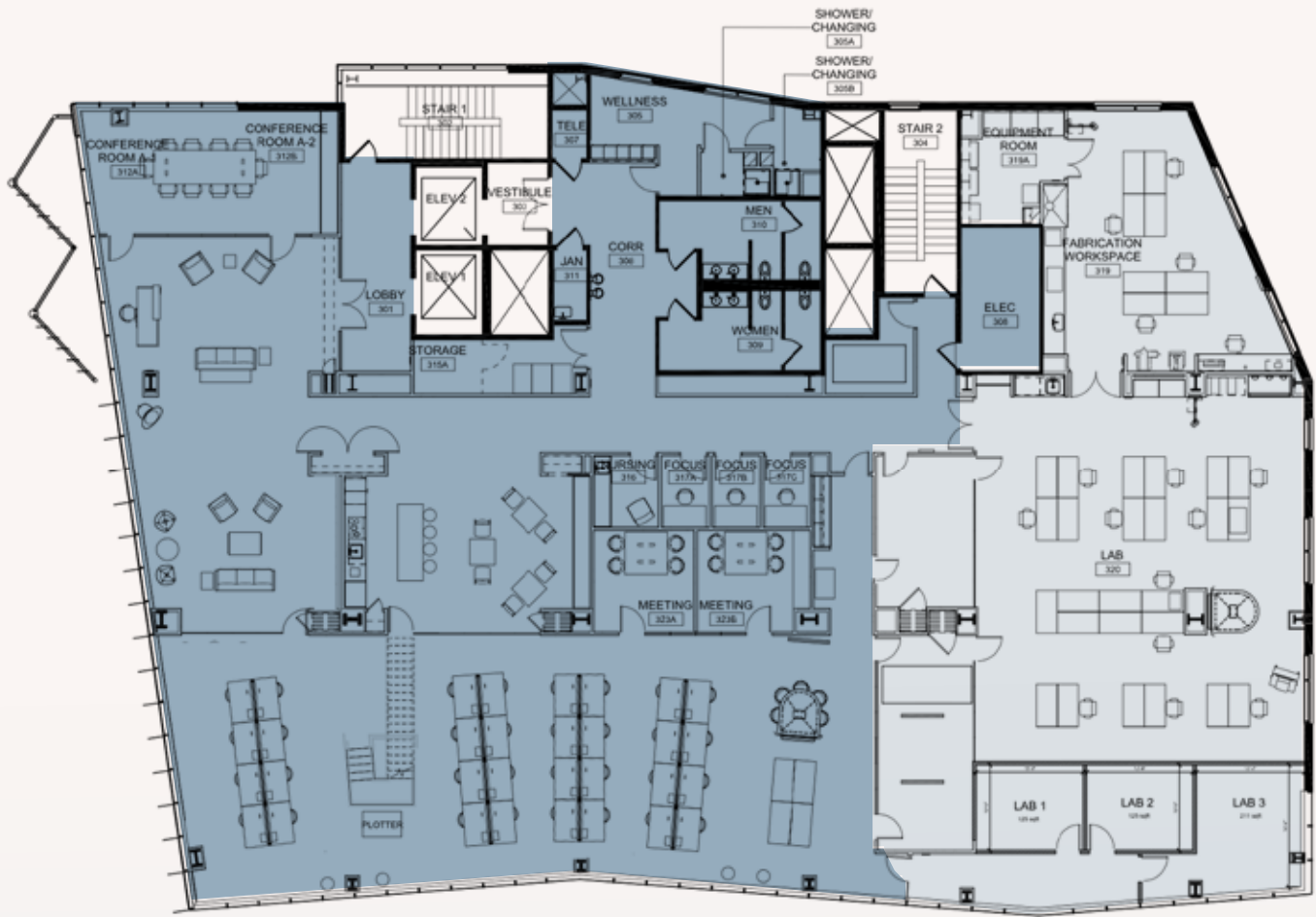
### OFFICE BREAKDOWN

- 2 Conference Rooms
- 6 Focus Rooms
- 2 Huddle Rooms
- 35 Open Office Workstations
- Cafe

