



For Lease

215 First Street

Cambridge, MA

±162,000 RSF of Class A Lab & Office Space

JLL is pleased to present 215 First Street, a Class A lab and office building located in the heart of Kendall Square's renowned life science ecosystem. The 367,000 RSF building offers cutting-edge space designed to foster innovation and collaboration.

215 First Street offers a variety of amenities tailored to the needs of today's life science professionals, including shared autoclave and glass wash facilities, a central pH system, collaborative meeting spaces, and a wellness room. The building's open-concept lobby welcomes tenants with sweeping views of Cambridge, the Charles River, and Boston. With a prime location in Kendall Square, 215 First Street places tenants at the epicenter of biotechnology and pharmaceutical innovation.

Offering flexible lab and office spaces, on-site parking, and dedicated property management, 215 First Street provides a unique opportunity for life science organizations to customize their workspace with BioMed Realty, the world's largest privately held owner of life science real estate. This exceptional property provides the tools necessary for groundbreaking scientific work and creates an inspiring atmosphere for top talent. 215 First Street stands as a distinguished, world-class facility for the life science community in Kendall Square's key biotech hub.

Molly Heath

+1 617 316 6489

molly.heath@jll.com

Ben Coffin

+1 617 316 6524

ben.coffin@jll.com

Shay Kenney

+1 617 316 6468

shay.kenney@jll.com



BioMed Realty



Amenities



Shared Amenities:

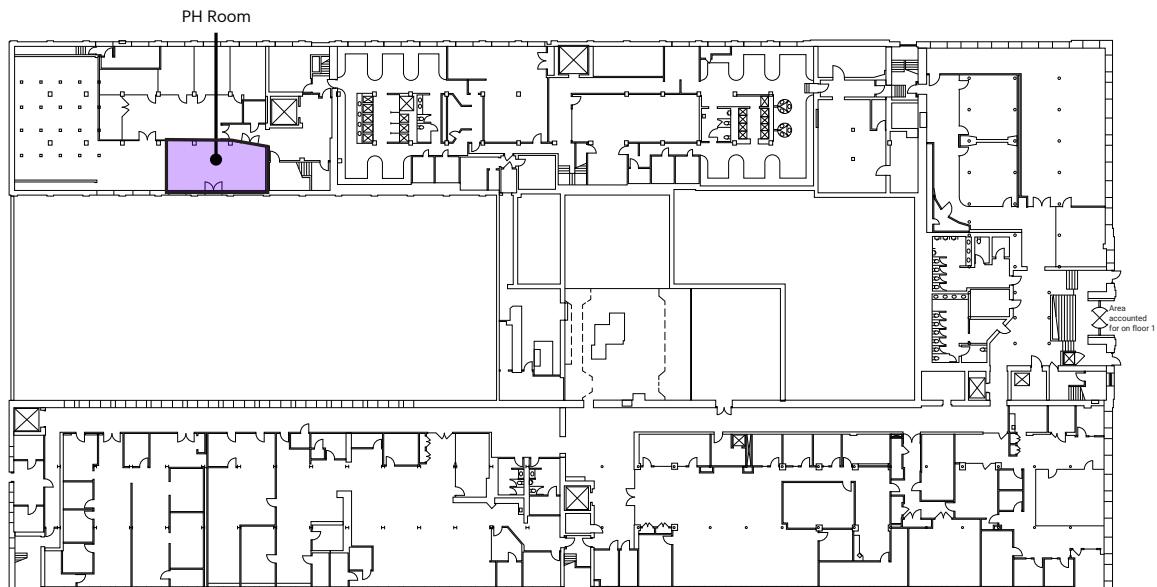
- Autoclave
- Glass wash room
- Central pH system
- Bookable conference facilities
- Media wall for events
- 302 dedicated parking spaces (0.8/1,000 RSF)



Floor Plans

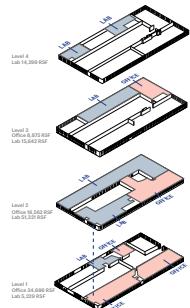
Up to $\pm 76,000$ RSF Office and $\pm 86,000$ RSF Lab Available

