

Kendall Square

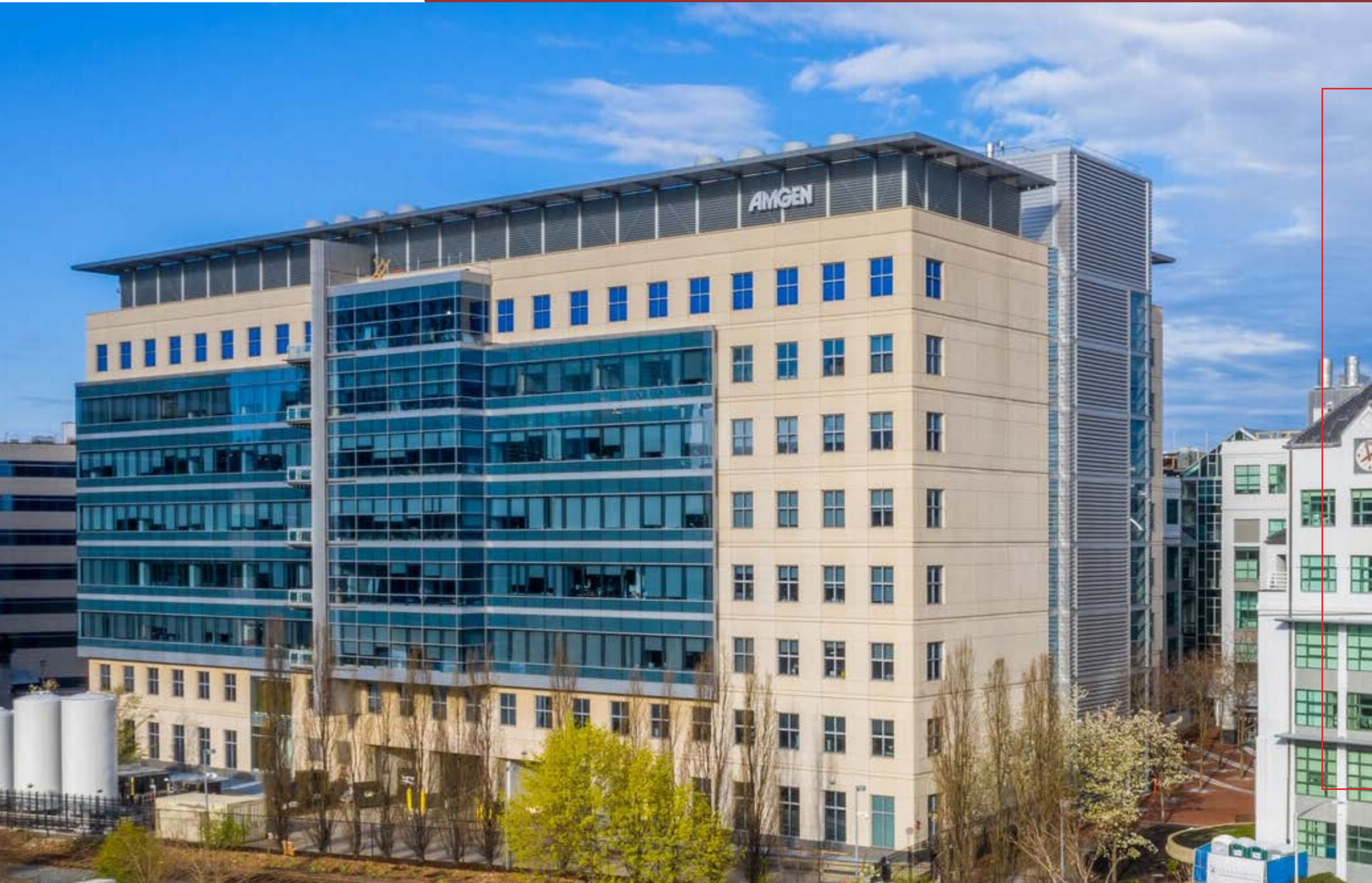
CLASS A EXISTING LAB & OFFICE

FOR LEASE

**360 Binney Street at
One Kendall Square
East Cambridge, MA**

**16,500-68,000 RSF
AVAILABLE**





