

35-37 SPINELLI CAMBRIDGE, MA PLACE

± 10,000 SF

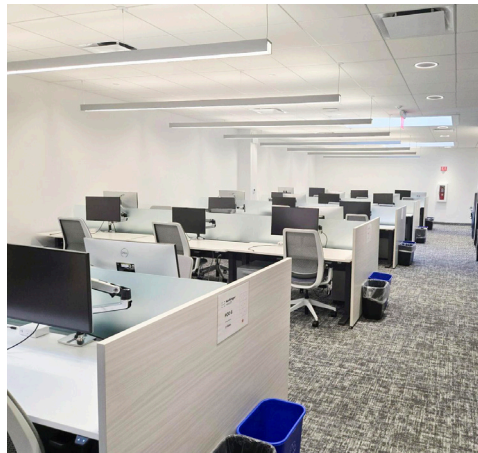
PURPOSE-BUILT LABORATORY FOR SUBLEASE

NEWMARK

BUILDING OVERVIEW

About Property

- 35-37 Spinelli Place is a stand-alone, single - story building, offering 10,000 SF of newly renovated office and upgraded BSL-2 lab space. Flexible layouts support single or multitenant use, backed by state-of-the-art systems, including dedicated 10 Gb network solutions and emergency generator.



- Professionally managed for seamless operations, the property lets you focus on scaling science and company growth. A turnkey fit for biotech, deep tech, and research ventures.
- Stand alone, full building opportunity