### LAB BREAKDOWN

- 4 Lab Support Rooms
- 4 Tissue Culture Rooms
- 3 Fume Hoods
- 46 Lab Benches





# Available Immediately

LAB  
 OFFICE

## Third Floor

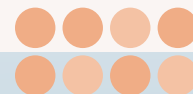
16,798 SF

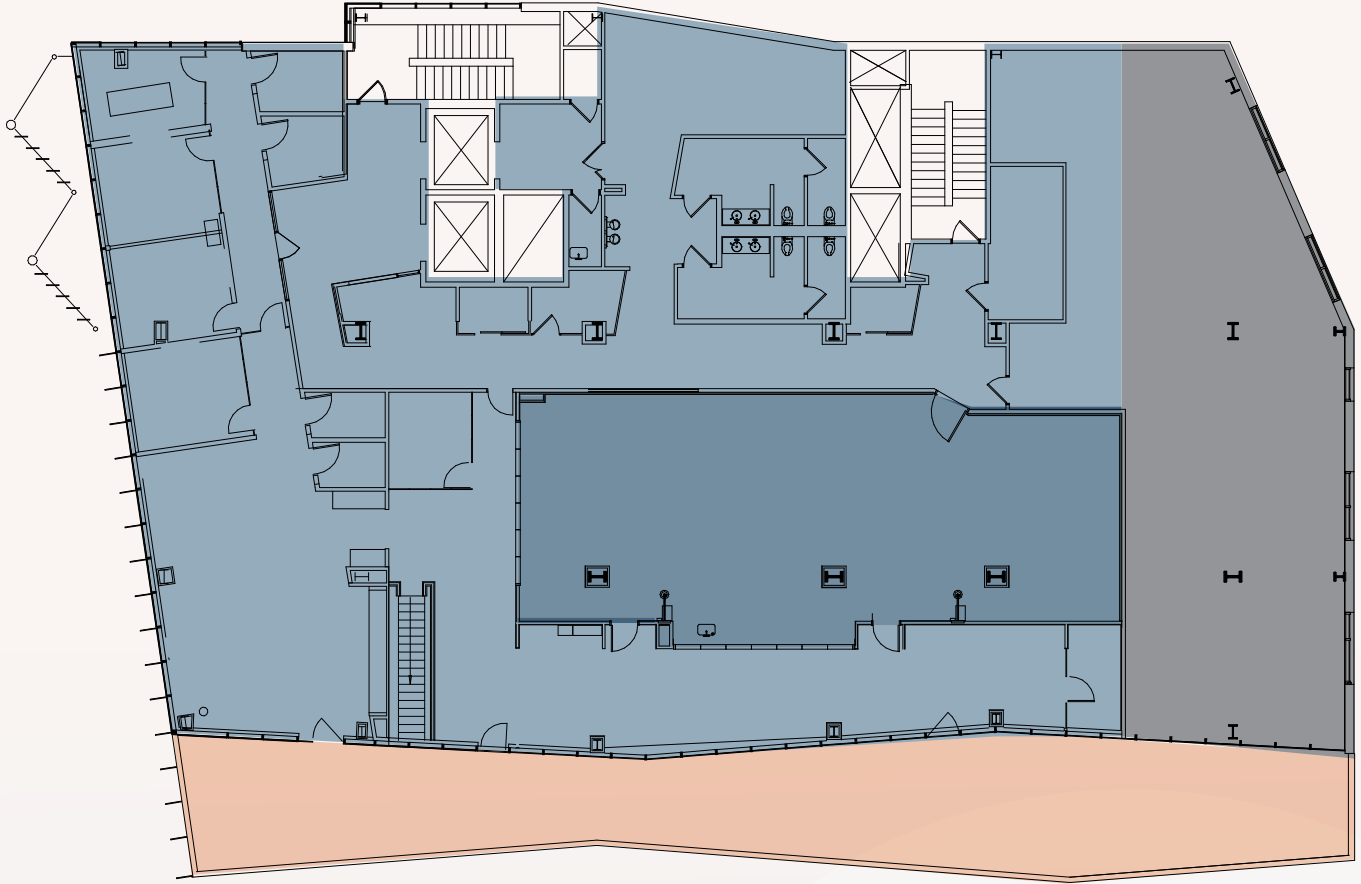
### OFFICE BREAKDOWN

- 1 Large Conference Room
- 3 Focus Rooms
- 2 Huddle Rooms
- 32 Workstations
- 2 Wellness Rooms
- 2 Shower Rooms

### LAB BREAKDOWN

- Fabrication Lab
- Open Lab Space
- 3 Lab Support Rooms
- 1 Fume Hood
- 1 Equipment Room