Ground Floor

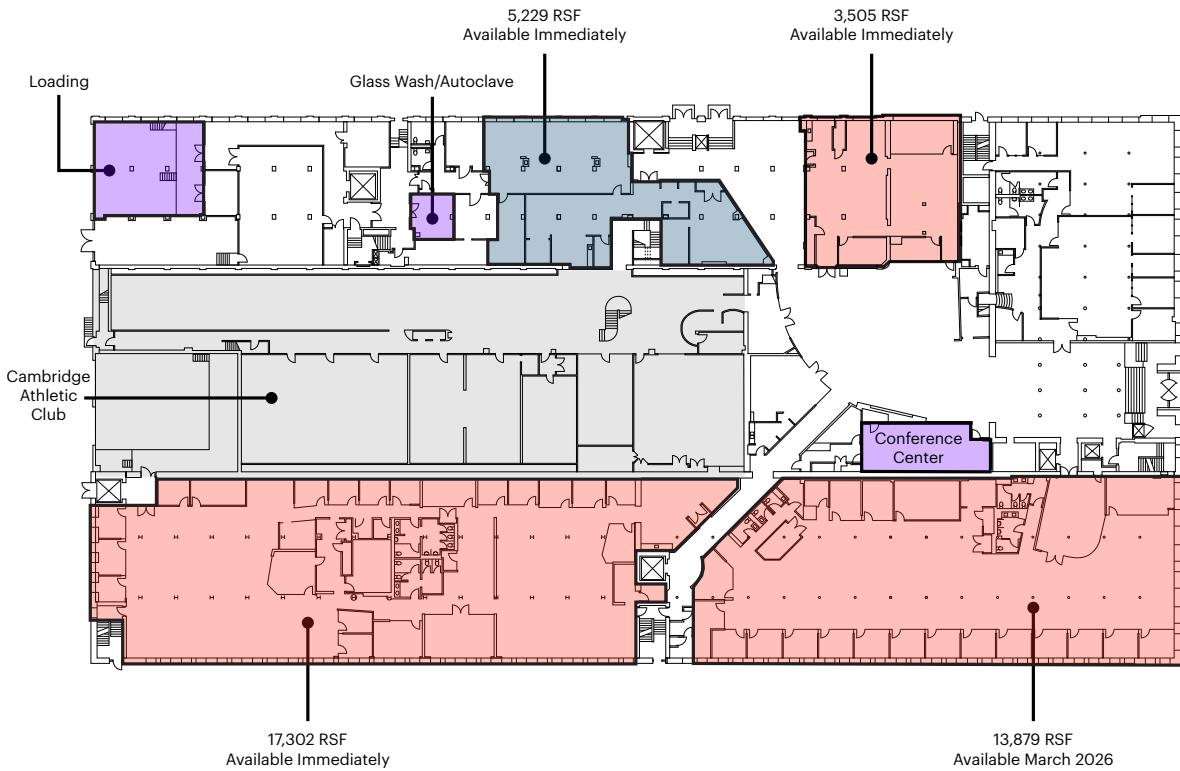


Floor Plans

