 **JLL** SEE A BRIGHTER WAY

# Life Science Sublease

Purpose Built, Class A Lab Space Opportunity

**105 W. First Street, Boston**

40,000 SF Available Immediately on Entire 5th Floor



Up to 80,000 SF Available on 5th & 6th Floors

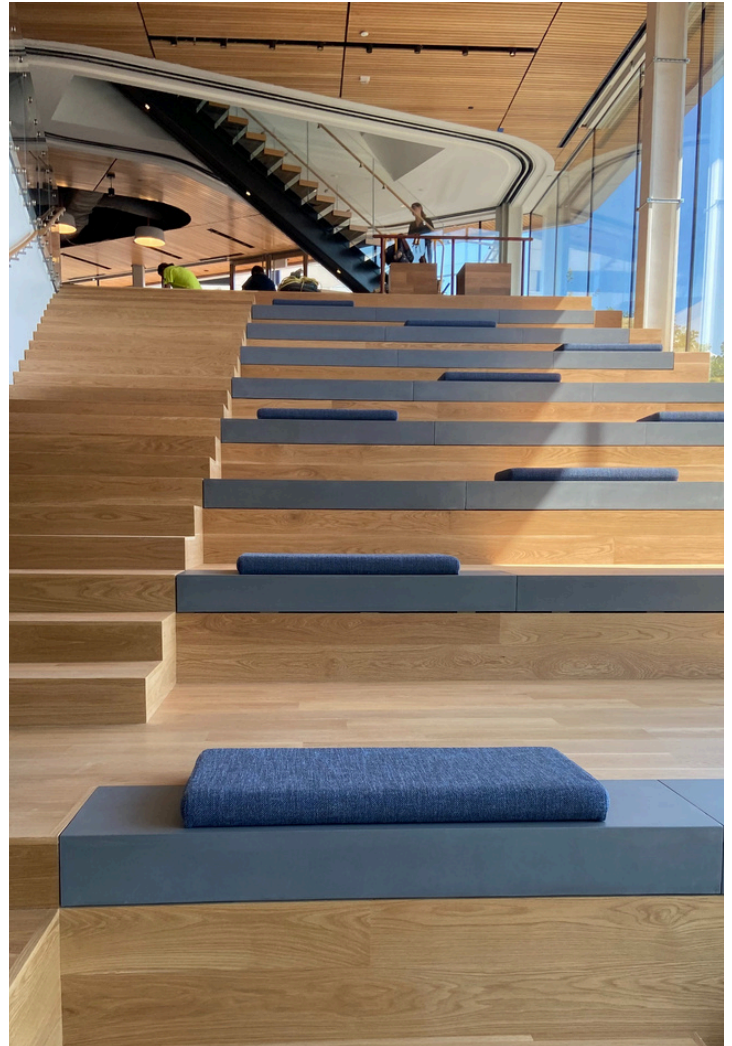
# For Sublease

105 West First Street is a prominent commercial property situated in the bustling city of Boston. Boasting a prime location, this property offers outstanding visibility and accessibility for businesses of all types. With a range of modern amenities and flexible office spaces, it serves as an ideal choice for companies seeking a strategic base in the city.

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<b>Location</b>	105 W, First Street, Boston
<b>Size (Divisible)</b>	5th Floor: 40,000 SF <b>Furnished Move-In Ready</b>
<b>Built</b>	2022
<b>Term</b>	Flexible
<b>Features</b>	<ul style="list-style-type: none"><li>• Plug &amp; Play Lab &amp; Office Space (60% Lab)</li><li>• Conference rooms</li><li>• 1st Floor Cafe</li><li>• Walking Distance to Broadway MBTA</li></ul>

