

Lab / R&D / Studio 1,231 RSF - Available (Suite 04)
Massachusetts Ave - Between Harvard Sq. and Porter Sq. Cambridge



Suite 04 - Lab, R&D, Studio, Built-out Potential for Dental - 1,231 RSF

Ground Level

- Quiet Suite in back of recently renovated, well-maintained, historic building (Purple in sketch below).
- Handicapped Accessible Building
- Individual, Gender-Neutral, Restrooms.
- Cement Floor
- Windows, Natural Light
- Electrical - Separate Power Panel, in Suite.
- Overhead Door with overhang plus additional Independent Exit
- Build-out as professional offices, research, lab, or dental practice available.

LEVEL 0

- HVAC - Independent Fresh Air Ventilation and Cooling.
- HVAC - Dedicated Exhaust Fan to Roof.
- Plumbing: regular sanitary drain to city. No biohazard level plumbing in place at this time.
- Useable as raw space or with Build out

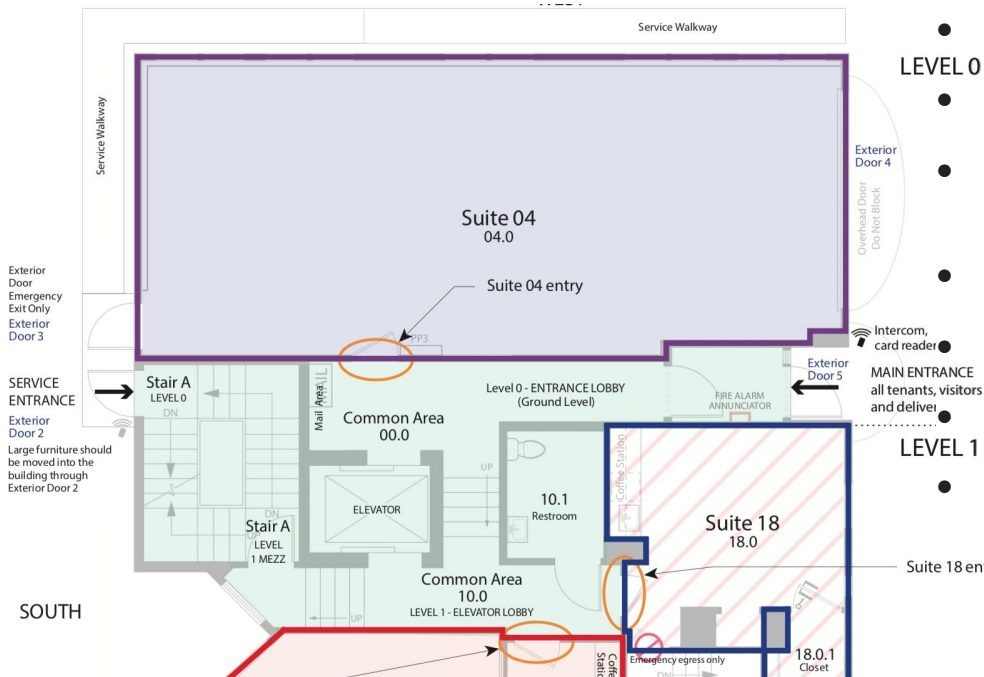
Parking - one parking place available separately.

State-of-the-art Access Control, Security, Video Surveillance.

- Location: Short walk from Harvard Campus, near Porter Sq. subway, bus routes, coffee shops, restaurants, retail.

Rent - Inquire below.

Modified Gross Rent Includes: Water, Electricity, Heat, Air Conditioning. Janitorial service for restrooms, common areas, waiting areas. Excludes telephone/data, share of snow, parking



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