

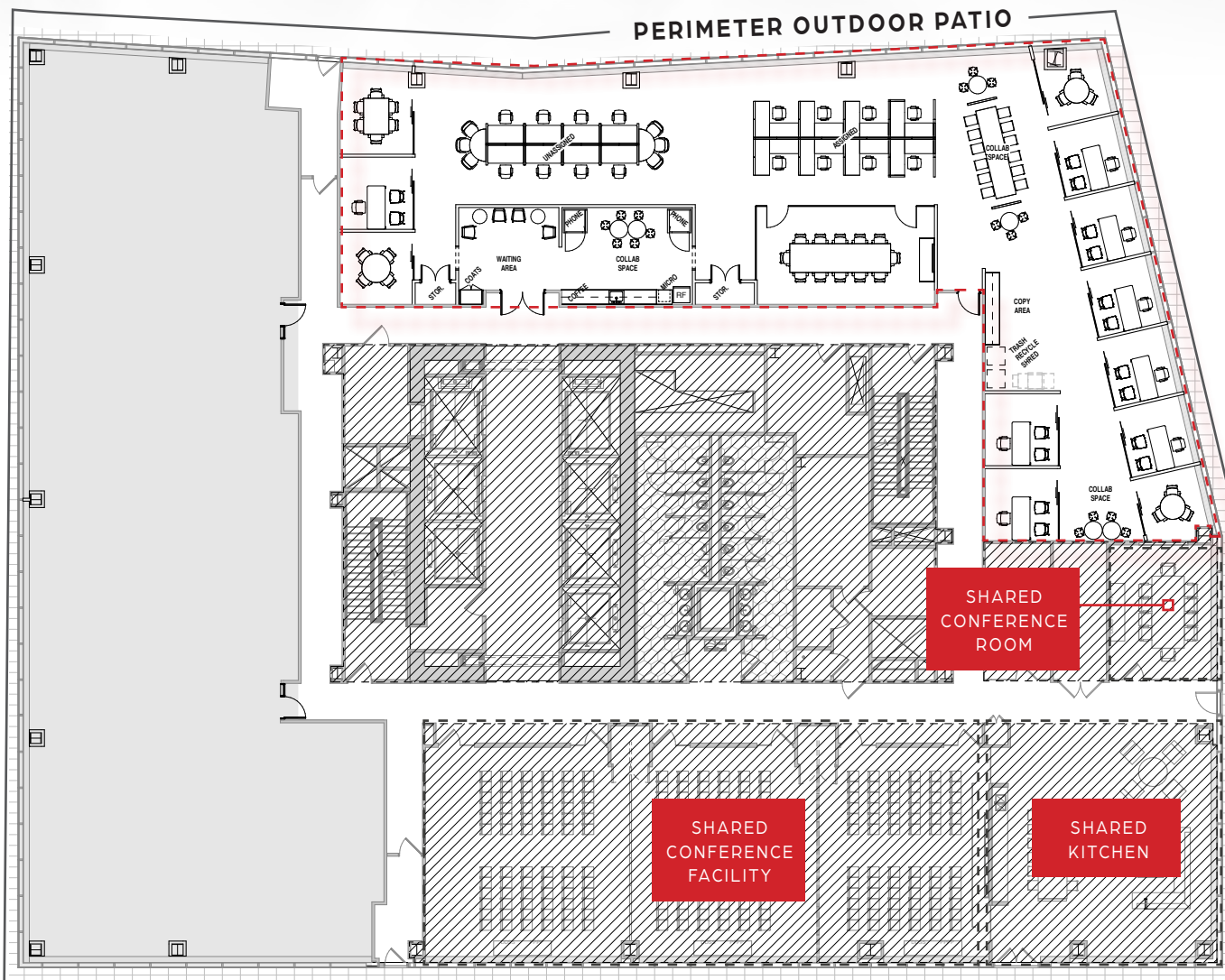
314MAIN

HIGH-END OFFICE
SUBLEASE
IN THE HEART
OF KENDALL SQUARE

NEWMARK

PLUG AND PLAY OFFICE AVAILABILITY

4th Floor | 6,766 SF



- Fully Furnished, Ready for Occupancy
- Term Through 5/31/2028
- On-Site, Covered Parking
- Adjacent to Building Amenities on the Floor (shared conference facility, kitchen and outdoor patio with seating)

Office Layout

- 8 WORKSTATIONS
- 8 BENCHING/HOTELING SEATS
- 8 PRIVATE OFFICES
- 3 HUDDLE ROOMS
- 1 CONFERENCE (12PEOPLE)
- 1 CONFERENCE (8 PEOPLE)
- 2 PHONE BOOTHS
- 3 COLLABORATION SPACES
- COPY AREA
- LARGE KITCHENETTE

OFFICE IN THE HEART OF THE KENDALL SQUARE ECOSYSTEM



PREMIER BUILDING AMENITIES



ADJACENT TO THE MBTA RED LINE AT KENDALL SQUARE



SHOWERS AND LOCKERS



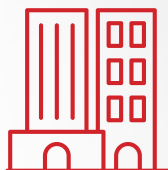
UNDERGROUND PARKING



BIKE STORAGE WITH REPAIR FACILITY



SHARED CONFERENCE FACILITY AND KITCHEN



STREETScape VIEWS OF KENDALL SQUARE



SHARED OUTDOOR COVERED PATIO



ADJACENT TO GREEN SPACE WITH PROGRAMMED ACTIVITIES



LEED GOLD CERTIFICATION