



325 Vassar Street

CAMBRIDGE, MA

325 VASSAR STREET

ohana
BIOPHARMACEUTICALS
nest.bio
LABS
Cygnal
Pharmaceuticals
OMEGA

BioMed Realty



BioMed Realty

CBRE



FULL BUILDING
OPPORTUNITY

BUILDING DETAILS



SIZE

Floor 1:

- + 19,405 SF
- + 9,665 SF

Floor 2:

- + 18,563 SF
- + 13,379 SF

AVAILABLE

- + Immediately

PARKING

- + 1.0/1,000 SF

POWER

- + 480/277v & 208/120v

HVAC

- + 2 RTUs

CLEAR HEIGHT

- + 14' (9' drop ceiling height)

CENTRAL VAC & COMPRESSED AIR

- + Provided

RO WATER

- + Ultrafiltronics

PH NEUTRALIZATION SYSTEM MANAGEMENT FOR LAB SINKS

- + Provided

SEWER

- + MWRA

GENERATOR

- + Pro-rata share of 250KW

ELEVATORS

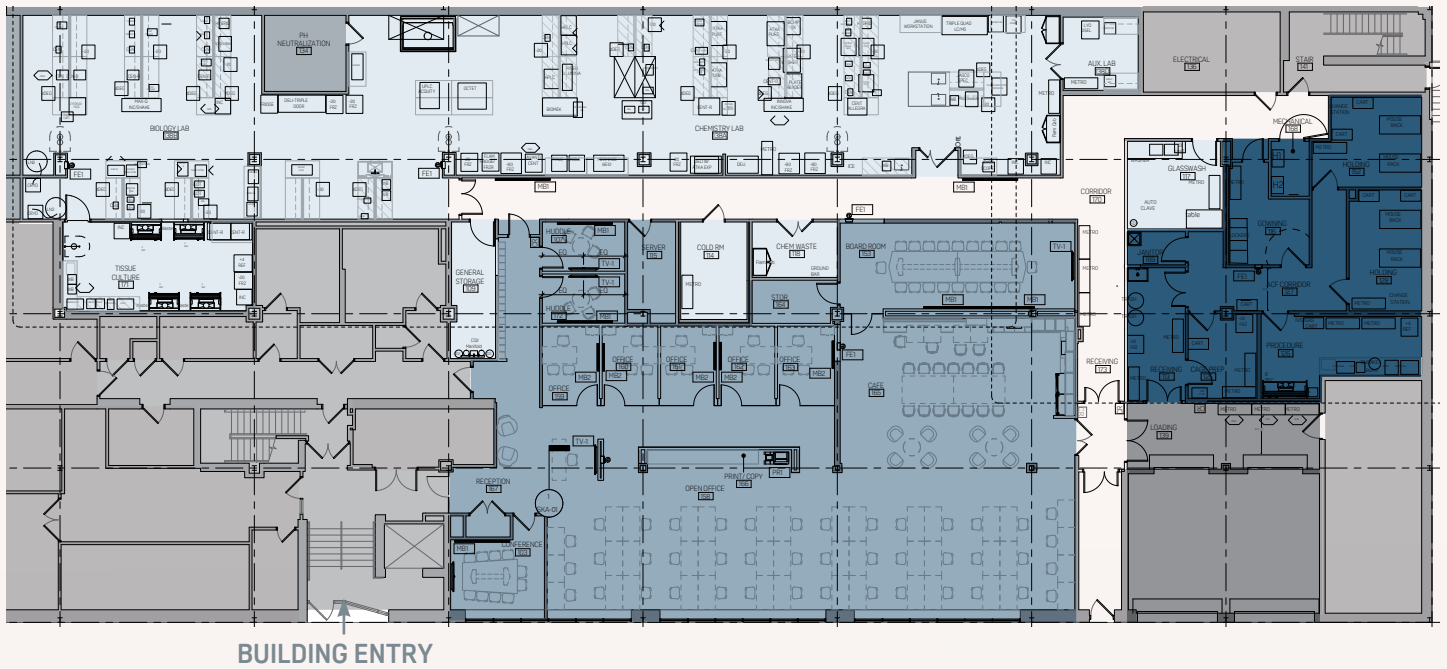
- + One passenger, one freight
- + Elevator Capacity is 2,500 lbs.

