

# 270 Albany

CAMBRIDGE, MA



BioMed Realty

**CBRE**

# 270 Albany

**BioMed Realty and CBRE  
are pleased to present a full  
building opportunity available  
to lease at 270 Albany Street in  
Cambridge, Massachusetts.**

270 Albany Street features 77,290 SF of first class office/R&D space in the thriving Cambridgeport biotechnology neighborhood. The building was recently renovated to deliver brand new MEP systems as well as fully renovated restrooms and elevators. Tenants will enjoy excellent access via Interstate 93, proximity to the MBTA Red Line (Kendall/Central) as well as the EZ Ride Shuttle Bus. Tenants participate in a thriving neighborhood community with shops, restaurants and cinemas in Cambridgeport. Neighboring institutions and corporations include MIT, Pfizer, Intellia, Abbvie, Takeda, Novartis, BioNTech, Blueprint Medicines, Agios, Vericel, etc.





## AVAILABILITY DETAILS



### SIZE

77,290 SF



### FLOORS

2 stories above grade and lower level



### AVAILABLE

Immediately



### PARKING

±1.2/1000 SF  
(90 spaces) at  
47 Erie Street  
Garage

## BUILDING DETAILS



### FLOOR TO FLOOR

- + 2nd Floor: 11'6"
- + 1st Floor: 16'9"
- + Lower Level : 9'10"

### ARCHITECTURAL:

- + Common area upgrades to meet ADA and MAAB accessibility code requirements
- + Finishes upgrade to all base building restroom cores
- + Refurbished 2,100 lb hydraulic, Passenger Elevator with new equipment and controls
  - 36" (w) x 84" (h) doors, front & rear
  - ADA compliant
- + Refurbished 4,500 lb hydraulic, Freight Elevator with new equipment & controls
  - 42" (w) x 84" (h) doors, front & rear

### STRUCTURAL:

- + 100 PSF Live Load per floor (including Basement)
- + Floor Vibration Limit 8,000 MIPS

### ELECTRICAL:

- + 3000 AMPS electrical service to support lab requirements for 60/40 lab-office
- + New 500 kW and an existing 250 kW generator to provide 5 watts per SF standby power

### PLUMBING:

- + New Tempered Water System for emergency showers and eyewash stations, including water tank and vertical riser

### FIRE PROTECTION:

- + New fully addressable fire alarm system including new FA panel



This image is an artistic rendering



## MECHANICAL:

- + One (1) new office air handling unit (10,000 CFM/unit) to provide recirculating supply air across office areas
- + Two (2) new lab air handling units (30,000 CFM/unit) and associated vertical distribution HU's to provide 1.5 CFM of 100% outside air across lab areas (60% of lab USF)
- + Two (2) new rooftop lab exhaust air units (30,000 CFM/unit) with energy recovery system and associated vertical distribution EAHU's to provide 1.5 CFM of direct exhaust air across lab areas (60% of lab USF)
- + New gas-fired high efficiency hot water boiler plant and associated pumps to provide heating for lab supply air
- + New high efficiency chilled water plant, including cooling tower, and associated pumps to provide cooling for lab supply air
- + Fan Coil Units (FCU's) and VAV's in building common areas
- + New Building Management System (BMS) with integrated controls for new mechanical equipment



