

201

BROADWAY

KENDALL SQUARE, EAST CAMBRIDGE

62,235 SF AVAILABLE

CLASS A OFFICE | 1,853 SF - 62,235 SF



303 Congress Street, Boston MA, 02210 | 617.457.3400 | hunnemanre.com





Hunneman is pleased to present the availability of 1,853 SF – 62,235 SF office space for lease on floors four (4), five (5), and six (6) at 201 Broadway in Cambridge, Massachusetts.



PRIME LOCATION



Located in the heart of Kendall Square and proximity to the MBTA Red Line - Kendall/MIT Station



Ample area amenities include restaurants, theater, shopping mall and fitness club in the immediate neighborhood

NEIGHBORING TENANTS

1. **AMGEN**

7. **moderna**
messenger therapeutics

13. **cic**

2. **BROAD INSTITUTE**

8. **Pfizer**

14. **Takeda**

3. **ThermoFisher SCIENTIFIC**

9. **MIT**

15. **facebook**

4. **Biogen**

10. **Google**

16. **SANOFI**

5. **Akamai**

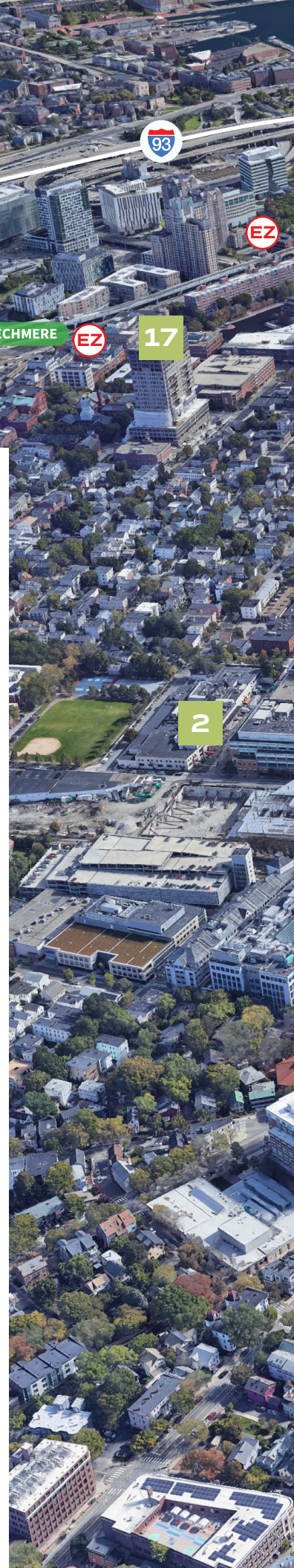
11. **amazon**

17. **HubSpot**

6. **DRAPER**

12. **ORACLE**

