



# Newly Built, Furnished, Plug & Play Lab and Office in Broad Institute's New Cambridge Headquarters

300 Binney Street, Cambridge

300 Binney Street is a premier office and lab building located in the vibrant city of Cambridge, Massachusetts. This modern, architecturally advanced property offers state-of-the-art amenities and flexible floor plans to meet the needs of businesses of all sizes. With its proximity to prestigious universities, biotech companies, and a thriving innovation ecosystem, 300 Binney Street provides an ideal location for companies seeking a dynamic business environment in the heart of Cambridge.



## Sublease Details

- Size: 12,000 - 40,711 RSF on the 4th floor
- Available: January 2025
- Term: Flexible
- Parking: 0.6 garage parking spaces per 1,000 RSF



### **Lab Breakdown**

- 9 TC rooms
- 2 non-TC lab support rooms
- 3 large open lab areas with mobile benching/casework
- 1 cold room
- 2 freezer farms
- 5 storage/lab support areas
- 8 emergency showers
- 17 sinks
- 6 fume hoods
- House Nitrogen, CO<sub>2</sub>, CA, Vac
- Backup Power provided

### **Office Breakdown**

- 12 huddle rooms – 5 group huddles and 7 private huddles
- 2 medium conference rooms
- 1 IDF room
- 1 mother's room with sink
- 1 café area
- 11 shared offices and 5 private offices
- 48 workstations in open office areas
- Indoor bike storage on ground floor and shower in Premises

# Subdivision Plan – 12,000 RSF+



# Single Tenant Floorplan



- CIRCULATION
- COMMUNITY
- LAB
- LAB SUPPORT
- OFFICE
- OFFICE SUPPORT
- PRIVATE OFFICE
- CONFERENCE



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