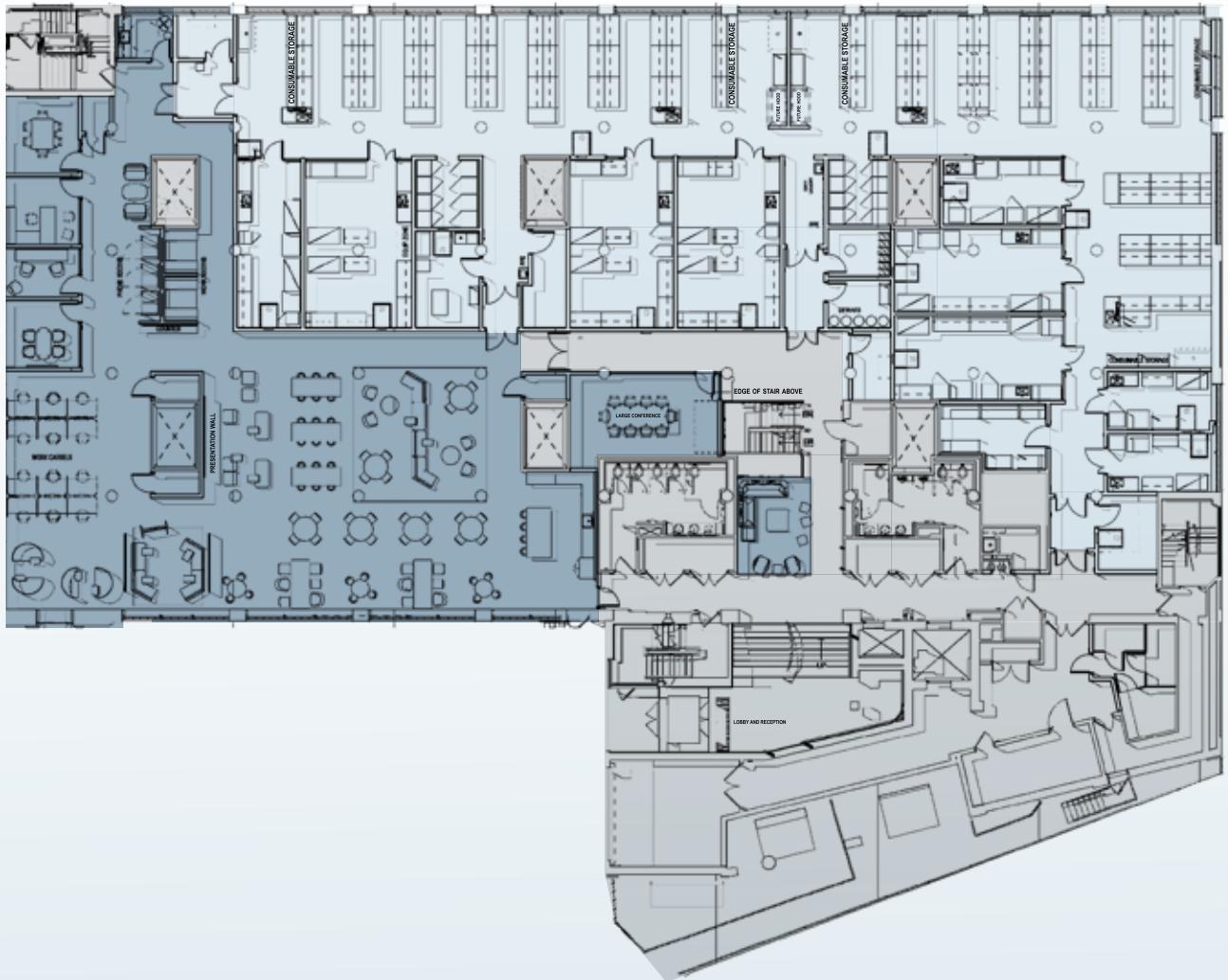


# Available Immediately

LAB  
OFFICE

**Lower Level:** 25,527 SF\*

\*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.



# Available Immediately

LAB  
OFFICE

**First Floor:** 23,778 SF\*

\*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.



# Available Immediately



**Second Floor:** 27,985 SF\*

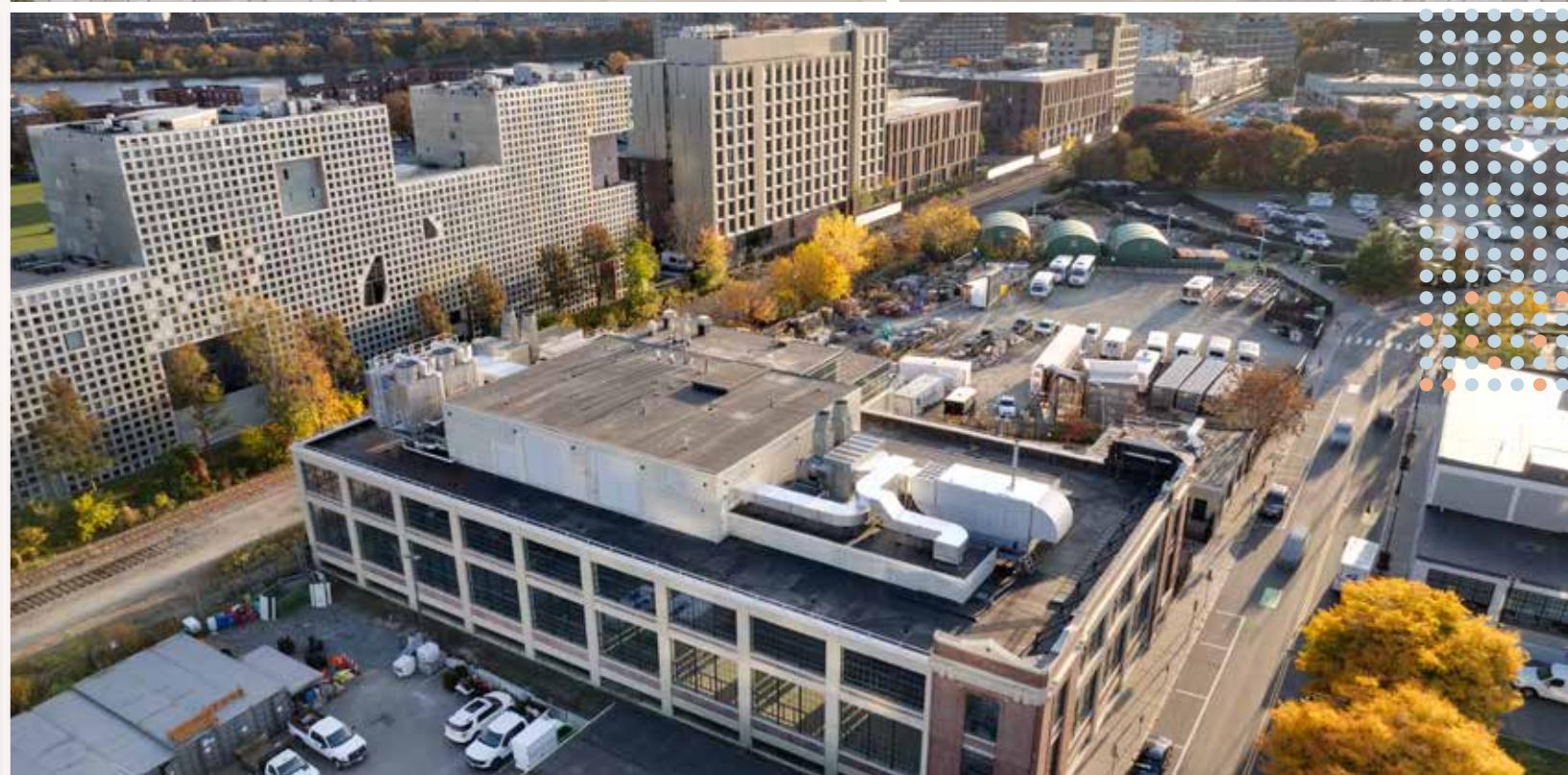
\*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.



## About BioMed Realty

**BioMed Realty**, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high-quality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.







# For More Information

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