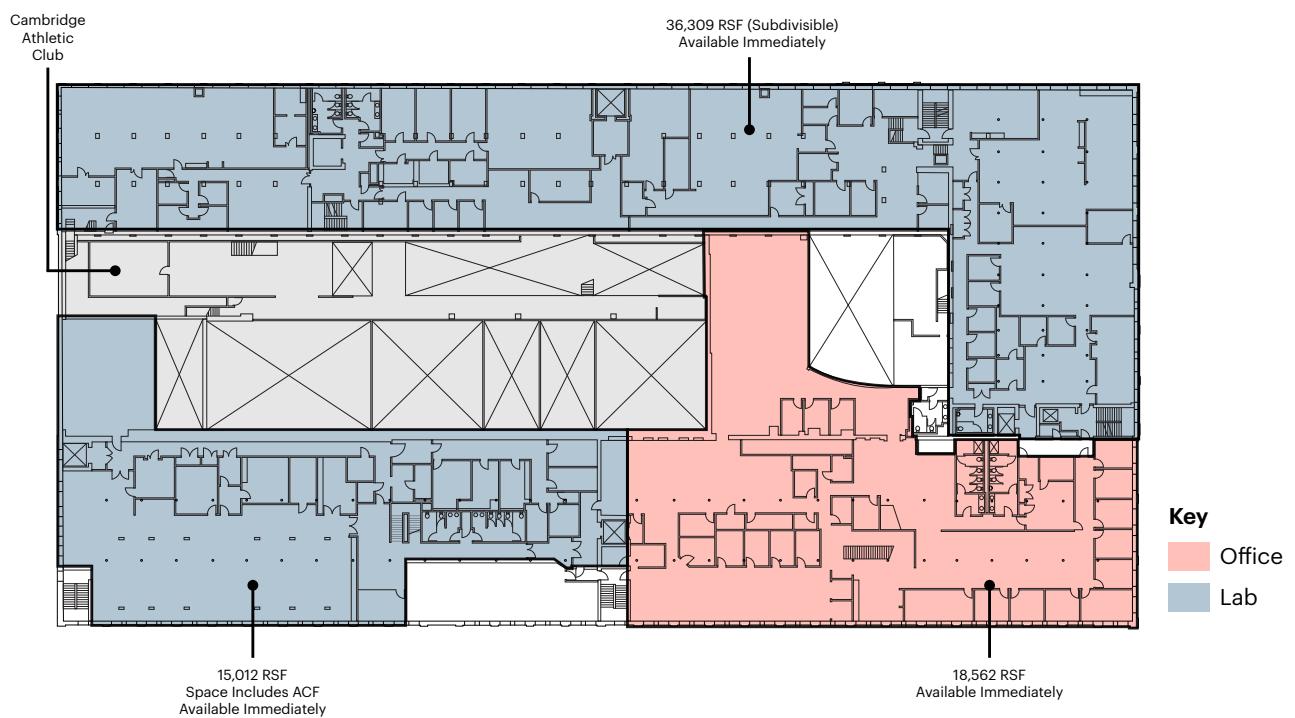
Up to ±76,000 RSF Office and ±86,000 RSF Lab Available



