

Lab & Office Sublease

CBRE

Flexible, Plug & Play Lab Sublease

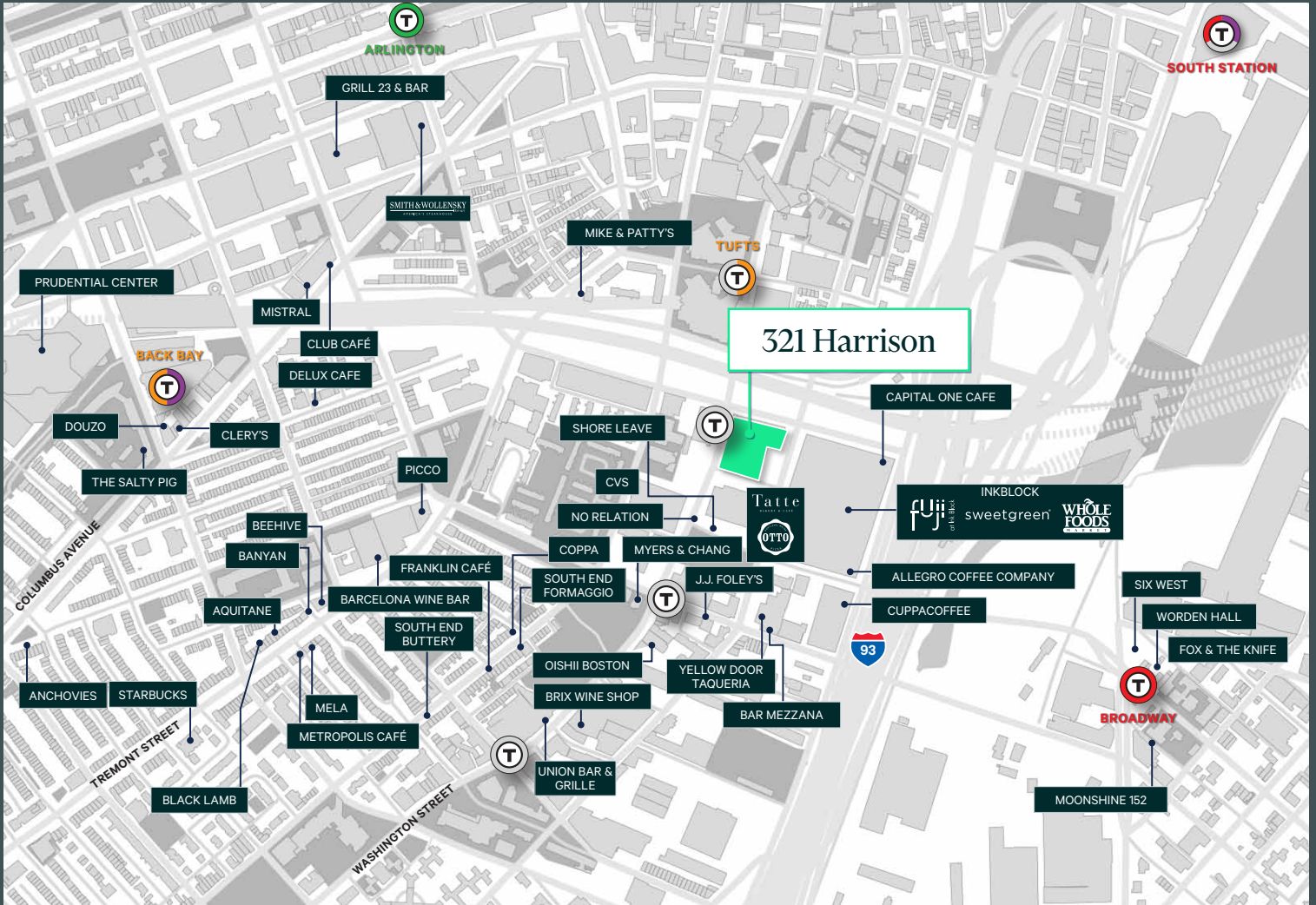
9,787 RSF | Move-In Ready

321 Harrison Avenue
Boston, Massachusetts

Available 1/1/2026 | Term: Flexible, Through 3/31/33



321 Harrison Avenue
Boston, Massachusetts



Live

Over 1,000 Residential
Units within 2-Block
Radius

Dine

City's Hottest
Restaurant Destination

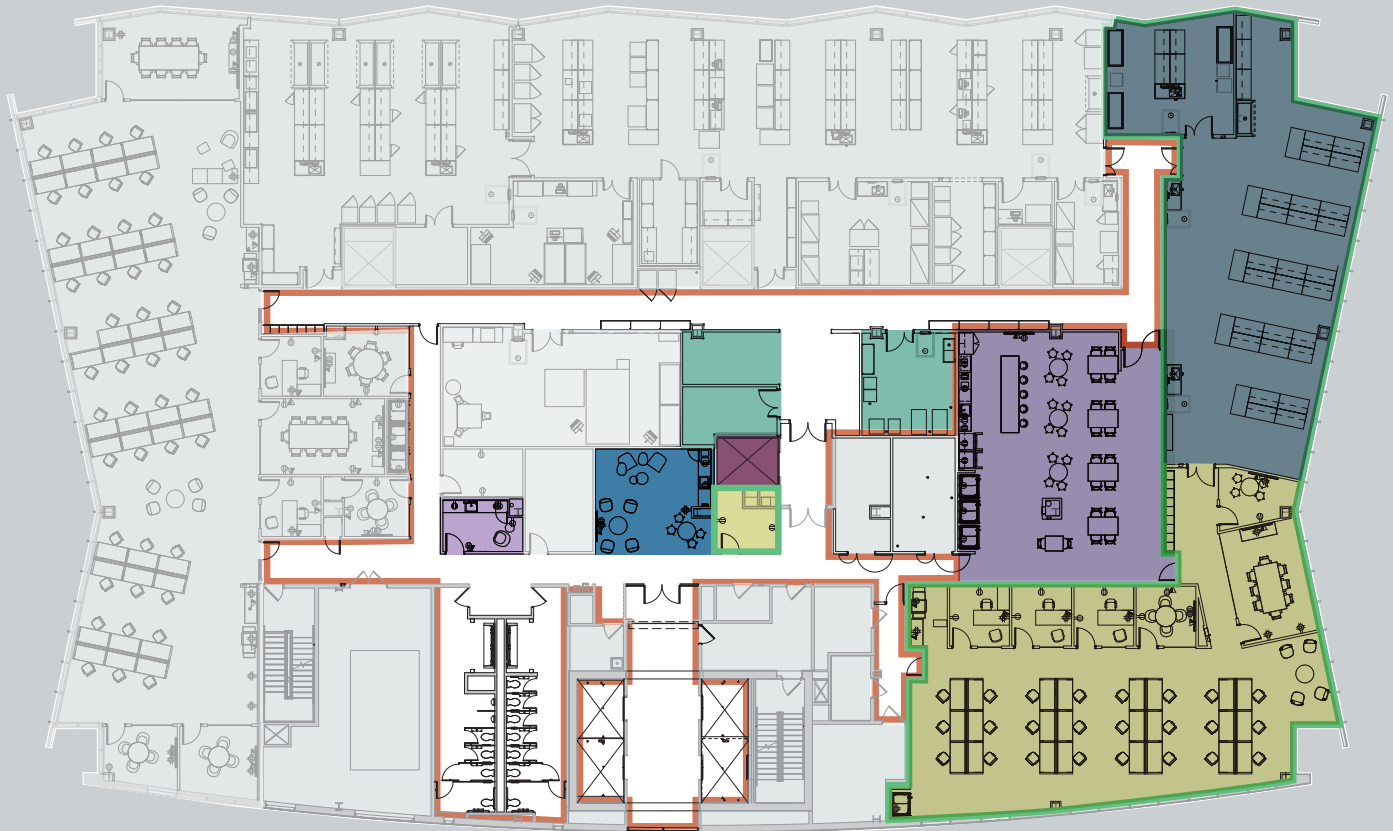
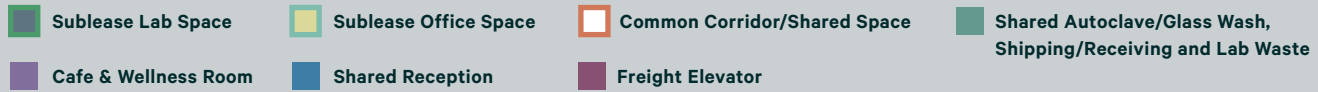
Play

Culturally Rich
Neighborhood Flush
With Arts, Music and
The Soma Market



±9,787 RSF

6th Floor | Available 1/1/2026



Sublease Availability:

Office Space

- + 18 Workstations
- + 3 Private Offices
- + 2 Huddle Rooms
- + One 8 Person Conference Room
- + IDF Room
- + Kitchenette

Lab Space

- + 1 TC Room
- + 1 Fume Hood

Shared Office Space

- + Shared Large Cafe/Meeting Area
- + Shared Wellness Room
- + Shared Reception

Shared Lab Space

- + Autoclave/Glass Wash
- + Shipping/Receiving
- + Lab Waste

Shared Services

- + Building Managed Emergency Power, 5W/PSF
- + Central Vacuum
- + Compressed Air
- + Shared Autoclave & Glass Wash
- + Shared Shipping & Receiving
- + Shared Waste Management
- + pH Neutralization tank managed and maintained by Master Landlord

321 Harrison Avenue
Boston, Massachusetts

For Sublease



Building Amenities

- + Living Room
- + Roof Terrace
- + Fitness Center with Showers and Lockers
- + Parking (*Parking Ratio: 0.5/1,000 RSF*)
- + Bike Storage
- + Electric Vehicle Parking

Work life elevated

Explore, Live and Breathe
the Neighborhood Full of Art,
Food, Retail and Inspiration



Contact Us

McKenna Teague

Senior Vice President

+1 617 936 2295

mckenna.teague@cbre.com

Lauren Drakeley

Senior Associate

+1 617 912 6944

lauren.drakeley@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.