



## SPACE PROFILE

Floor	1
Size	7,517 SF
Rental Rate	Negotiable
Available	May 1, 2025
Term	Flexible (Through Jan 2032)
Type	Office/Lab
Submarket	Cambridgeport
Built (Space)	2021
Parking	5 Tandem Spaces

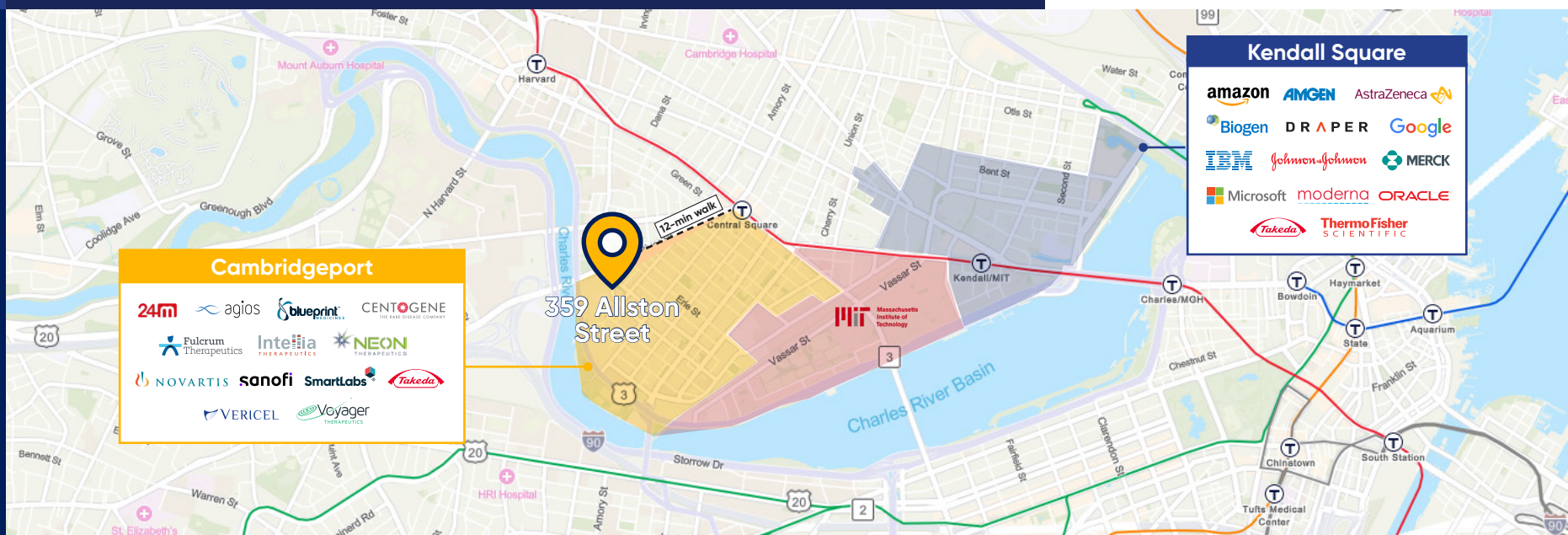
## KEY HIGHLIGHTS

- Single tenant R&D building
- Space is fully built-out and furnished
- 50% laboratory, 50% office
- Ideally situated for mid-sized tenants seeking to establish a Cambridge flagship facility
- Fully upgraded mechanical, electrical, and plumbing systems
- Completely renovated exterior
- 12-minute walk to public transportation via the MBTA Red Line at Central Square Station

### Lab/R&D Sublease Opportunity

# 359 Allston Street

## Cambridge, Massachusetts



### For More Information



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## Lab/R&D Sublease Opportunity