# Available Immediately

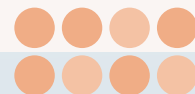
OFFICE  
ROOF DECK

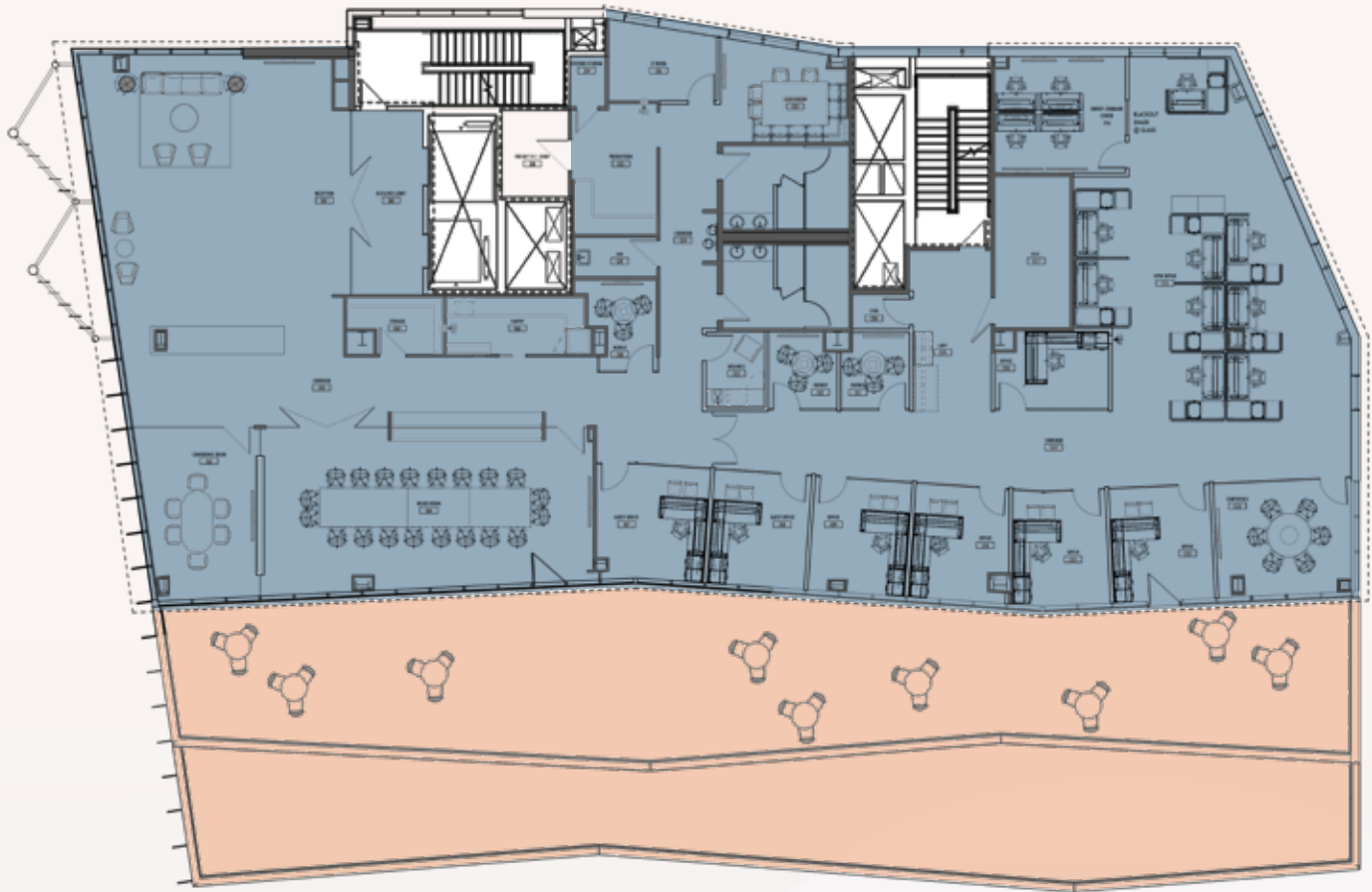
## Fourth Floor

13,685 SF

### OFFICE BREAKDOWN

- 9 Conference Rooms/Huddle Rooms
- Open Office Seating
- Roof Deck





# Available Immediately

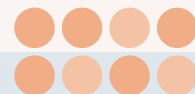
OFFICE  
ROOF DECK

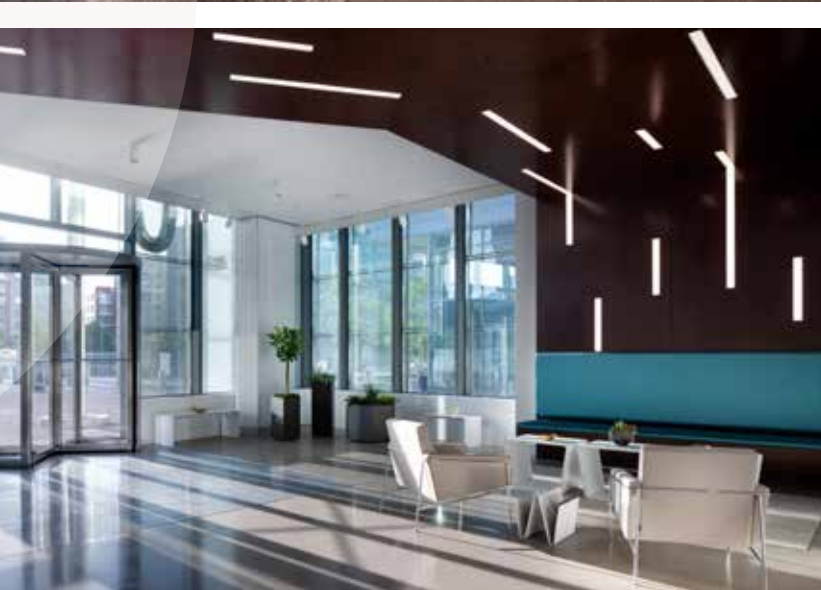
## Fifth Floor

10,342 SF

### OFFICE BREAKDOWN

- 1 Boardroom
- 1 Six Person Conference Room
- 1 Four Person Conference Room
- 3 Huddle Rooms
- 7 Private Offices
- 9 Open Office Workstations
- Large Kitchen





**House Compressed Air**

**House Central Vacuum**

**Lab Supply Air Provided  
at 100% Outside Air**

**480 Volt, 3 Phase, 4 Wire Service**

**Lab/Office Electric Loads:  
15 W/SF Lab, 8 W/SF Office**

**Generator #1:  
250kW/312.5 kVA, 480/277V**

**Generator #2:  
2nd & 3rd Floor: 125kW, 156.25kVA,  
480/277V**

**Generator 5 W/SF Allocation**

**Elevator 1 : 3,000 lbs. and 18 persons**

**Elevator 2: 4,000 lbs. and 25 persons**



**BUILDING  
DETAILS**





## About BioMed Realty

**BioMed Realty**, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates highquality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

## For More Information

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