



BioMed Realty



**For Lease**

# 20 Sidney / 10 Green Street University Park @ MIT

**~40,000 SF of Office Space - Available Immediately**

JLL is pleased to present ~40,000 SF of office for lease at BioMed Realty's 20 Sidney Street/10 Green Street, located within BMR's University Park campus. University Park @ MIT is a 1.7 million square foot mixed use urban campus consisting of 12 research buildings, hotel, retail, and residential. The Park is directly adjacent to MIT's campus and is home to world class pharmaceutical and biotech organizations including Takeda, BioNTech, Blueprint Medicines, Agios, and Mass General Brigham.

University Park is situated directly between Central and Kendall Square, and the park's award-winning master plan includes over an acre of landscaped parks and open spaces that offer a unique campus feel. This unmatched location enables tenants to attract and retain top talent that drives innovation through cutting-edge research.

Tenants of the park can also take advantage of the numerous nearby amenities, vibrant restaurants, and retailers in the surrounding area. This unique large block opportunity at 20 Sidney/10 Green Street offers tenants a flexible solution and the ability to customize office space with BioMed Realty, the world's largest privately held owner of life science real estate.

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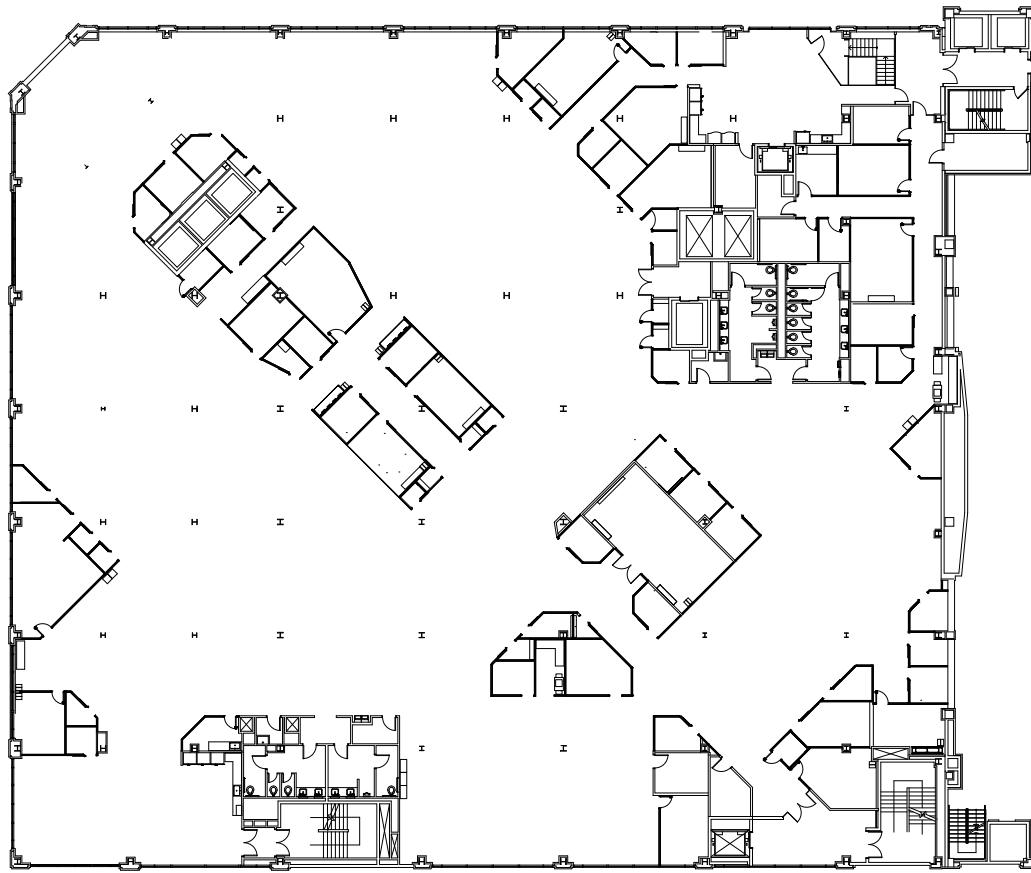
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## 2nd Floor

~40,000 SF



Conference Rooms:	20	Collaboration Rooms:	49	Cafe / Kitchenette:	2	Wellness Rooms:	2
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## Base Building Infrastructure



### RSF

50,016 SF (total building)  
40,000 SF (total available)



### Electrical

2,000 amp, 480 Volt, dual line utility feed



### Floor to Floor Heights

2nd : 20'0"



### Fire Protection

100% fully sprinklered (wet system in office areas, dry system at loading dock) with a Simplex fully addressable fire alarm system



### Loading Dock

Shared central loading dock with two bays



### Column Spacing

26' x 26'



### HVAC

Two Trane 22,500 CFM DX cooled gas fired heating packaged air handling units serving the second floor



### Elevators

2 passenger elevators (3,500 lb capacity)  
1 service elevator (4,500 lb capacity)









#### UNIVERSITY PARK @ MIT TENANTS



## Nearby Amenities



### Fitness:

- VIM Fitness
- Sanctuary By VIM
- Orange Theory
- Cambridge Athletic Club



### Hotel:

- Le Meridien
- Courtyard Marriott
- The Kendall Hotel
- Sonder 907 Main



### Retail:

- Target
- CVS & Walgreens
- Social Wines
- Whole Foods Market
- Trader Joe's



### Restaurants:

- Flour Bakery & Café
- Si Cara
- Veggie Galaxy
- The Mad Monkfish
- Saloniki Greek
- Little Donkey
- Café Luna
- 730 Tavern Kitchen & Patio
- Life Alive
- Naco Taco
- Roxy's
- Tasty Burger
- Pagu
- The Dial
- Sulmona
- Oath Pizza
- Clover Food Lab
- Chipotle
- Cloud & Spirits
- La Fabrica Central