

**IMMEDIATELY AVAILABLE - CLASS A OFFICE & LAB SPACE**



*WHERE **CAMBRIDGE**  
**CONNECTS***

THE **ARC**  
ALEWIFE RESEARCH CENTER  
35 CambridgePark 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

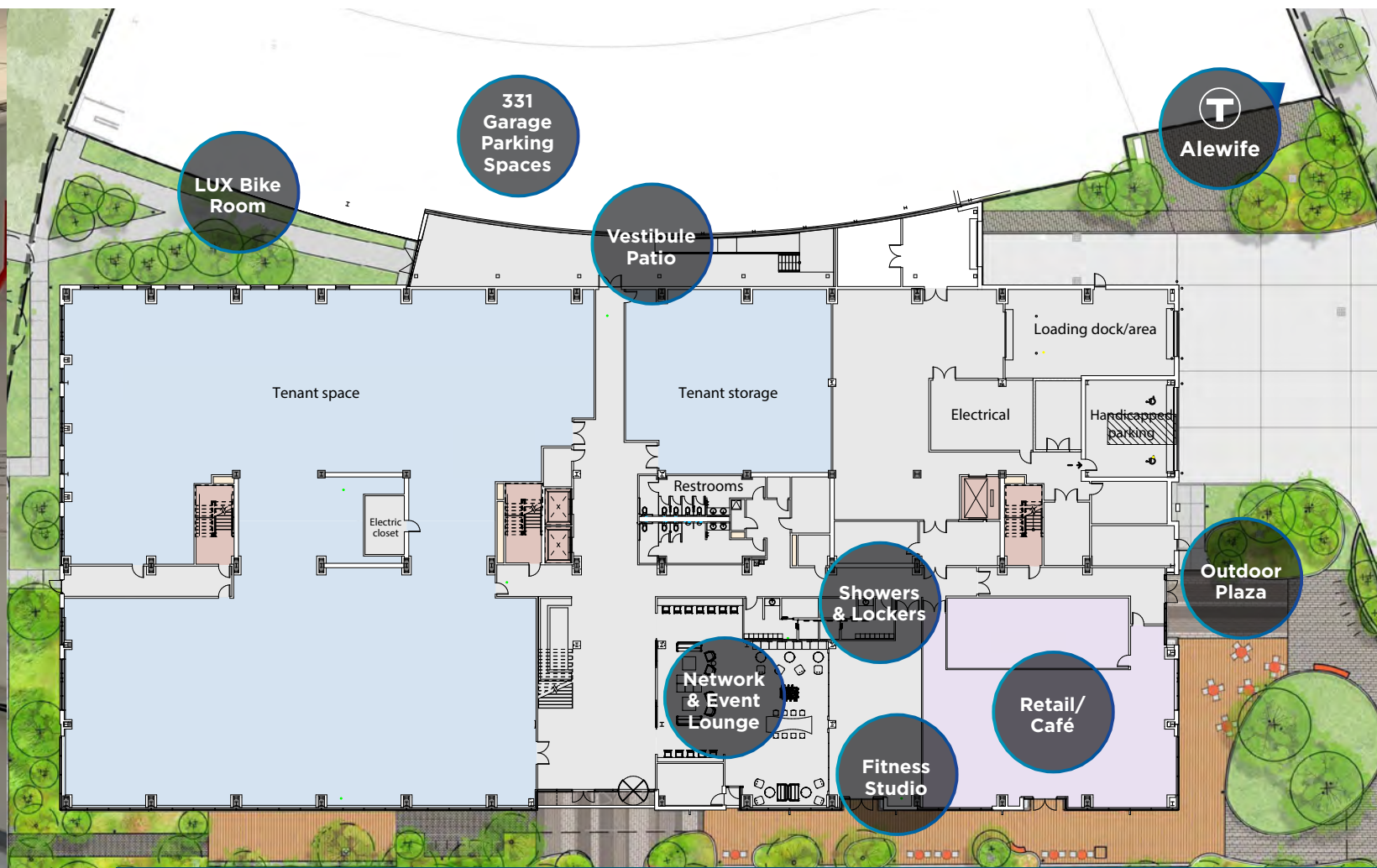


MBTA RED LINE





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



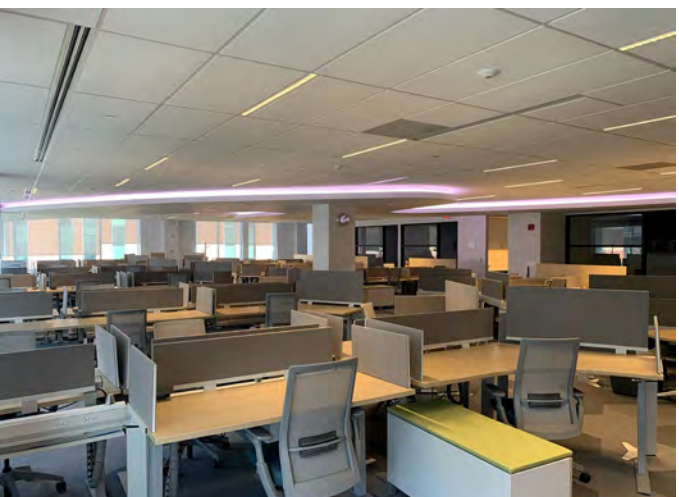
## AN ENVIRONMENT FOR *TODAY'S* WORKFORCE

