

189 CAMBRIDGE

EAST CAMBRIDGE, MA



LAST OFFICE SUITE LEFT - 1,000 SF

ONSITE PARKING



TIMING

IMMEDIATE

LEASE TERM

FLEXIBLE

ASKING RENT

NEGOTIABLE

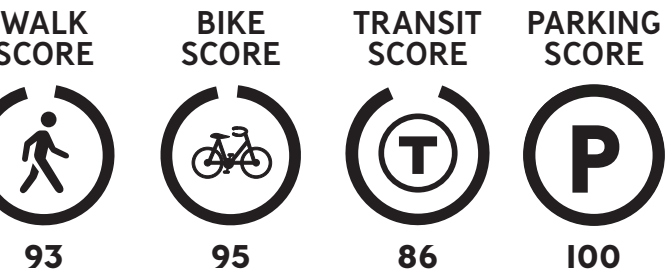


Boston Realty Advisors

The East Cambridge Co.

PROPERTY SUMMARY

189 CAMBRIDGE STREET is now offering 1,000 SF of office space in the heart of East Cambridge, America’s hub of innovation. Located just steps from the Lechmere Green Line T Station and Cambridge Crossing, 1 mile from Downtown Boston, and 1.6 miles from I-93, the property is easily accessible by public transportation, car, bike, and foot. Within walking distance of Kendall Square, MIT, and Harvard University, the property sits amidst the densest concentration of intellectual capital in the world including 62+ public companies with a combined market value of \$170+ billion. Area amenities include the Cambridgeside Galleria, the new 4.5MSF Cambridge Crossing mixed-use development, and numerous dining and entertainment options. The property further offers dedicated onsite and offsite parking, with local and active ownership.

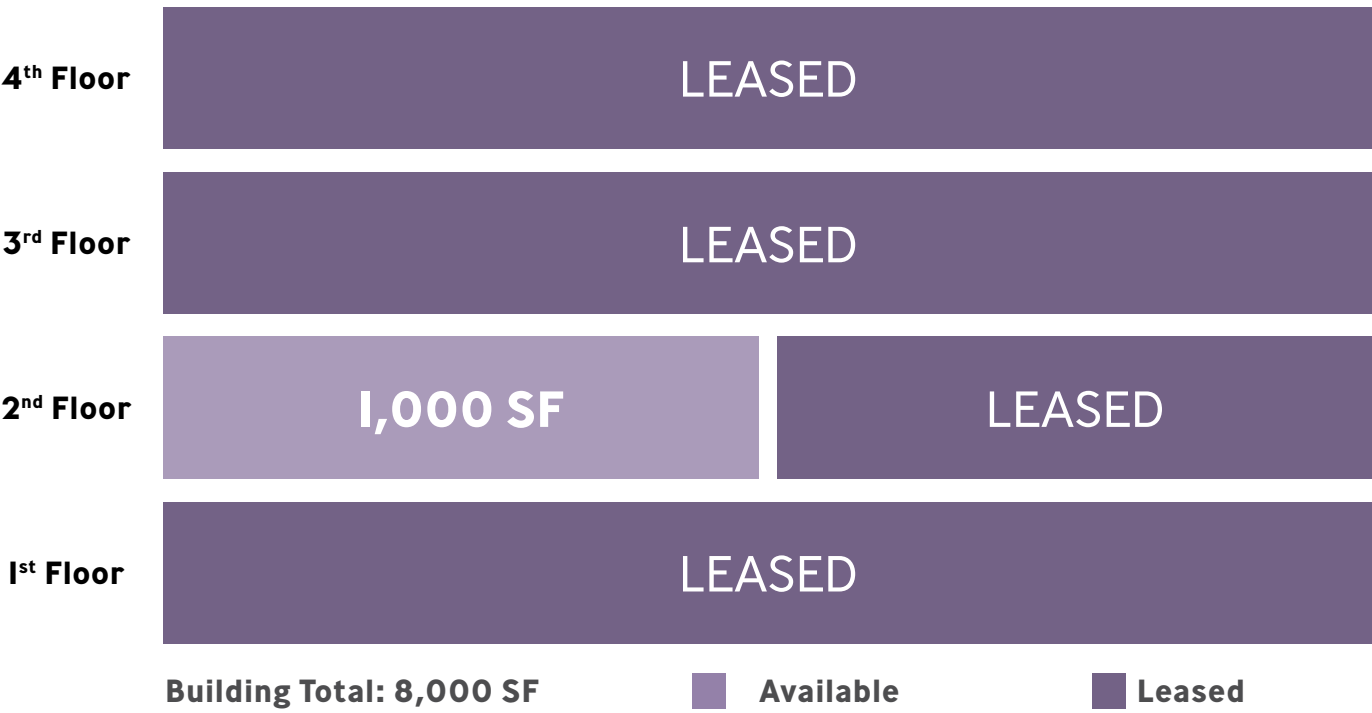


BUILDING HIGHLIGHTS

- Approx. 1,000 SF - Ready for immediate occupancy
- Local and active ownership
- Walking distance to Public Transportation:
 - Lechmere (Green Line) - 1 min walk
 - Kendall Square/MIT (Red Line) - 10 min walk
 - Community College (Orange Line) - 15 min walk
- Storage Space Available
- Ample onsite and offsite parking