1st Floor: 39,915 RSF

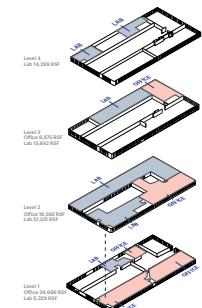


2nd Floor: 69,883 RSF

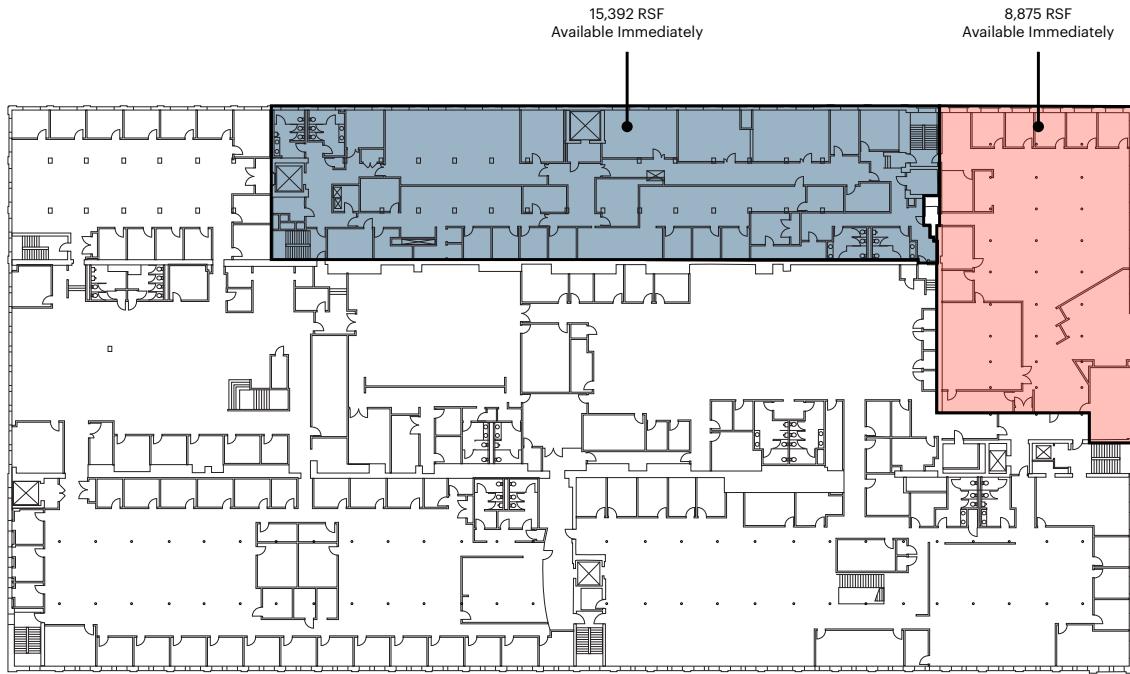


Floor Plans

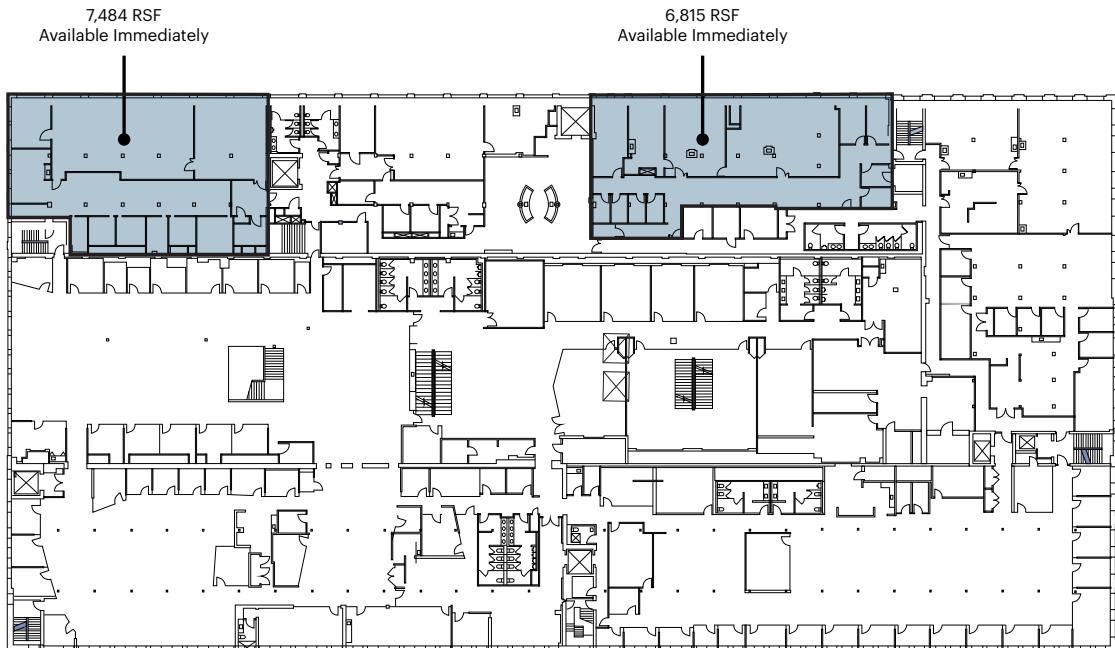
Up to $\pm 76,000$ RSF Office and $\pm 86,000$ RSF Lab Available



