

IMMEDIATELY AVAILABLE - CLASS A OFFICE & LAB SPACE



*WHERE CAMBRIDGE
CONNECTS*

THE
ARC
ALEWIFE RESEARCH CENTER

35 Cambridge Park Drive



The Alewife Research Center,
*where Cambridge connects
to both urban and suburban talent pools.*

FULLY-FURNISHED OFFICE & LAB SPACE AVAILABLE IMMEDIATELY



Specifically designed for today's life science workforce:

- 223,668 RSF Class-A laboratory building
- Located next to the MBTA Red Line T Station at Alewife
- Dramatic atrium lobby
- Extensive glass window line
- First floor retail
- Parking ratio of 1.45 per 1,000 SF
- Craft Food Hall - Fall 2024

*FOR LIFE SCIENCES COMPANIES ON THE MOVE,
THIS IS WHERE CAMBRIDGE CONNECTS.*

CONNECT YOUR WAY: SUBWAY, HIGHWAY OR BIKEWAY

Adjacent to the Red Line, one block to Route 2 and direct access to a vast network of bike trails—this is where Cambridge connects.

The Alewife Research Center offers a direct connection to the workforce that utilizes the MBTA Red Line and prefers the suburban highway network.

**THE ARC MEANS ACCESS TO MORE TALENT
FROM A *LARGER POOL OF WORKERS.***



FIRST FLOOR RETAIL



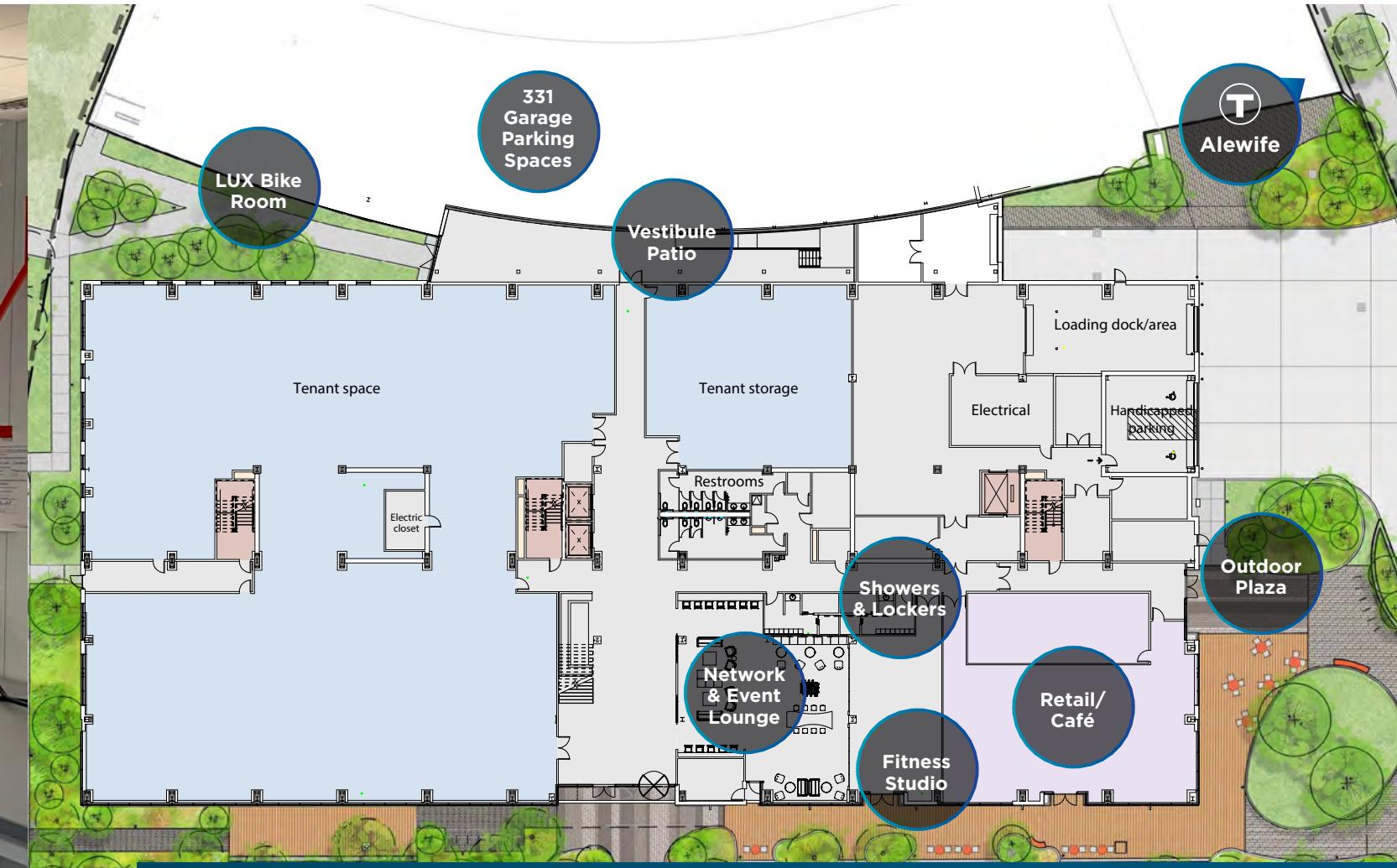
BIKE STORAGE & REPAIR FACILITY



MBTA RED LINE



STATE-OF-THE-ART **LABORATORY SPACE**



AN ENVIRONMENT FOR **TODAY'S WORKFORCE**

BUILDING SPECS

- LEED Silver certified by the USGBC
- Reinforced concrete slab floors with live load capacity of 100 psf (typical areas)
- Typical floor-to-floor height of 11'-0" on the first (1st) floor and 14'-6" on the second (2nd) through fifth (5th) floors
- Column bay spacing 22'-6" x 45' at floors 2-5, 22'6" x 22'6" at floor 1
- Penthouse enclosure of approximately 29,000 RSF for tenant rooftop equipment (within base building penthouse)
- Loading dock area with 48" high raised dock platform
- One (1) service elevator with 5,000 lb. capacity, 350 fpm, 4'-0" wide door opening, serving main lobby on first (1st) floor through mechanical penthouse
- Laboratory once-through supply air -handling units with pre-filters, final filters, chilled water coils and hot water coils; units are sized for approximately 1.75 cfm per usable square foot of laboratory space and 0.2 cfm per SF of office space
- Allocation of bus power for tenant use (w/USF) at 1.5w/sf for laboratory lighting and 12w/sf for laboratory power