**359 Allston Street, Floor 1**  
Cambridge, Massachusetts

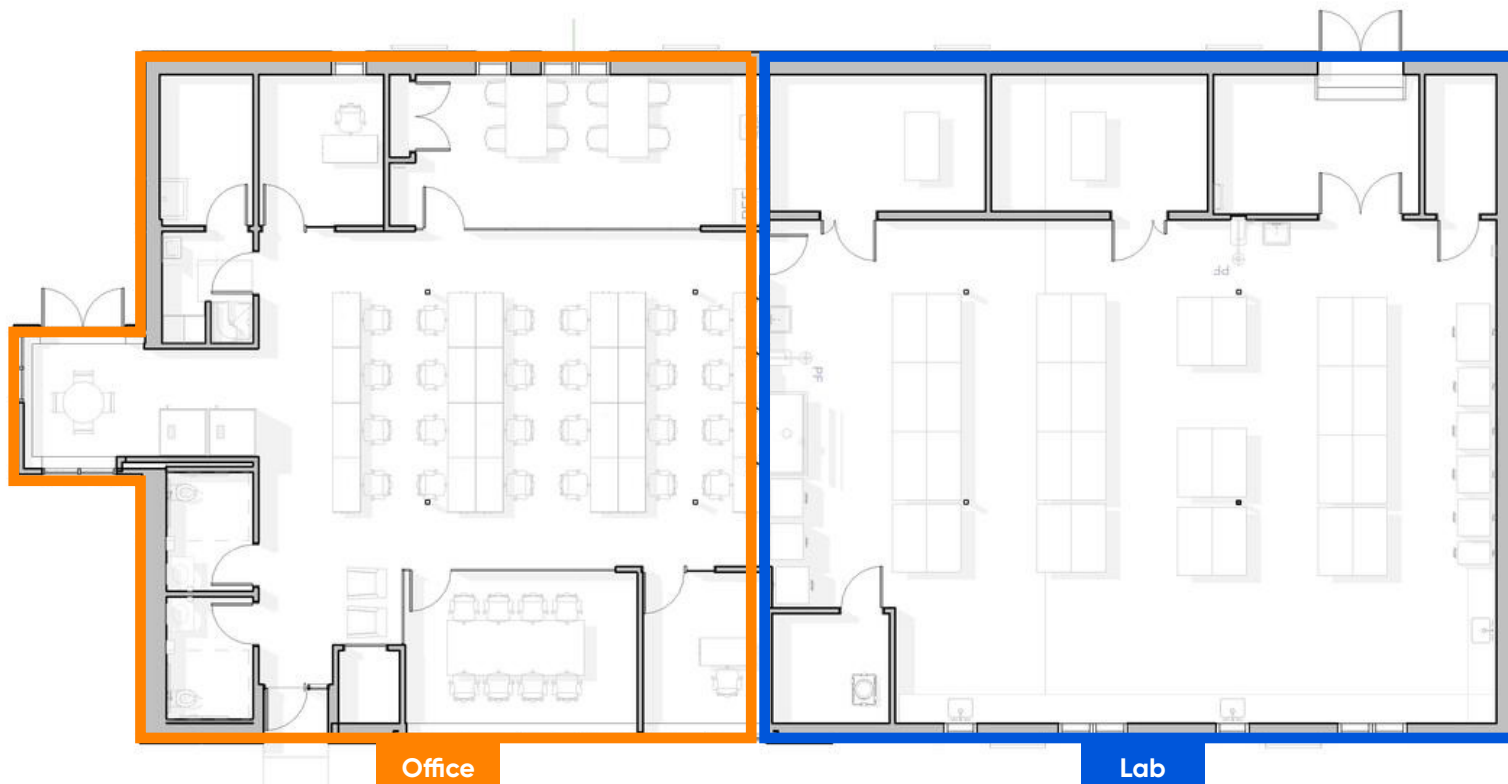


Office Space



Lab Space

cresa



Office

Lab

### Office Breakdown (50%)

- 24 workstations
- 5 on-site parking spaces
- 4 in-person meeting spaces
- 2 unisex bathrooms
- 2 private offices
- 1 conference room
- 1 shower room
- 1 kitchenette
- 1 soft seating area

### Lab Breakdown (50%)

- 32 (5') lab benches with shelving and cabinets
- 2 tissue culture labs BSL-2
- 1 (6') ducted fume hood, with capacity for 2
- Built-in casework and wall-mounted cabinets

### Lab Services

- 3 lab sinks with centralized acid neutralization/pH monitoring system
- 2 dedicated hand washing sinks
- 50KW natural gas generator
- Overhead CO2 and vacuum process piping in all labs
- Dedicated plumbing for water purification system and ice machine



## Lab/R&D Sublease Opportunity

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Cambridge, Massachusetts



Conference Room



Lab Space



Outdoor Patio



Loading Area



Entry



Huddle Room



Kitchen



Workstations

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