Features



10,000 SF



3,000 SF BSL-2 lab



20 kW generator



2 loading docks



Modern finishes & executive-level offices



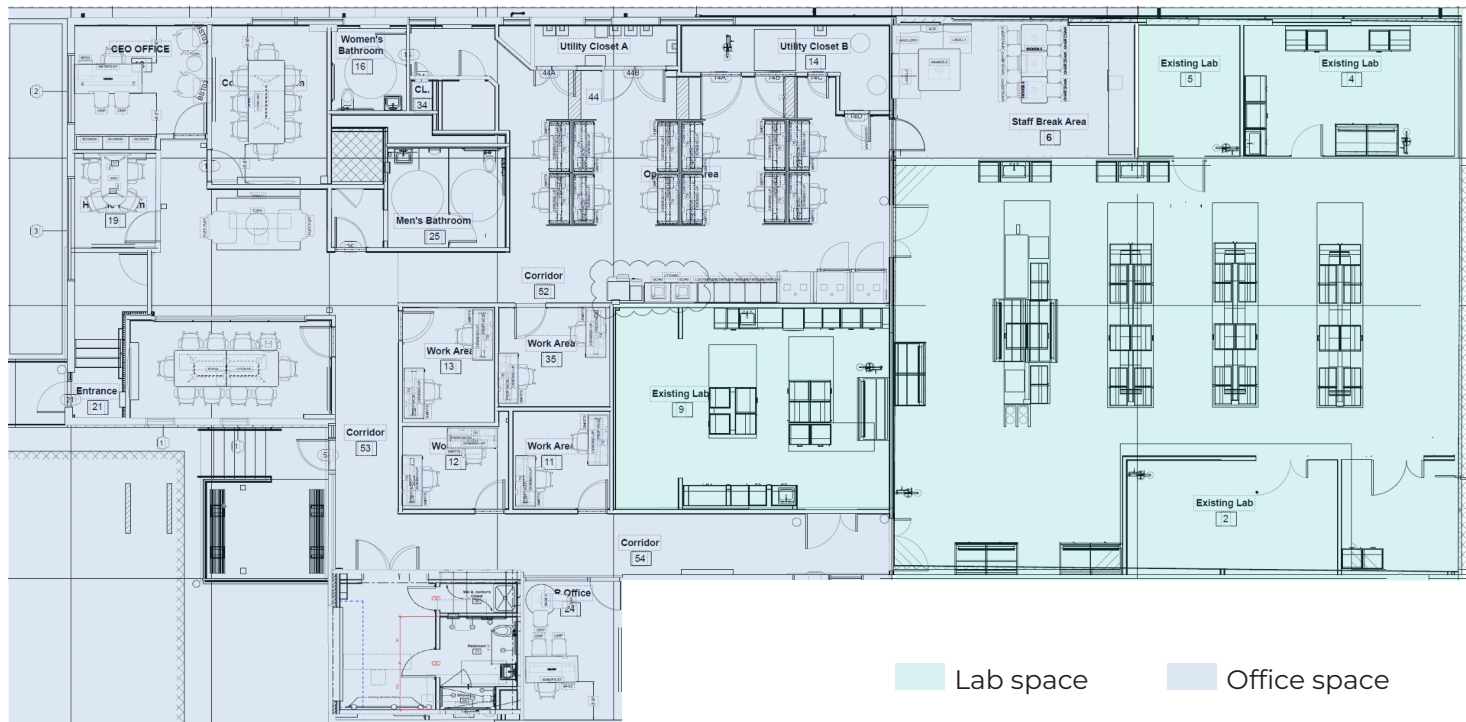
