

Lab & Office Sublease

CBRE

Flexible, Plug & Play Lab Sublease

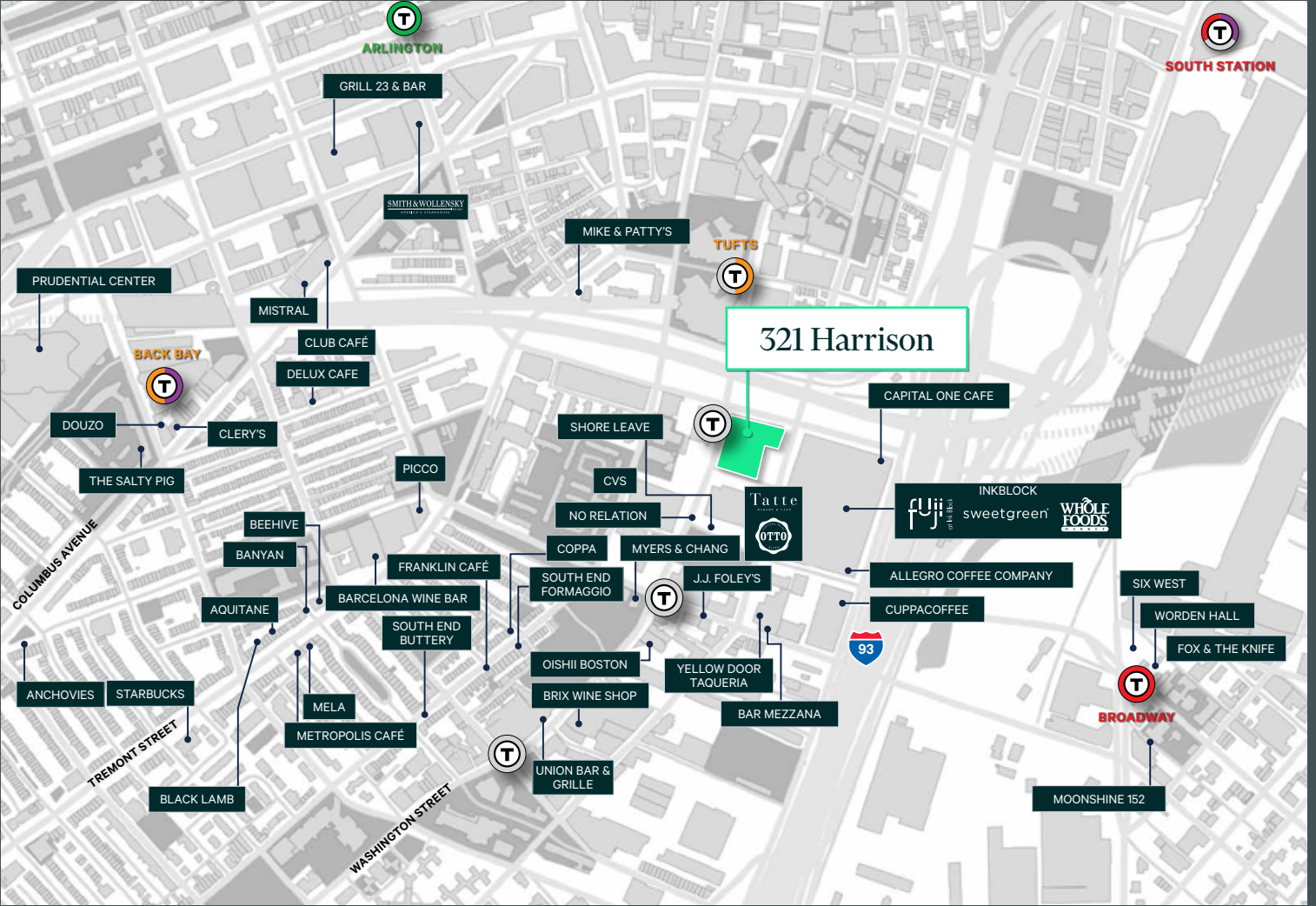
9,787 RSF | Move-In Ready

321 Harrison Avenue
Boston, Massachusetts

Available 1/1/2026 | Term: Flexible, Through 3/31/33



321 Harrison Avenue
Boston, Massachusetts



Live

Over 1,000 Residential Units within 2-Block Radius



Dine

City's Hottest Restaurant Destination



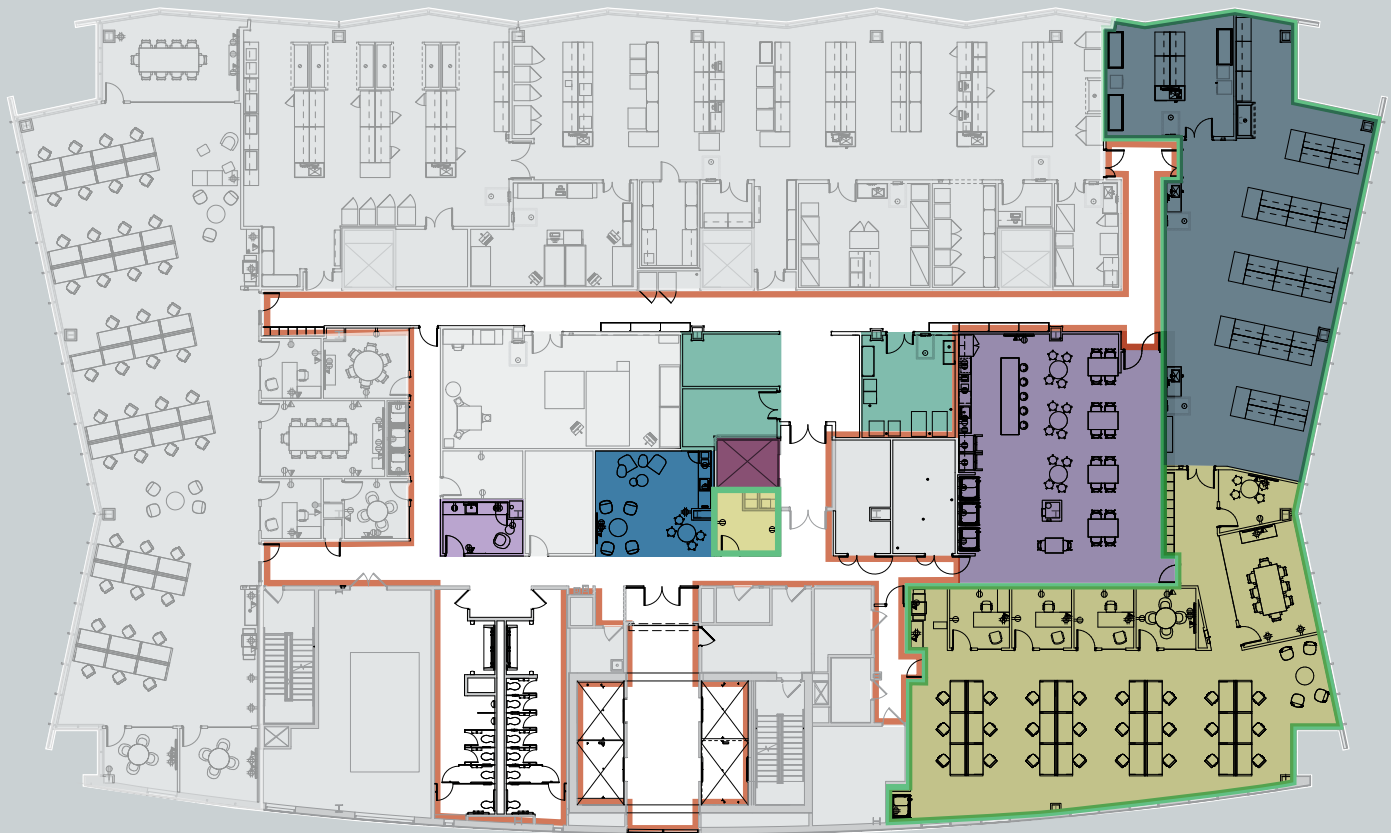
Play

Culturally Rich Neighborhood Flush With Arts, Music and The Soma Market

±9,787 RSF

6th Floor | Available 1/1/2026

- Sublease Lab Space
- Sublease Office Space
- Common Corridor/Shared Space
- Shared Autoclave/Glass Wash, Shipping/Receiving and Lab Waste
- Cafe & Wellness Room
- Shared Reception
- Freight Elevator



Sublease Availability:

Office Space

- + 18 Workstations
- + 3 Private Offices
- + 2 Huddle Rooms
- + One 8 Person Conference Room
- + IDF Room
- + Kitchenette

Lab Space

- + 1 TC Room
- + 1 Fume Hood

Shared Office Space

- + Shared Large Cafe/Meeting Area
- + Shared Wellness Room
- + Shared Reception

Shared Lab Space

- + Autoclave/Glass Wash
- + Shipping/Receiving
- + Lab Waste

Shared Services

- + Building Managed Emergency Power, 5W/PSF
- + Central Vacuum
- + Compressed Air
- + Shared Autoclave & Glass Wash
- + Shared Shipping & Receiving
- + Shared Waste Management
- + pH Neutralization tank managed and maintained by Master Landlord

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Boston, Massachusetts

For Sublease



Building Amenities

- + Living Room
- + Roof Terrace
- + Fitness Center with Showers and Lockers
- + Parking (*Parking Ratio: 0.5/1,000 RSF*)
- + Bike Storage
- + Electric Vehicle Parking

Work life elevated

Explore, Live and Breathe
the Neighborhood Full of Art,
Food, Retail and Inspiration



Contact Us

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