### 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

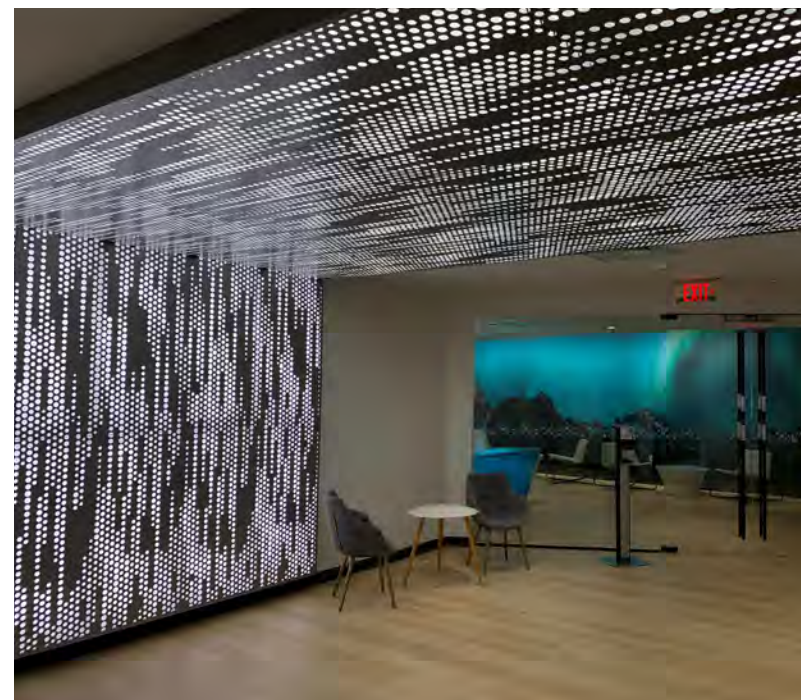




**44,978 RSF**  
TOTAL SPACE AVAILABLE

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

## COMMON AREAS & AMENITIES





## 42,325 RSF OF LAB & OFFICE SPACE

LAB OFFICE