ADA restrooms



Recently renovated, fully furnished



Professionally managed facility

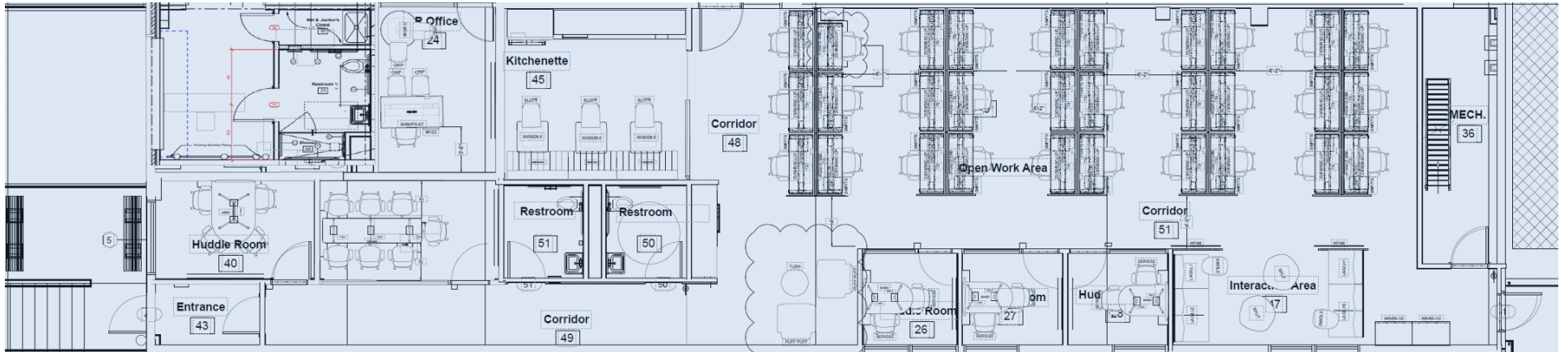
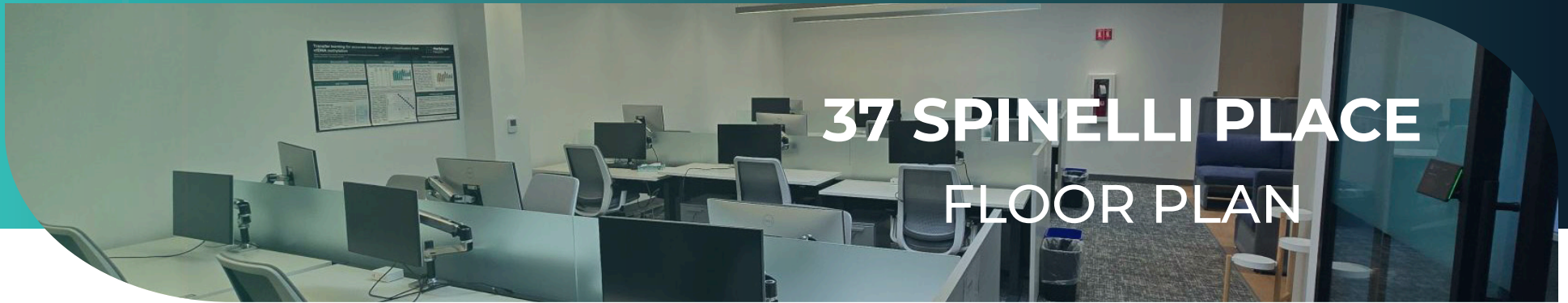