18. **PHILIPS**



DOWNTOWN BOSTON

 SCIENCE PARK/WEST END

 CHARLES/MGH

CHARLES RIVER



16

12



15

14

11

13

 KENDALL/MIT

10 Min. Walk

10



3



4

5

9

1



6



7

8

1,853 - 62,235 SF AVAILABLE

201
BROADWAY



AMENITY RICH/REDLINE



8 MIN.
DRIVE TO
DOWNTOWN BOSTON

10 MIN.
DRIVE TO ROUTE 1
AND I-93

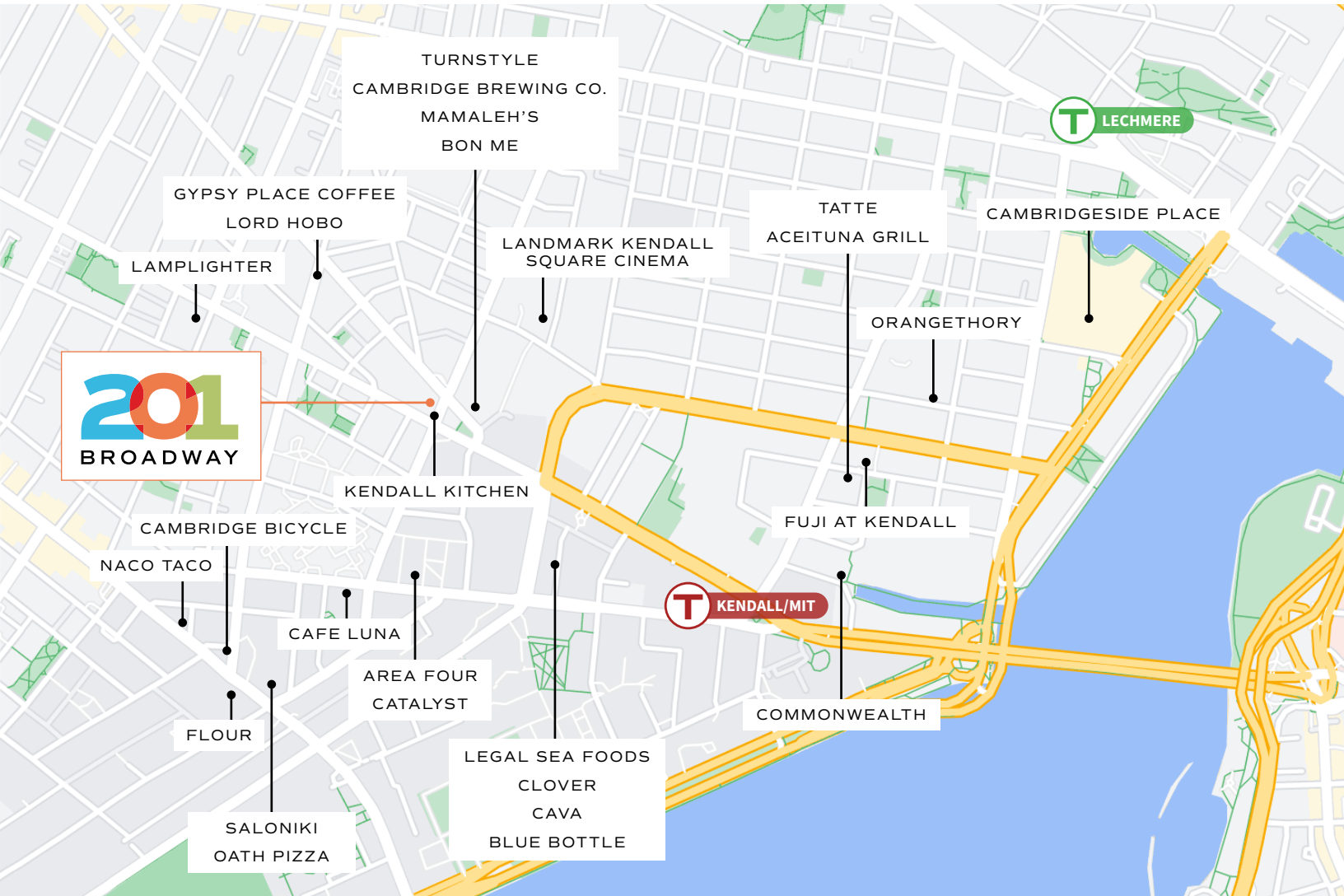
15 MIN.
DRIVE TO LOGAN
INT. AIRPORT

10 MIN.
WALK TO RED LINE
KENDALL/MIT

10+
BLUEBIKE STATIONS IN
IMMEDIATE AREA

60+
NEARBY CAFES AND
RESTAURANTS





Located in Cambridge, MA, Kendall Square is an internationally recognized innovation district that is propelled by the synergies of imagination and ingenuity.



PROPERTY SPECIFICATIONS

RBA:	120,338 SF
Total Floors:	Eight (8)
Available SF:	1,853 SF – 62,235 SF
Property Type:	Office
Date Available:	Immediately
Term:	Negotiable
Year Built:	1988
Lobby Renovation:	2019

AVAILABILITY

Floor 4:

1,853 SF - 20,745 SF

Suite 401 - 6,279 SF (*Spec. Suite*)