AMENITIES

- + Shower Facilities
- + Dedicated Shuttle Transporting Employees to and from the Central Square Red Line Stop

Amenities Map





- VIVARIUM
- OFFICE
- LAB
- LOADING AREA

Available Immediately

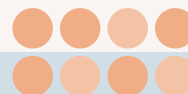
First Floor 19,404 SF

OFFICE BREAKDOWN

- One 20 Person Board Room
- One 10 Person Conference Room
- 5 Private Offices
- 2 Huddle Rooms
- 43 Workstations
- Large Cafe

LAB BREAKDOWN

- Vivarium
- Chemistry Lab
- Biology Lab
- Tissue Culture Room
- Cold Room
- 4 Fume Hoods

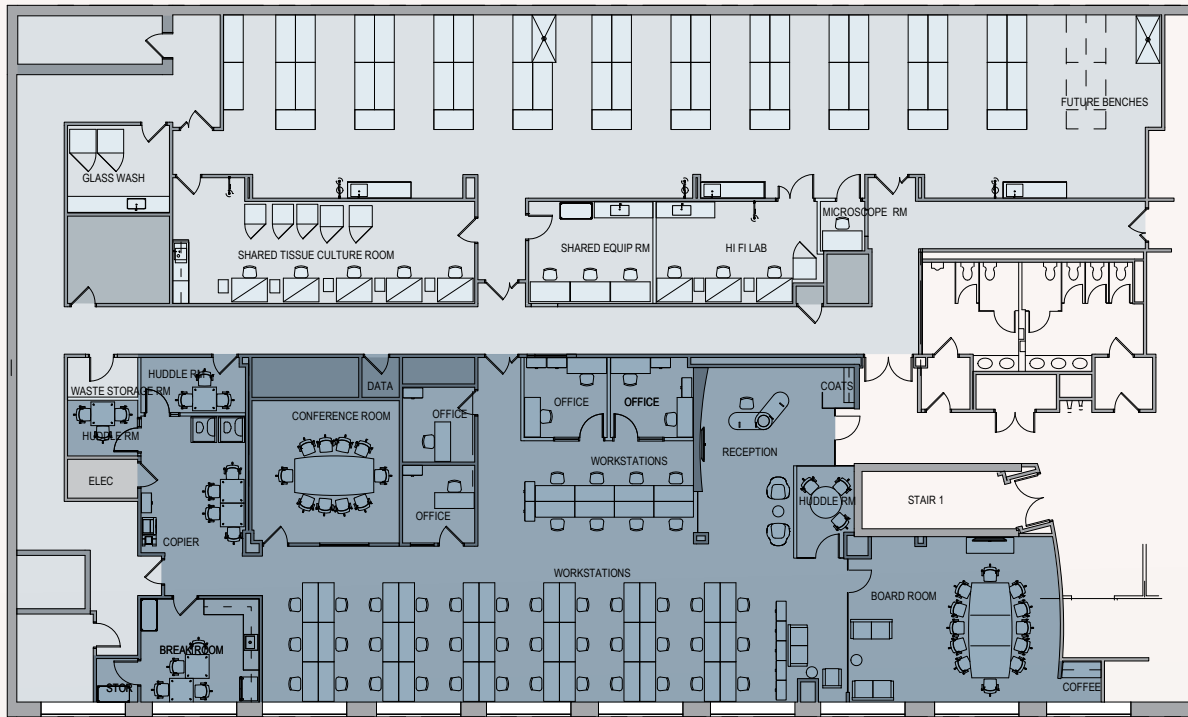




