

Kendall Square

CLASS A
EXISTING LAB
& OFFICE
FOR LEASE

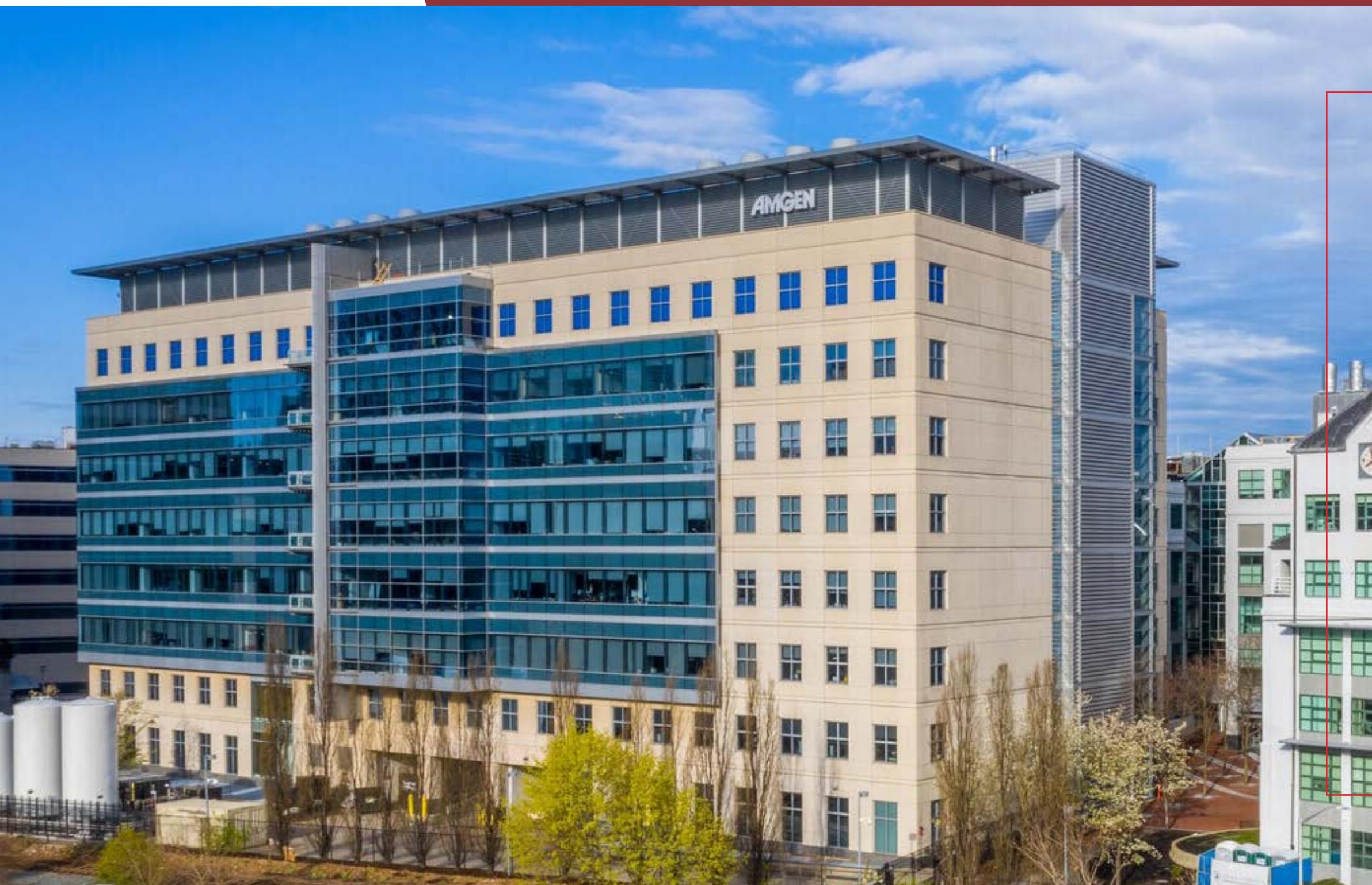
360 Binney Street at
One Kendall Square
East Cambridge, MA