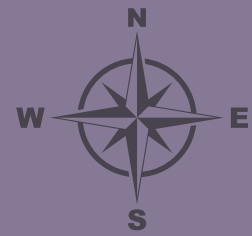


AVAILABILITY



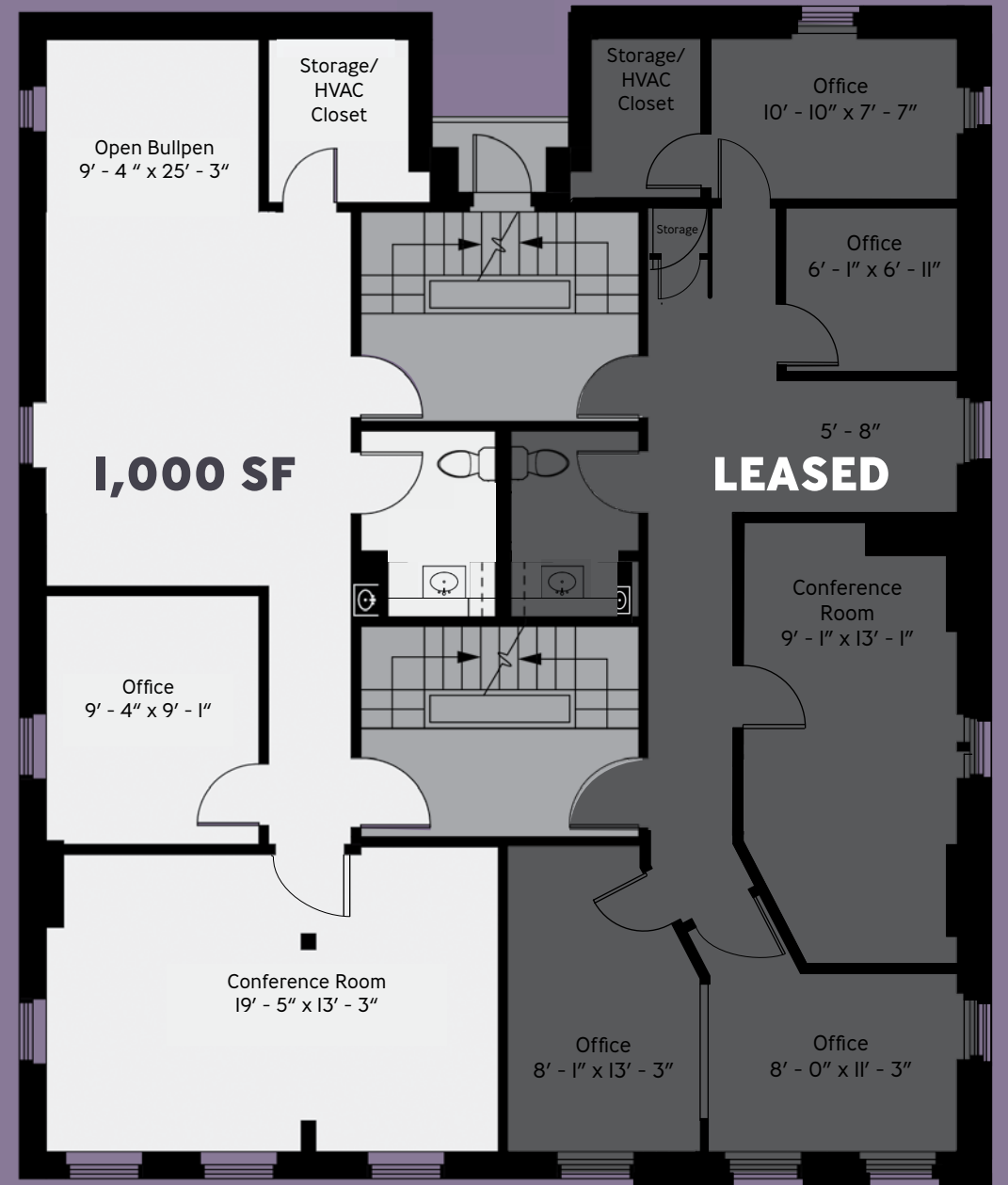
NEW FACADE





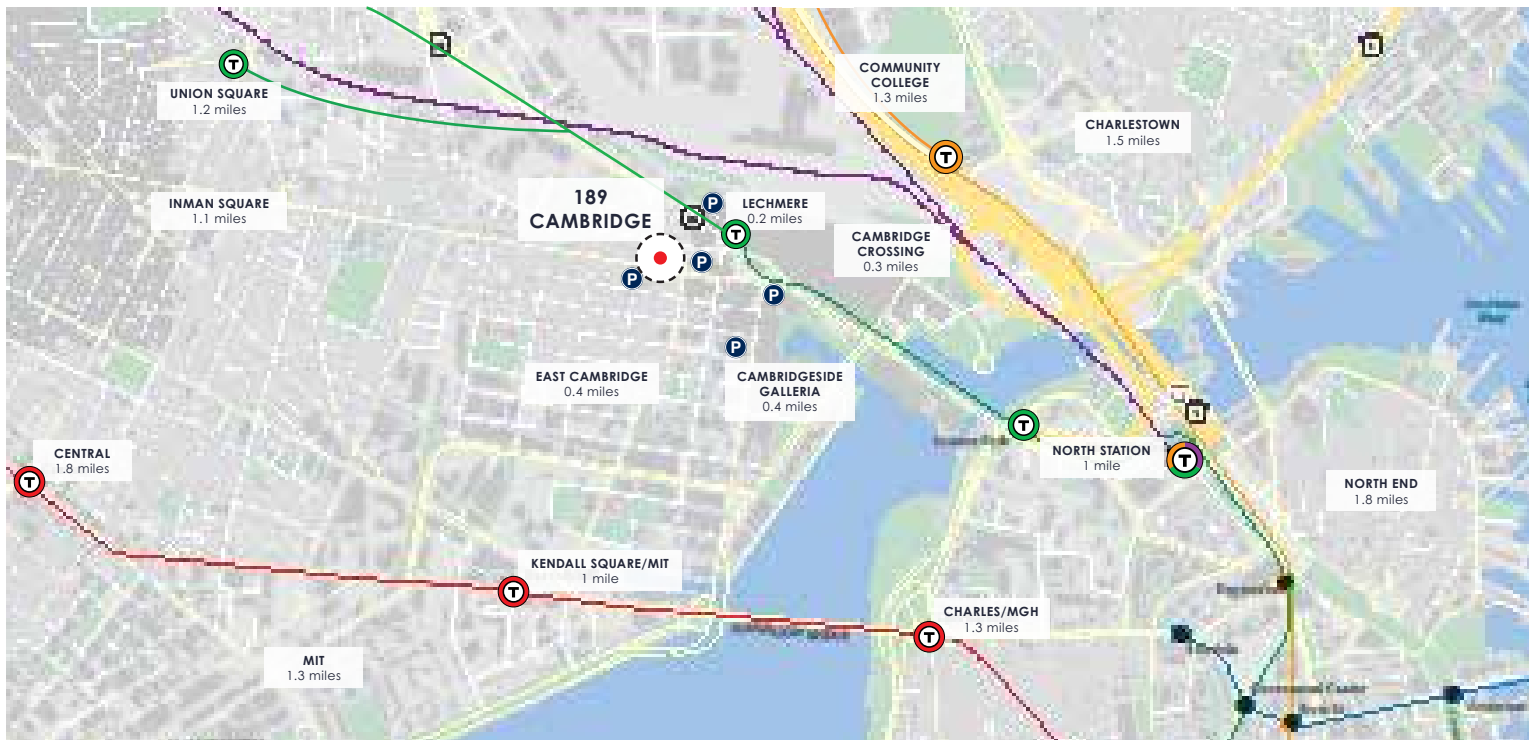
SECOND FLOOR

1,000 SF



CAMBRIDGE STREET

CONVENIENTLY LOCATED & TRANSIT-ORIENTED



NEIGHBORHOOD AMENITIES



Steps from MBTA's Lechmere T Station.



Conveniently located to Cambridge Crossing, Kendall Square, MIT, and Downtown Boston.



Within walking distance of significant restaurant and retail amenities.



Ample onsite and offsite parking.



JUSTIN D. HARLOW
Managing Director
617.850.9613
jharlow@bradvisors.com

ROBERT F. LECLAIR
Managing Director & Partner
617.850.9614
rleclair@bradvisors.com



The East Cambridge Co.

136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.