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- LOADING AREA

- Formulation Lab
- 2 Fume Hoods
- QC Testing Lab
- Analytical Lab



Available Immediately

LAB
OFFICE

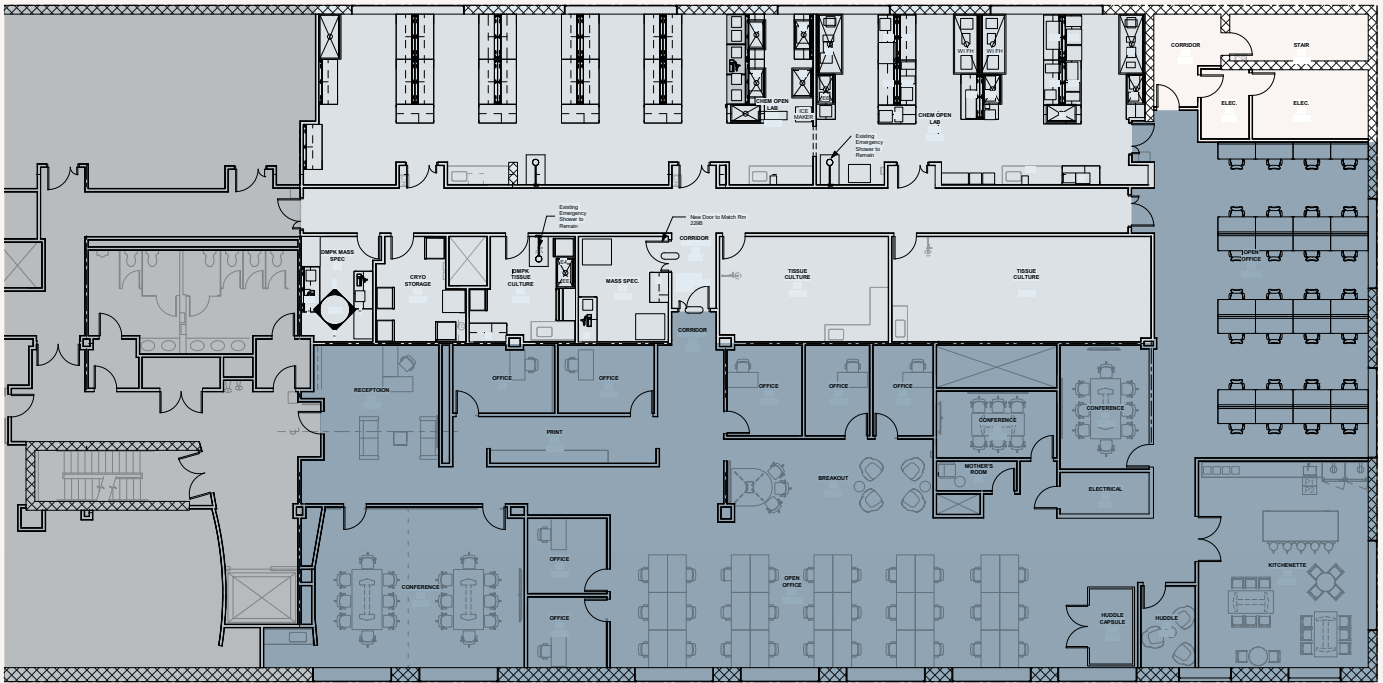
Second Floor
13,379 SF

OFFICE BREAKDOWN

- One 12 Person Board Room
- One 10 Person Conference Room
- Two Huddle Rooms
- Four Private Offices
- 44 Workstations
- Reception
- Breakroom & Cafe

LAB BREAKDOWN

- 47 Lab Benches
- 2 Fume Hoods
- 3 Tissue Culture / Lab Support Rooms
- Microscopy Room
- Glass Wash
- Waste Storage