16,500-68,000 RSF
AVAILABLE



JLL

BUILDING SPECS



Size	2nd Floor: 16,500-33,262 RSF Lab & Office 7th Floor: 17,500-35,082 RSF Lab & Office
Timing	Immediate
Term	5-10 years
Lab Infrastructure	Lab utilities plumbed to bench (VAC, Compressed Air, N2, CO2 & RODI water) Central PH Neutralization Emergency Power Facilities support
Building Amenities	Central meeting and all-hands conferencing facilities Recently renovated top floor cafe and servery overlooking Kendall Square Numerous One Kendall Square restaurants and urban amenities
Parking	1 space per 1,000 USF in One Kendall Square Garage

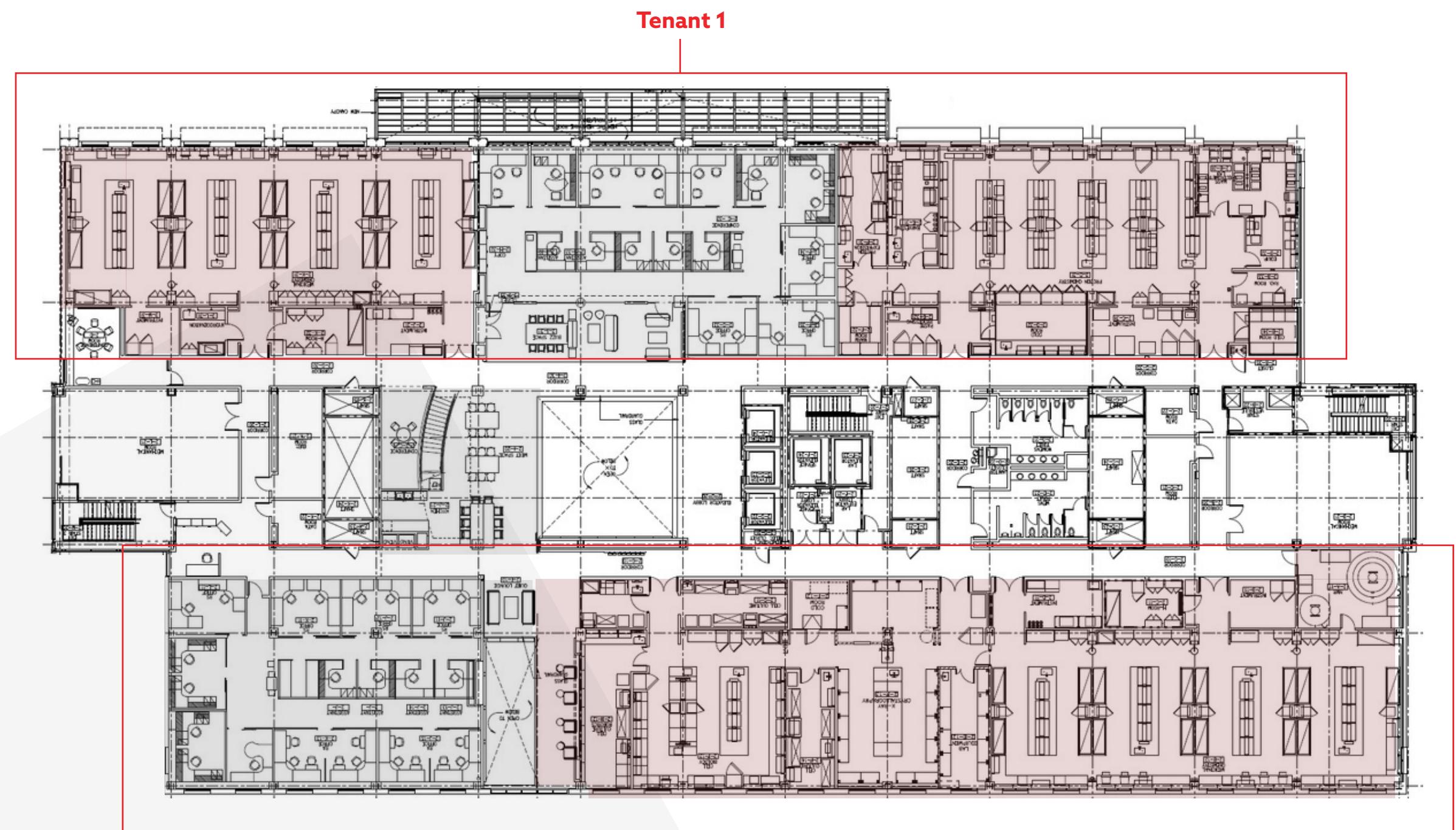
2ND FLOOR

16,500-33,262 RSF

Lab Space (Chemistry)