THIRD FLOOR  
2,653 RSF OF LAB SPACE

LAB

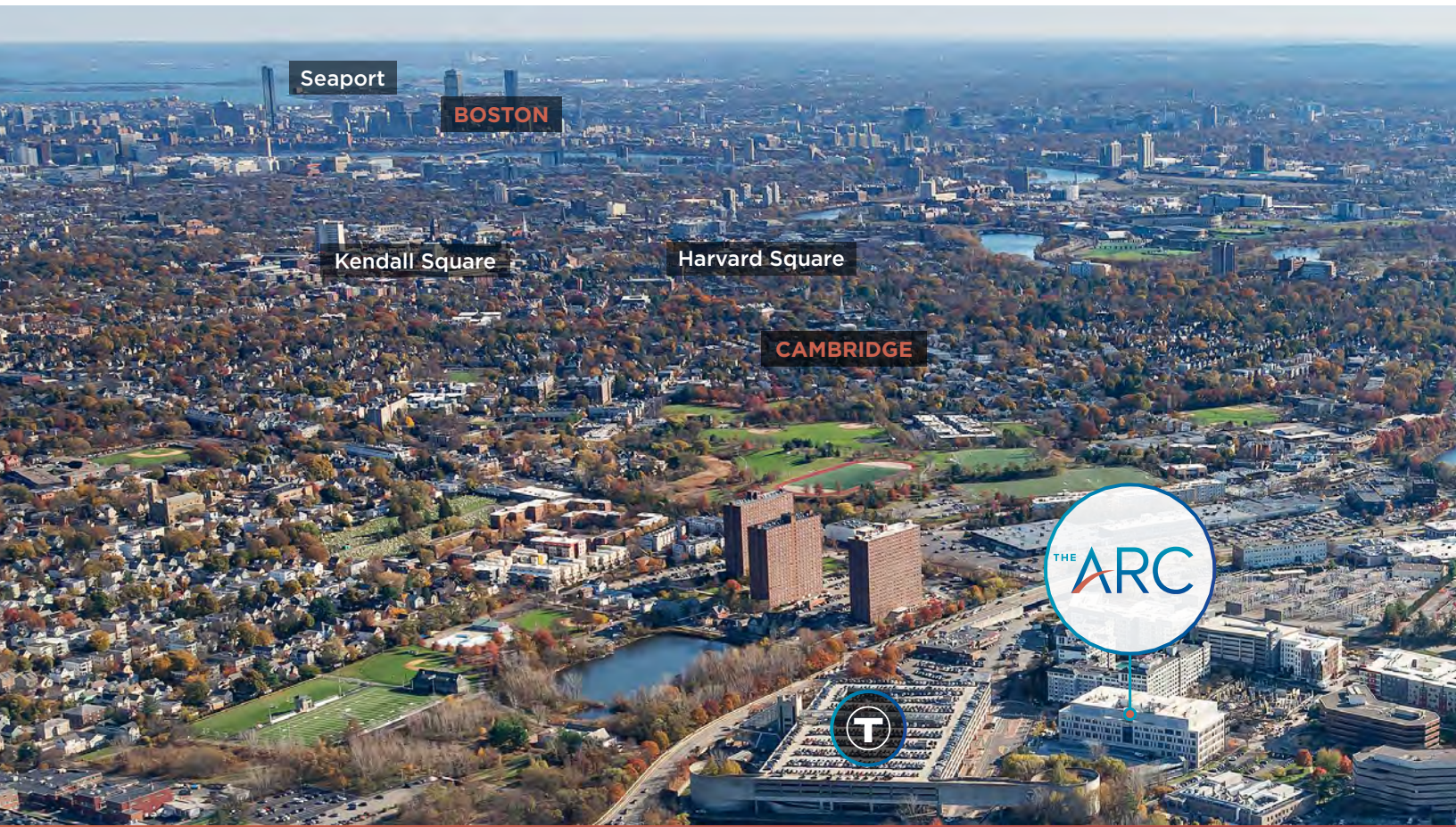






ALEWIFE RESEARCH CENTER

35 CambridgePark Drive



# WHERE CAMBRIDGE CONNECTS

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