Available Immediately

LAB
OFFICE

Second Floor
18,563 SF

OFFICE BREAKDOWN

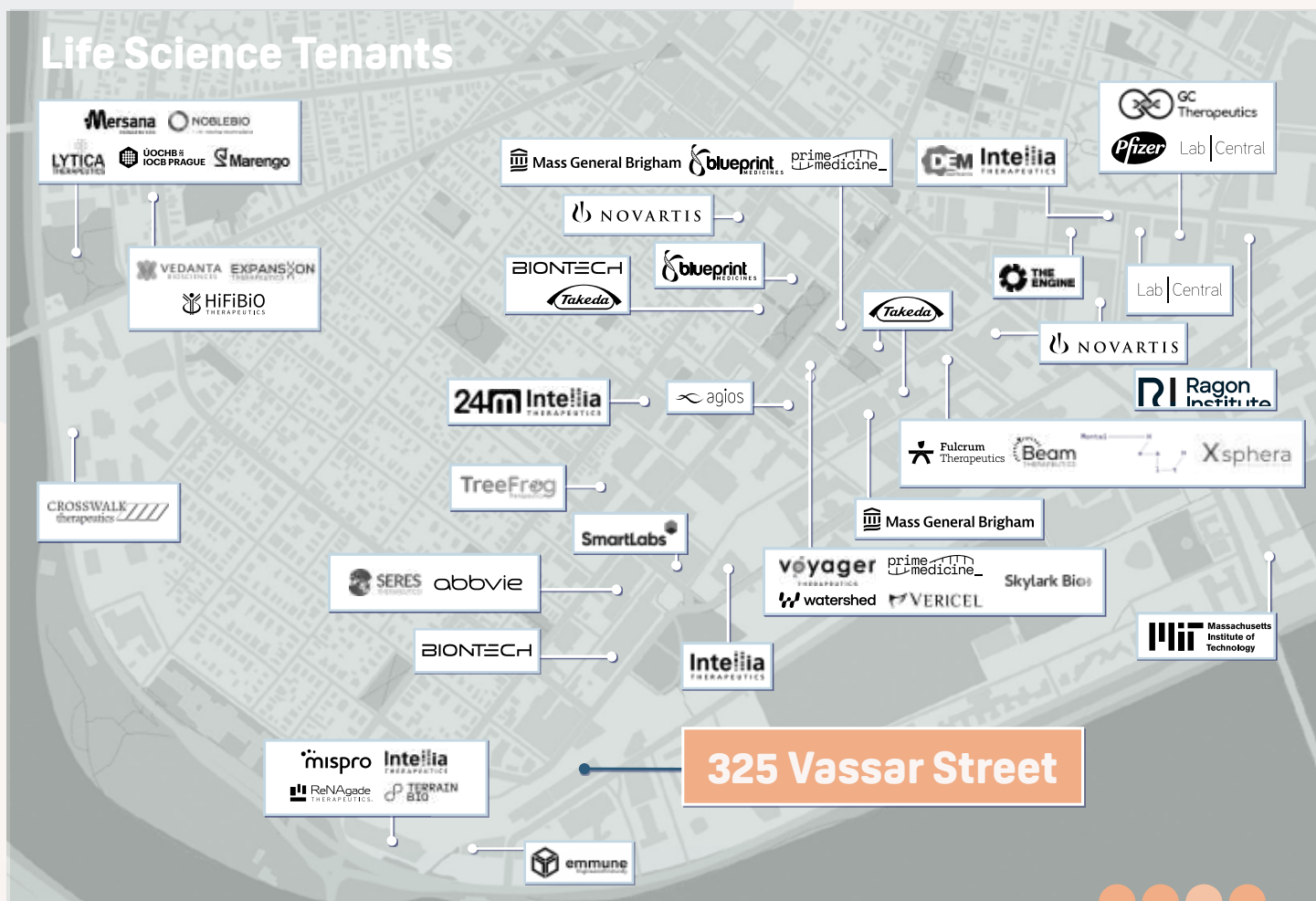
- Four Conference Rooms
- Five Private Offices
- 58 Open Workstations
- Large Kitchen
- Reception

LAB BREAKDOWN

- Open Lab Space
- Open Chemistry Lab
- 5 Fume Hoods
- Three Tissue Culture Rooms
- Mass Spec Room
- Cryo Storage



Life Science Tenants



About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates highquality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

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