Suite 402 - 1,853 SF

Suite 403 - 3,753 SF

Suite 404 - 5,299 SF

Suite 405 - 3,894 SF

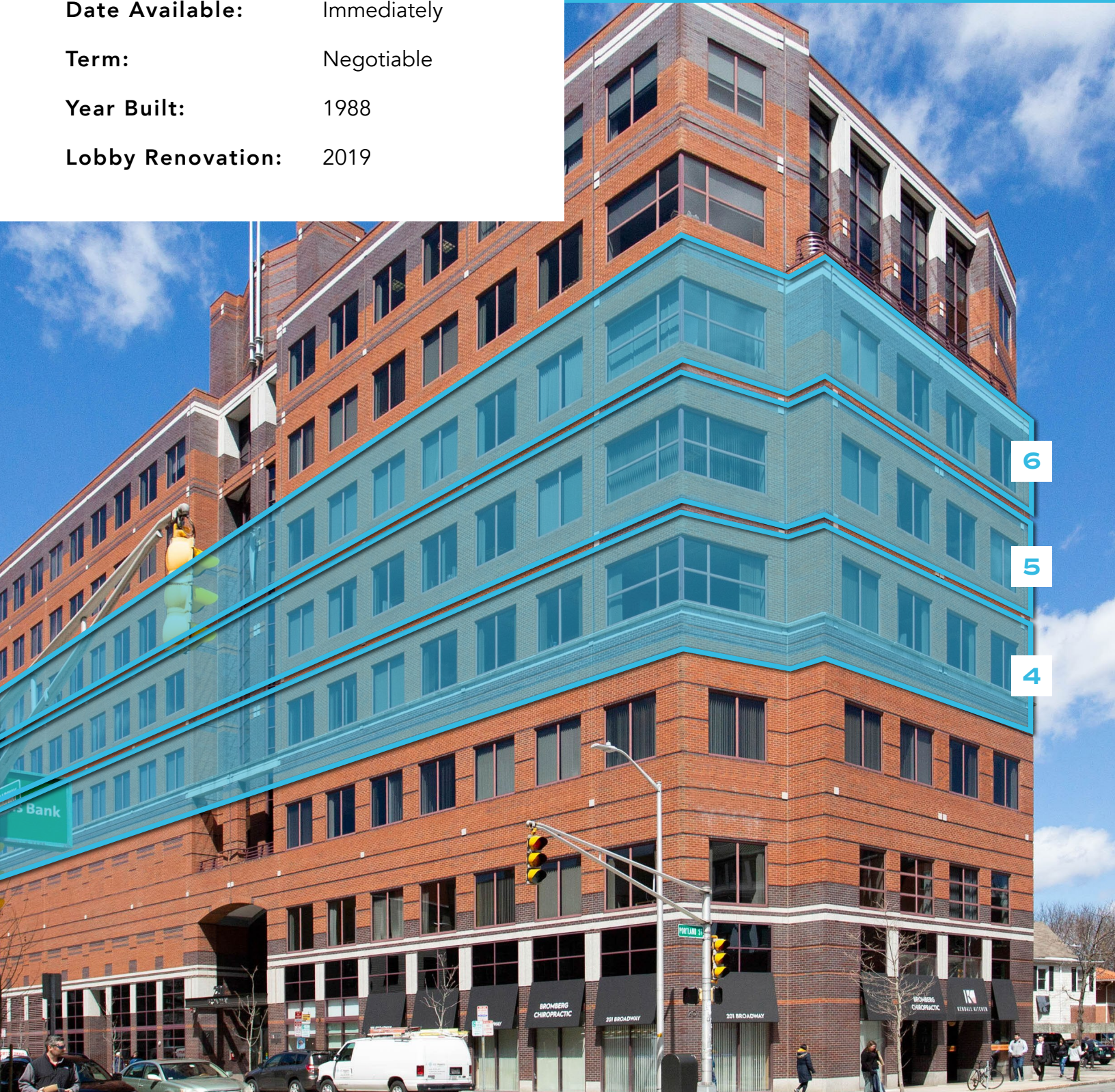
Floor 5:

20,745 SF

(*Will Subdivide*)

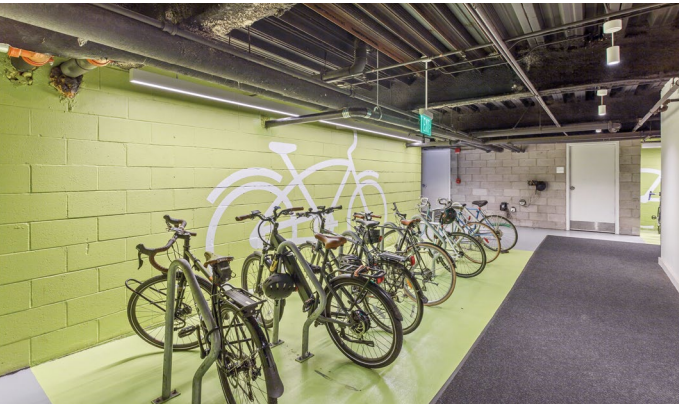
Floor 6:

20,745 SF



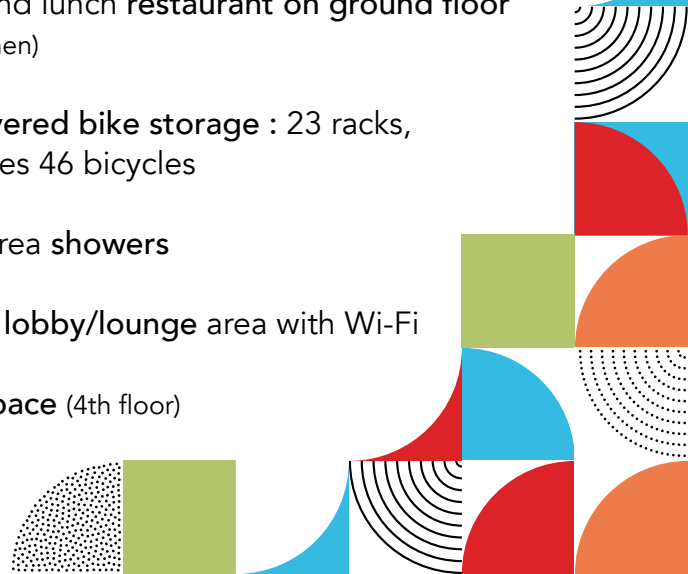


CLICK HERE TO VIEW
FLOOR PLANS



BUILDING AMENITIES

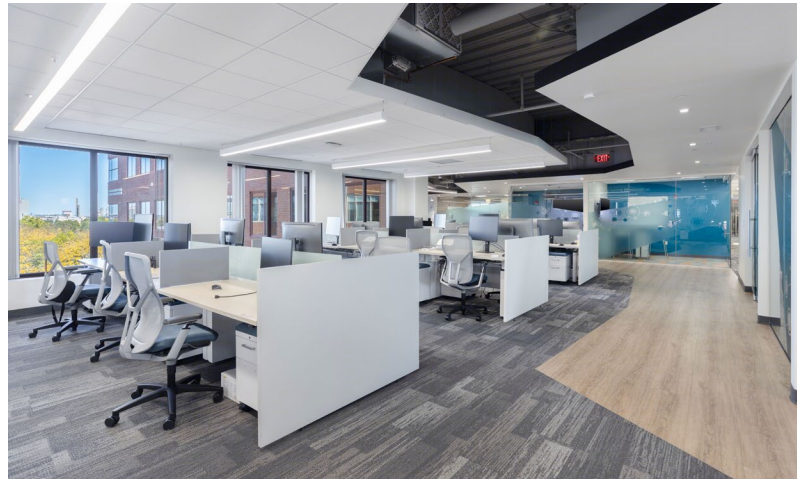
- On-site management
- Abundant parking : 174 covered spaces (1.4/1,000 SF - high ratio for East Cambridge)
- Breakfast and lunch restaurant on ground floor (Kendall Kitchen)
- On-site covered bike storage : 23 racks, accomodates 46 bicycles
- Common area showers
- Renovated lobby/lounge area with Wi-Fi
- Outdoor space (4th floor)





**1,853 SF - 62,235 SF AVAILABLE
IN KENDALL SQUARE, CAMBRIDGE**

**201
BROADWAY**



FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT FITZGERALD
617.650.8020
rfitzgerald@hunnemanre.com

JIM BOUDROT
617.957.1407
jboudrot@hunnemanre.com

STEVE JAMES
617.775.9720
sjames@hunnemanre.com

PETER EVANS
617.966.8047
pevans@hunnemanre.com

PAT GRADY
781.820.9881
pgrady@hunnemanre.com

HENRY BIRMINGHAM
508.903.7627
hbirmingham@hunnemanre.com

DUNCAN GILKEY
617.986.6327
dgilkey@thedaviscompanies.com