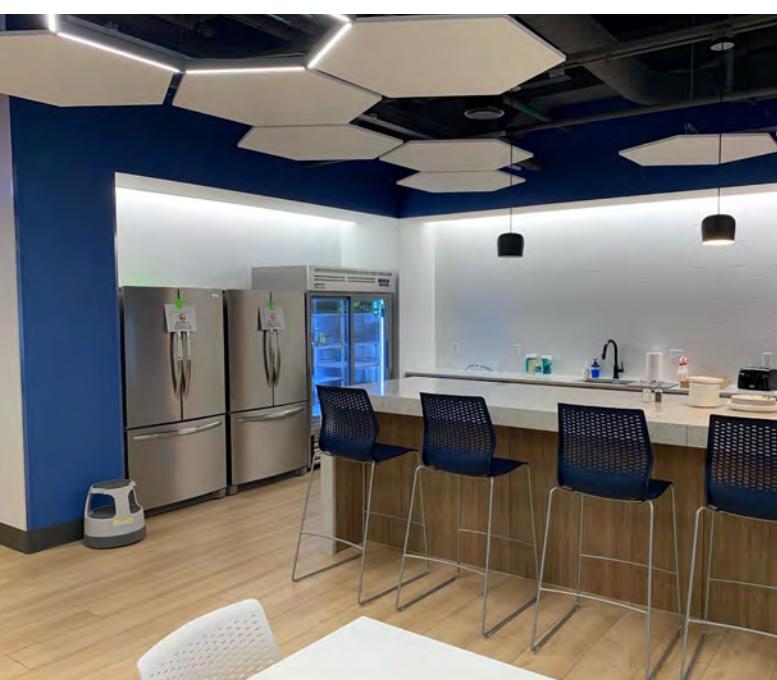
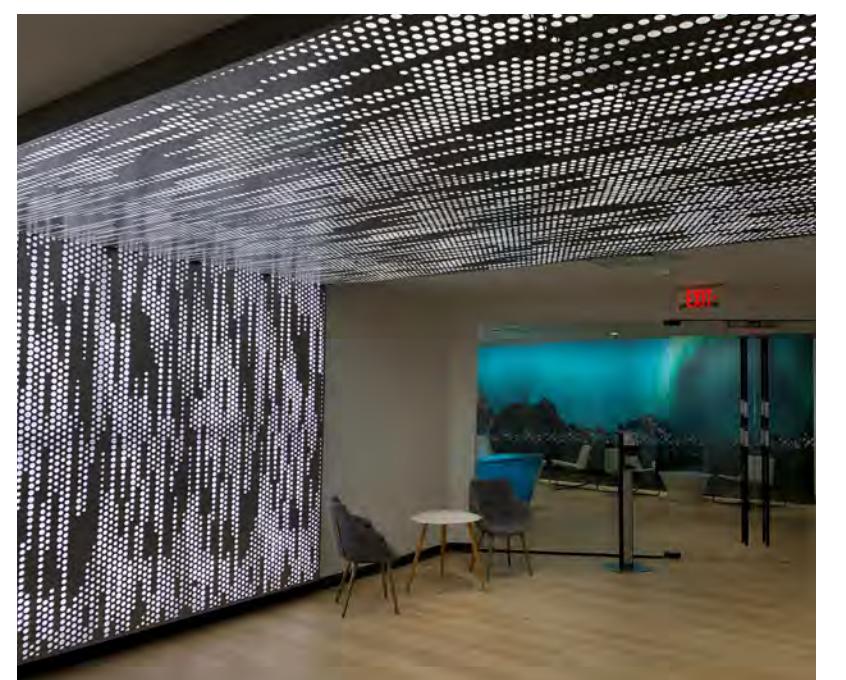
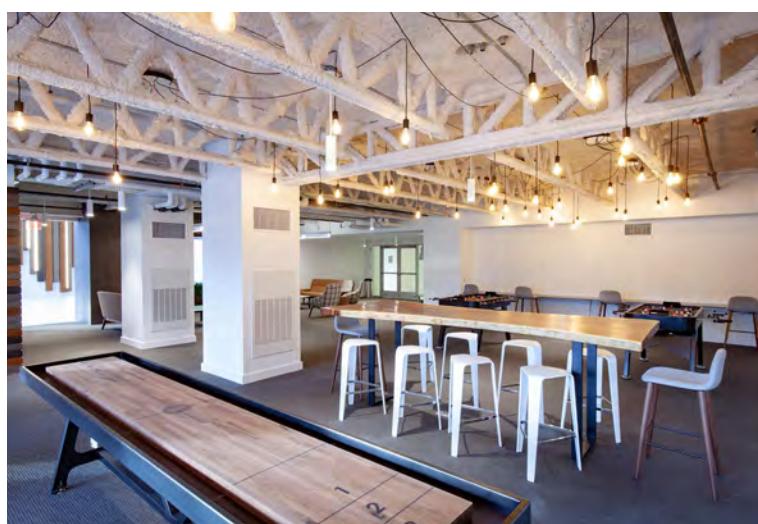
KITCHENETTE



OFFICE



COMMON AREAS & AMENITIES



**44,978 RSF
TOTAL SPACE AVAILABLE**

- **5th floor:** 42,325 RSF of office and lab space
- **3rd floor:** 2,653 RSF of lab space