- Thirty (30) fume hoods (2 walk-in)
- NMR Room
- Two (2) H2 Rooms

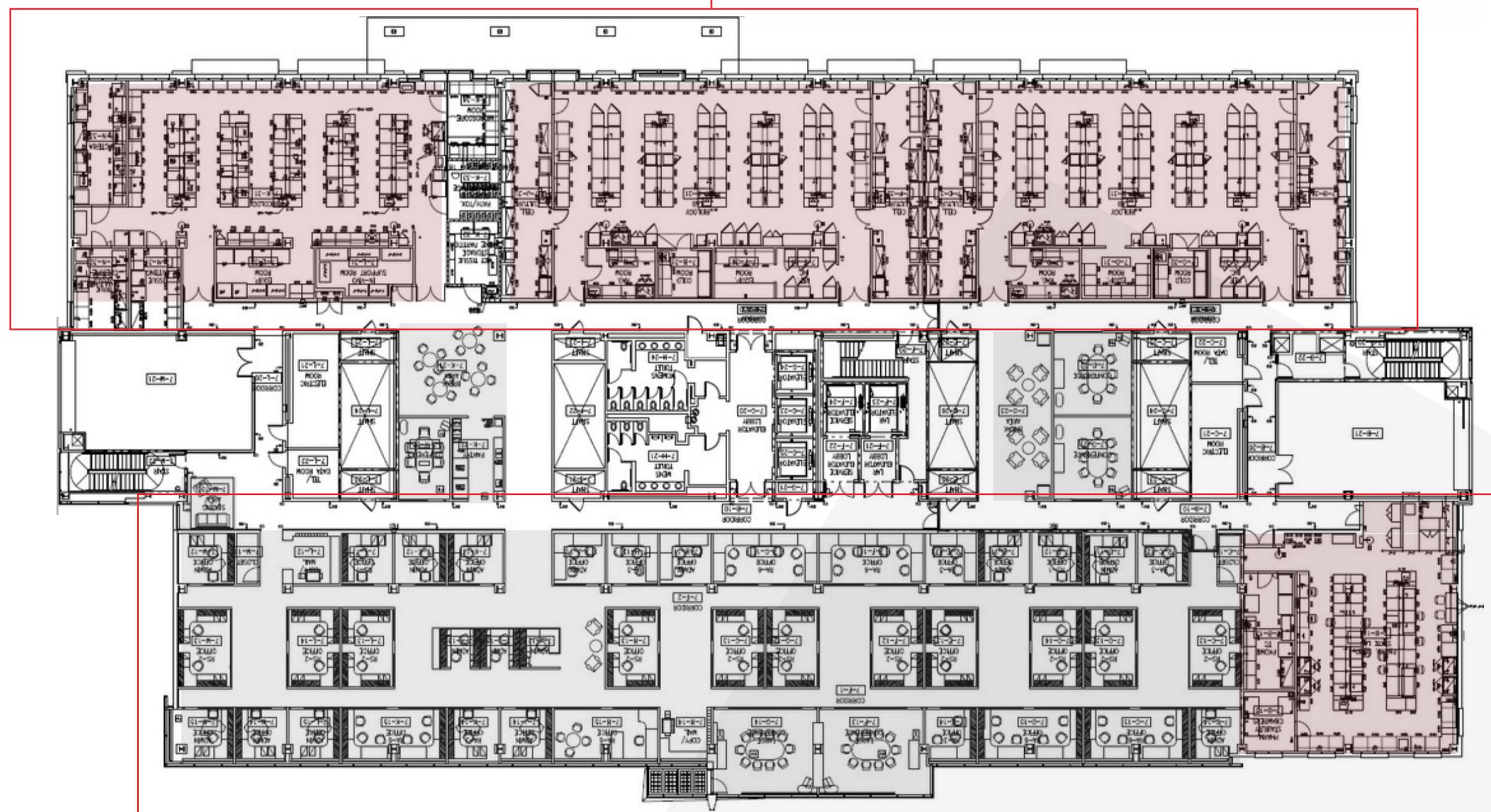
Office Space



Tenant 2

7TH FLOOR

17,500-35,082 RSF

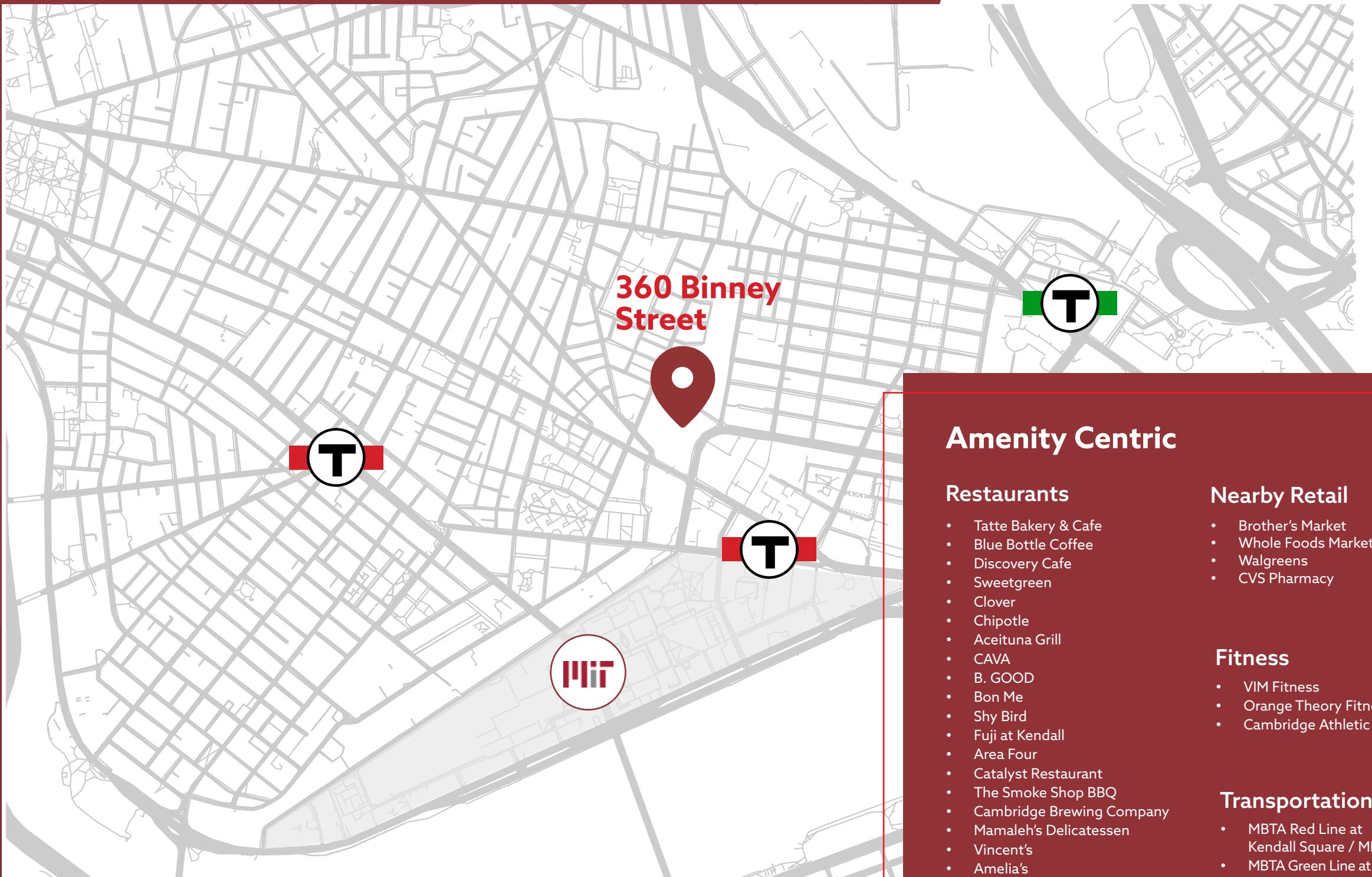


Tenant 1

Tenant 2

LOCATION

360 Binney Street is a Class A pharma-quality lab facility located in the heart of vibrant Kendall Square, Cambridge. JLL is pleased to offer 16,500-68,000 RSF of existing lab and office space on floors 2 & 7. Tenants can take advantage of significant existing lab infrastructure and a range of amenities both on site and within steps of the buildings' front door.





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