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# Floorplan



## Typical Floor Includes:

**221**

Lab Benches + 12 Sink Cabinets

**104**

Work Stations

**8**

Meeting Rooms + 2 Enclave Rooms

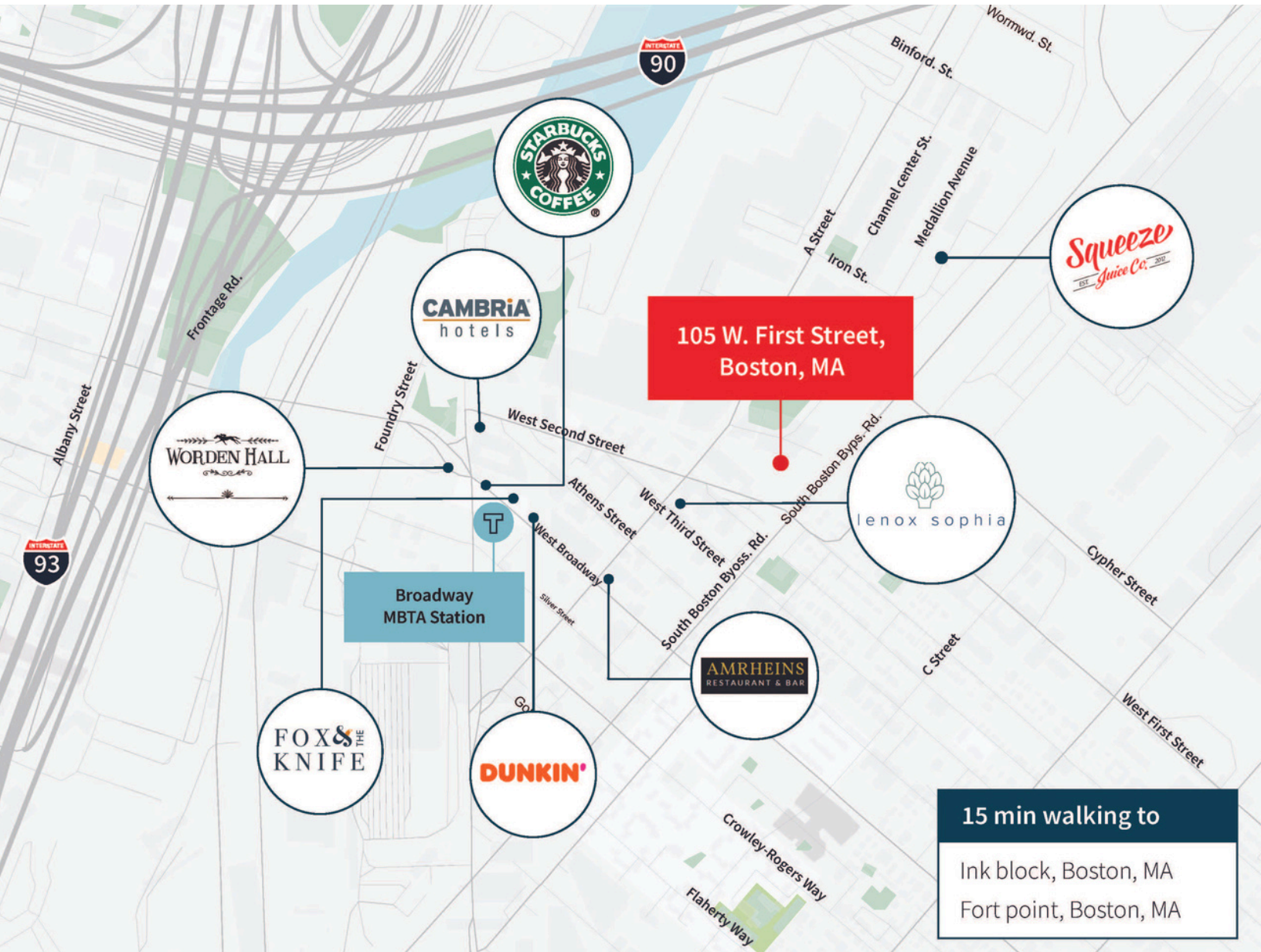
**5**

Private Offices

**4**

Collaboration Areas







## About JLL

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