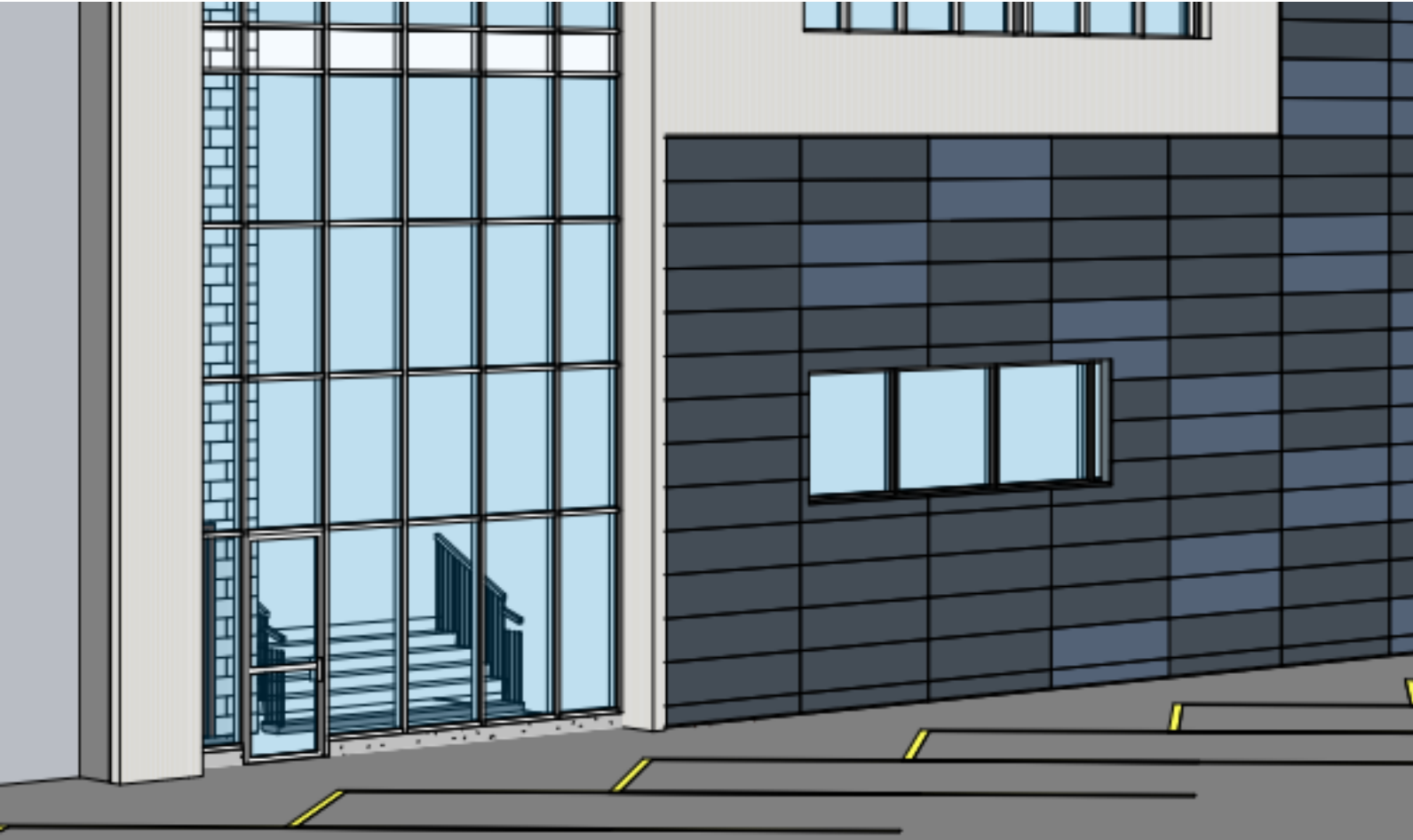


8,000 SF - FOR LEASE

300

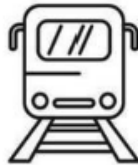
BENT STREET LABS

Cambridge, Massachusetts



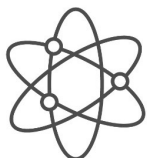
LOCATION

Unprecedented opportunity to get into Kendall Square



TRANSIT ORIENTED

Less than 0.5-mile to Red (Kendall Sq.) and 0.75-mile to Green Line (Lechmere)



MARKET DEMAND

Join the largest Lab and Life Science companies in the world



TALENT ORIENTED

Proximity to world class talent from Harvard & MIT

INVESTMENT SERVICES:

GREG DAVIDIAN

P: 617.285.5398

E: gdavidian@kw.com

kw BOSTON-METRO
KELLERWILLIAMS REALTY

EXECUTIVE SUMMARY

Situated in the innovative high tech and life science community of Kendall Square, **300 Bent Street** in Cambridge offers Tenants prime access to the world's leading educational institutions and renowned Pharmaceutical, Technological and Bio Lab research companies.