3rd Floor: 24,267 RSF



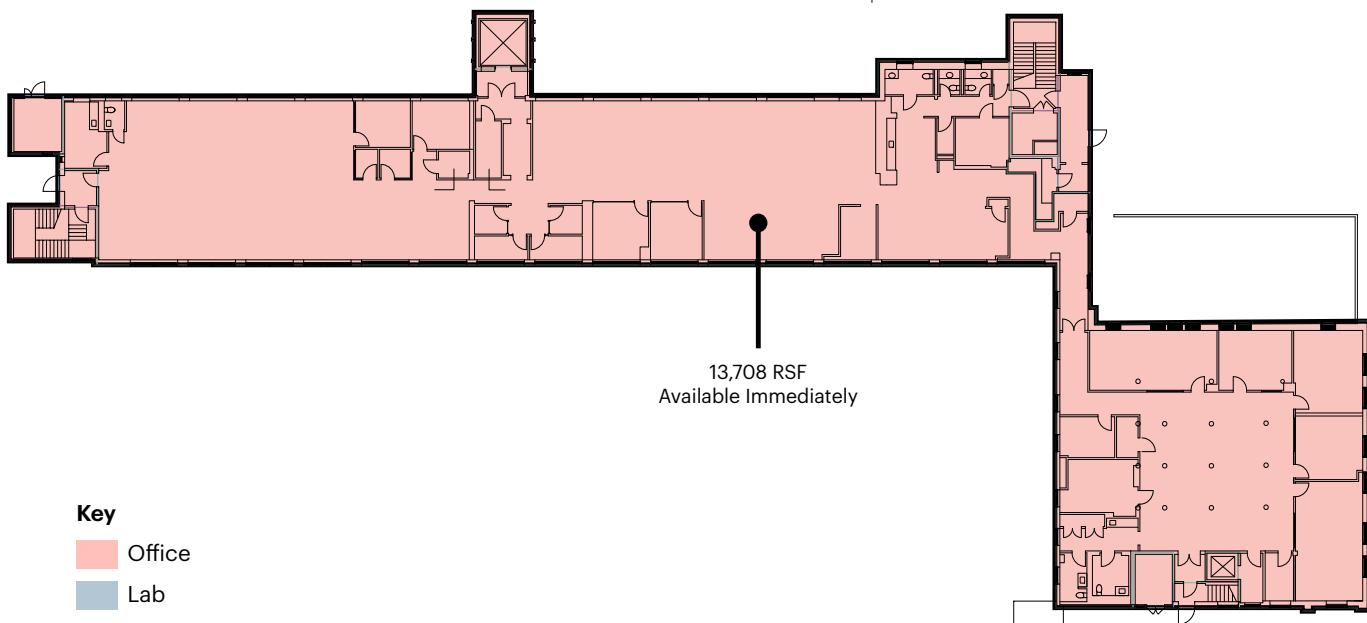
4th Floor: 14,299 RSF



Floor Plans

Up to $\pm 76,000$ RSF Office and $\pm 86,000$ RSF Lab Available

5th Floor: 13,708 RSF



Base Building Infrastructure



RSF
367,000



Floor Load
100 PSF



Electrical
25 W/PSF
(Incl. Mechanical Load)



Fire Protection
Fully sprinklered five-story building fed from multiple risers throughout the ground level



Floor to Floor Heights

Ground Floor:	14'-5"
Floor 1:	13'-9"
Floor 2:	13'-7"
Floor 3:	13'-3"
Floor 4:	14'-1"
Floor 5:	7'-2"