FIFTH FLOOR

42,325 RSF OF LAB & OFFICE SPACE

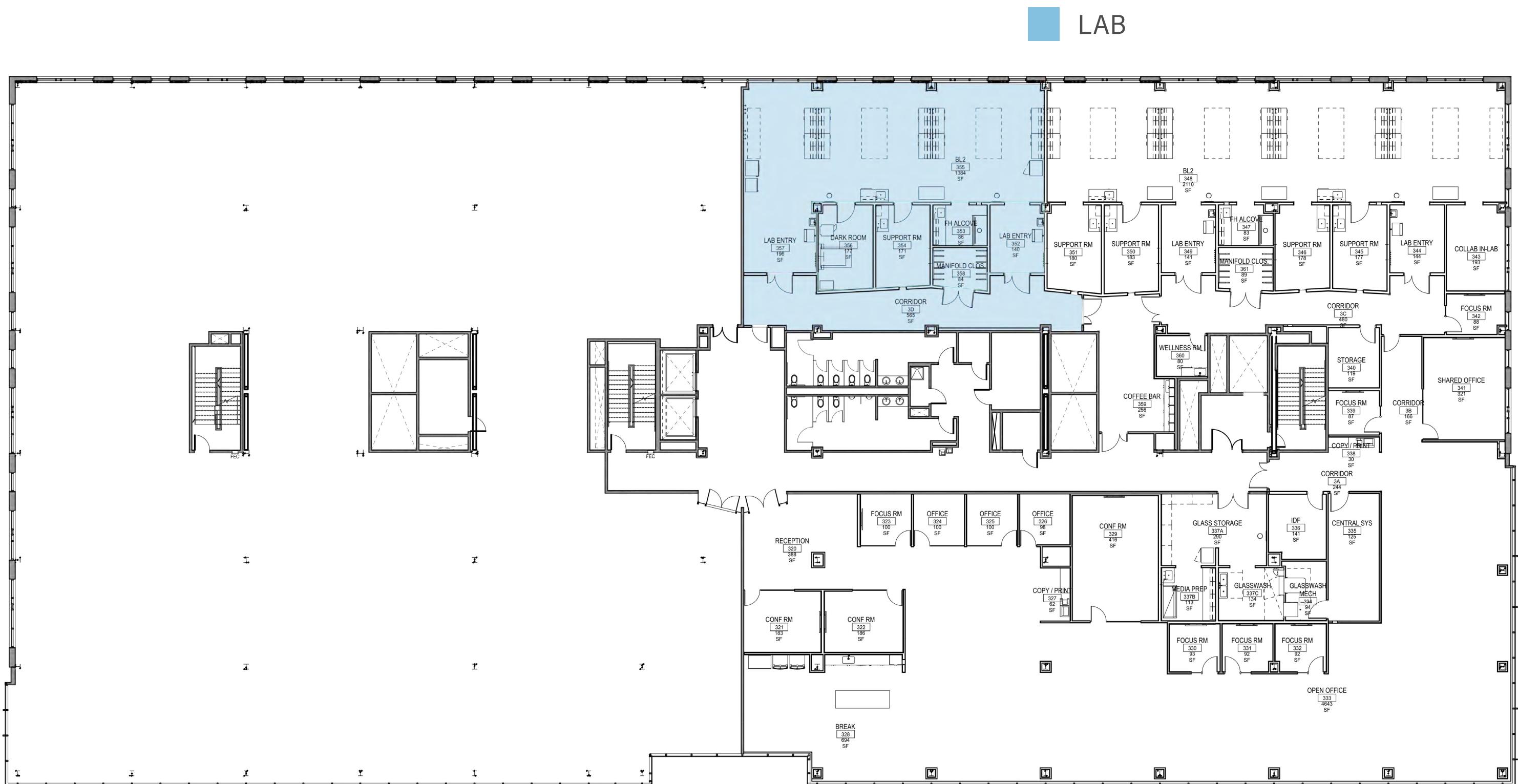
LAB

OFFICE



THIRD FLOOR

2,653 RSF OF LAB SPACE



THE **ARC**
ALEWIFE RESEARCH CENTER

35 Cambridge Park Drive



WHERE CAMBRIDGE CONNECTS

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