This rare opportunity provides flexibility for any company to become a part of this award-winning location. **300 Bent** is zoned Ind-A and Owner will support desired modifications for the new Tenant based on their needs.

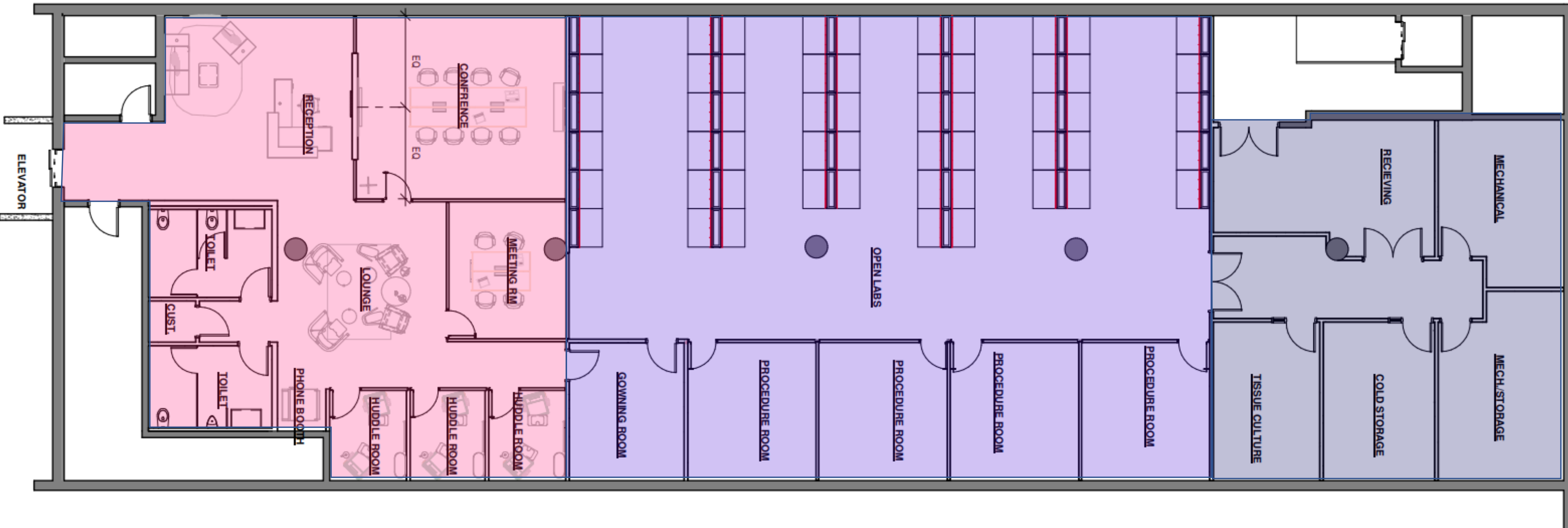


SCHEMATIC LAB FITOUT

An architectural schematic design and renderings have been completed to paint the picture as to how the existing space could be transformed into an exciting, functional and collaborative lab space for the Tenant. The Tenant Opportunity includes access from a newly constructed elevator/stair tower accessed from Bent Street, a 48'-0" wide inside wall to inside wall dimension with 12'-9" high ceiling and access to a loading dock on Rogers Street with a freight elevator. While the below plan is schematic it illustrates how all of the key lab functions can be accommodated within the +/-8,500 sf footprint.



COMMON MECHANICAL AREA | 1,400 sf
Connect to the building's existing operational systems.



ADMINISTRATIVE | 1,600 sf
Create a welcoming entrance for visitors and employees.



LABORATORY | 3,500 sf
Provide an efficient and comfortable atmosphere to work.



MECHANICAL | 2,000 sf
Receive, operate and maintain the lab ecosystem



MECHANICAL HIGHLIGHTS

MECHANICAL SPACE – 2,000 sf

- Access to loading dock on Rogers St.
- Access to freight elevator
- Receiving room
- Mechanical space
- Storage room

MECHANICAL SYSTEMS AVAILABLE

- Electrical - 2,500 amp @ 480 volts
Dedicated generator available
- Gas* - Available at the street
- Water* - 2" line available
- HVAC* - Rooftop access available

*Systems are to be modified during the Lobby Improvement project and could be included or upsized.



ADMIN. & WORKSPACE HIGHLIGHTS

ADMINISTRATIVE SPACE – 1,600 sf

- Reception Area
- Conference room (8-10 people)
- Meeting room
- Bathrooms (2)
- Huddle rooms (3)

LAB WORKSPACE – 3,500 sf

- 12'-9" ceiling height
- 48'-0" width space
- 55+ potential lab workstations
- 4 potential procedure rooms



300 BENT BUILDING IMPROVEMENTS

In 2021, Ownership completed a new façade on the building with the intention of completing the Lobby Renovation Project in Summer 2022. The Lobby Renovation will include a new at-grade accessible entrance, new freight elevator and stair column with access to the roof and a newly accessible Tenant Opportunity.

This is the ideal time to coordinate with our Contractor to deliver your ideal lab space to Kendall Square.

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