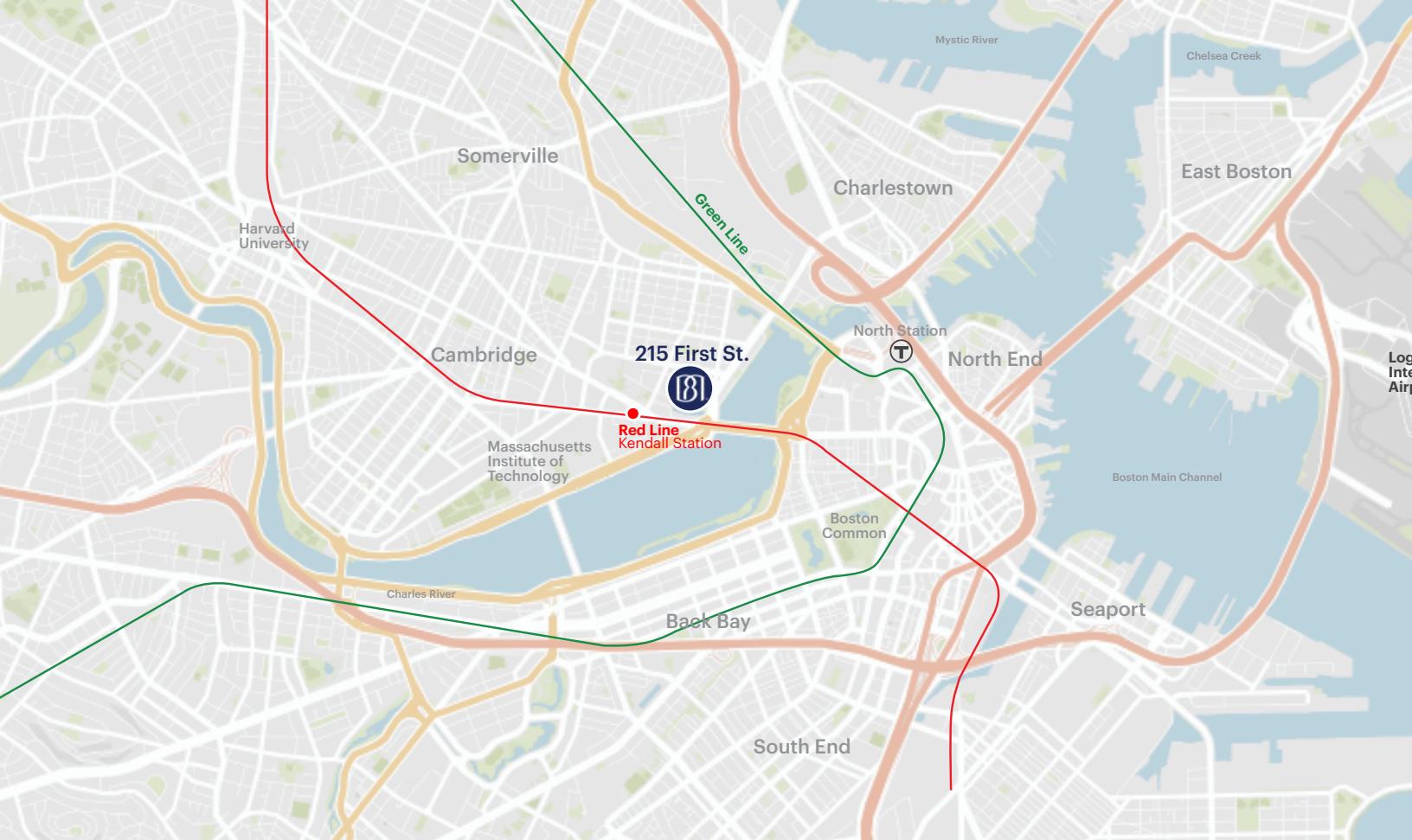
Column Spacing

South Side: 13' x 22' on center
North Side: 13' x 17'7.5" on center



Elevators

4 passenger elevators
(1,800 - 5,000 lb capacity)
2 freight elevators
(4,000 - 6,000 lb capacity)



Location & Amenities

Located right in the heart of Kendall Square, 215 First Street is a beacon amongst the innovation and academia on Boston's biotech hub. Offering prime accessibility no matter the method of transit, and access to the vibrant local amenities of Kendall Square, 215 First Street provides the cutting edge and dynamic office and lab environment that allows top talent to thrive.



Hotels/Retail:

- CambridgeSide Mall
- Residence Inn Cambridge
- Marriott Cambridge
- Kimpton Marlowe Hotel
- Royal Sonesta
- The Kendall Hotel
- The Whitney Hotel



Restaurants:

- The Helmand
- Shy Bird
- Batifol
- Bambara Cambridge
- Desfina Restaurant
- DIG
- Sumiao Hunan Kitchen
- Glass House



On-Site Fitness:

- Cambridge Athletic Club
 - CrossFit box
 - Full basketball court
 - Squash courts
 - Yoga & cycling classes