Office Breakdown

- 3 Conference/Huddle Rooms
- 6 Private Offices, incl. CEO
- Kitchenette/Break Room
- Loading Dock
- Digital Signage Throughout

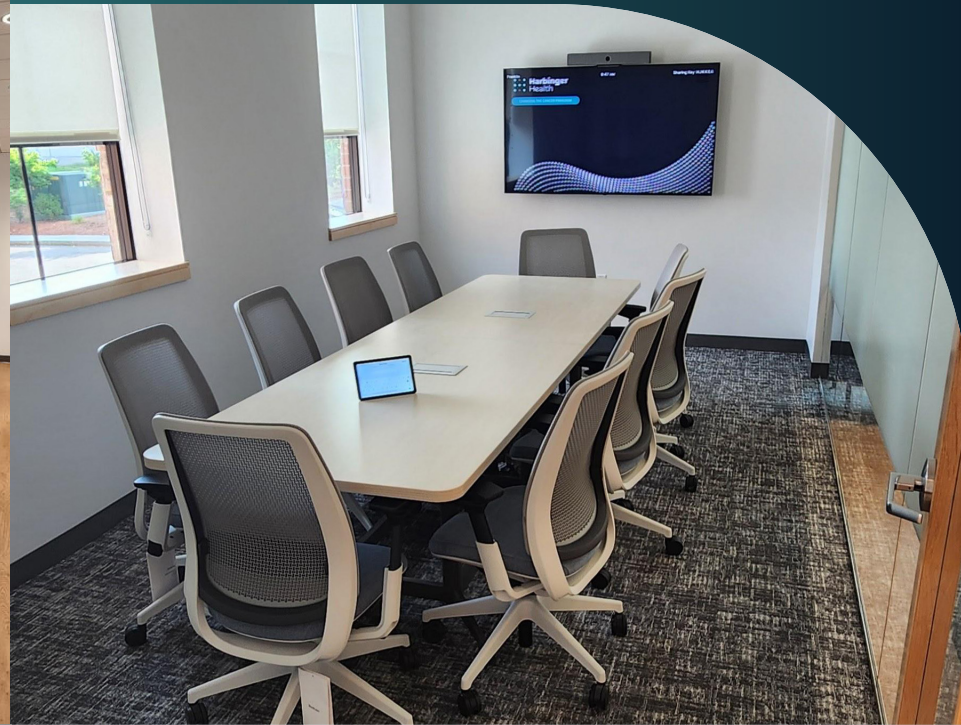
Lab Breakdown

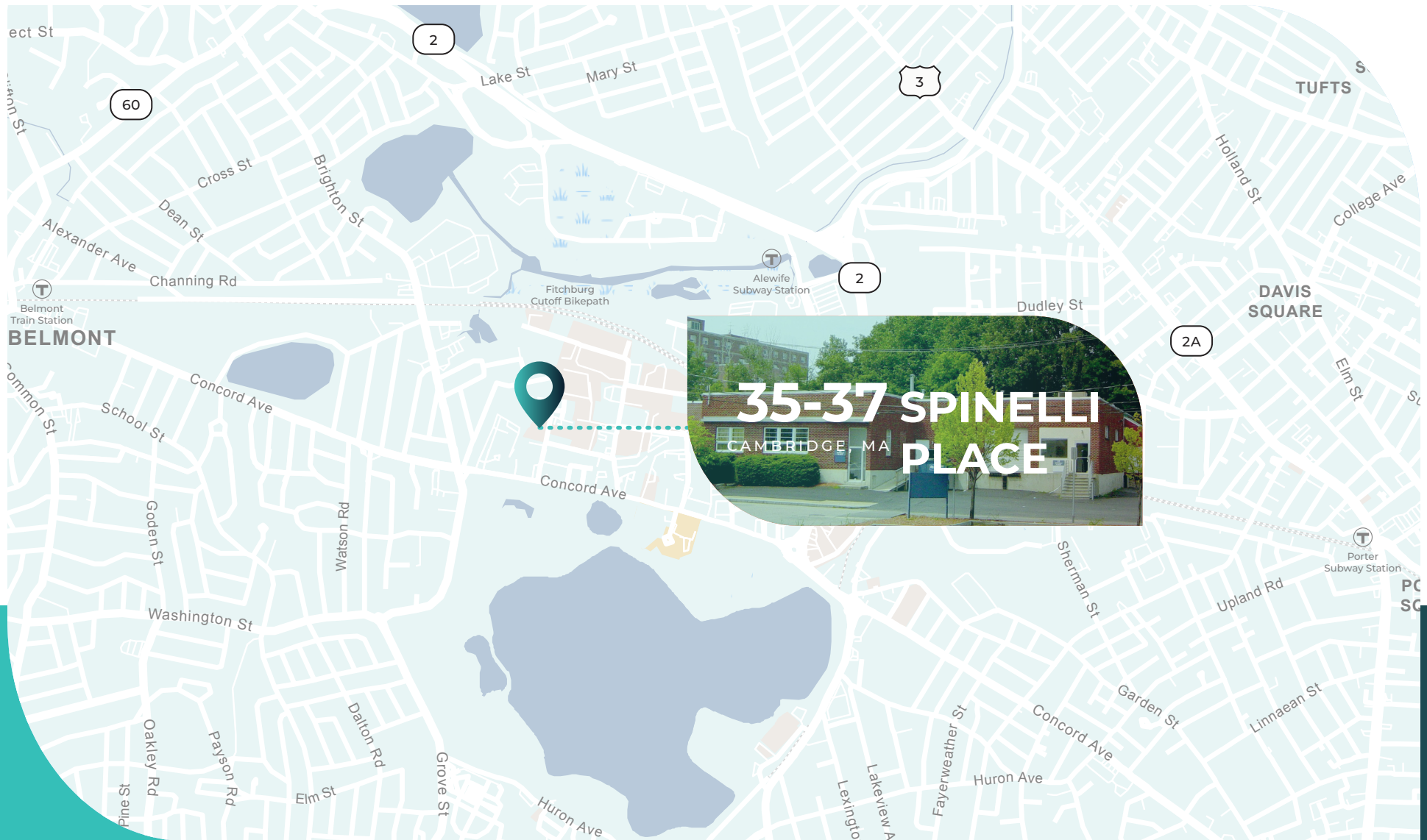
- 8 Fume Hoods
- 4 Support/Storage Rooms
- Tissue Culture/BSL-2 Lab
- Over 250' of lab benches
- Acid Naturalization Systems



Office Breakdown

- 1 Conference Rooms
- 6 Huddle Rooms/Phone Booths
- Kitchenette/Break Room
- Loading Dock
- Digital Signage Throughout





TRANSPORTATION ACCESS



2 min walk to
**Shuttle Service to
Alewife Station**



**MBTA Commuter
Rail Station** in
Belmont Center



0.5 mile
from **Fitchburg
Cutoff Bikepath**



Easy Access
to **Route 2**



NEWMARK

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