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

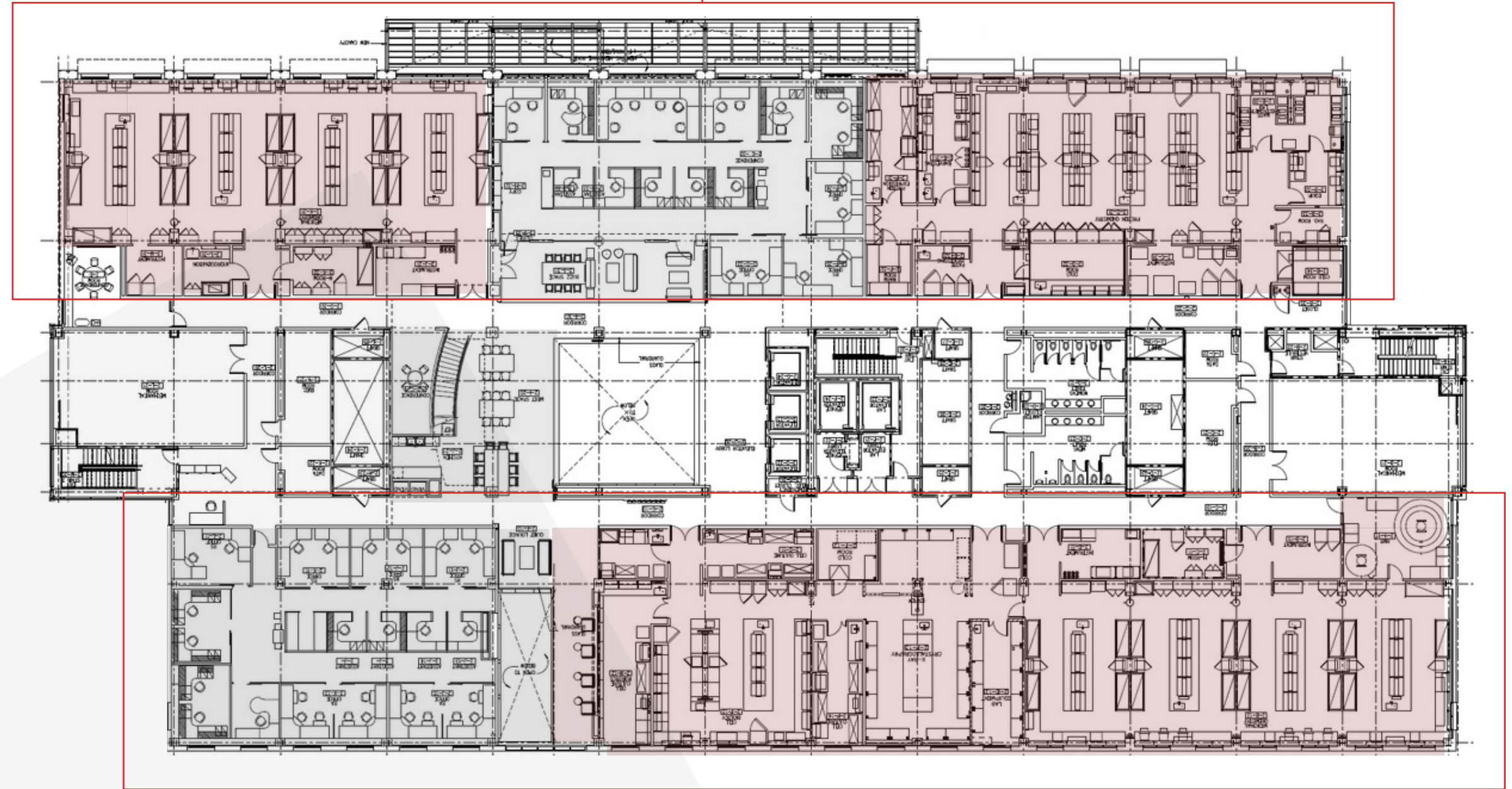
2ND FLOOR

16,500-33,262 RSF

Lab Space (Chemistry)

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

Office Space

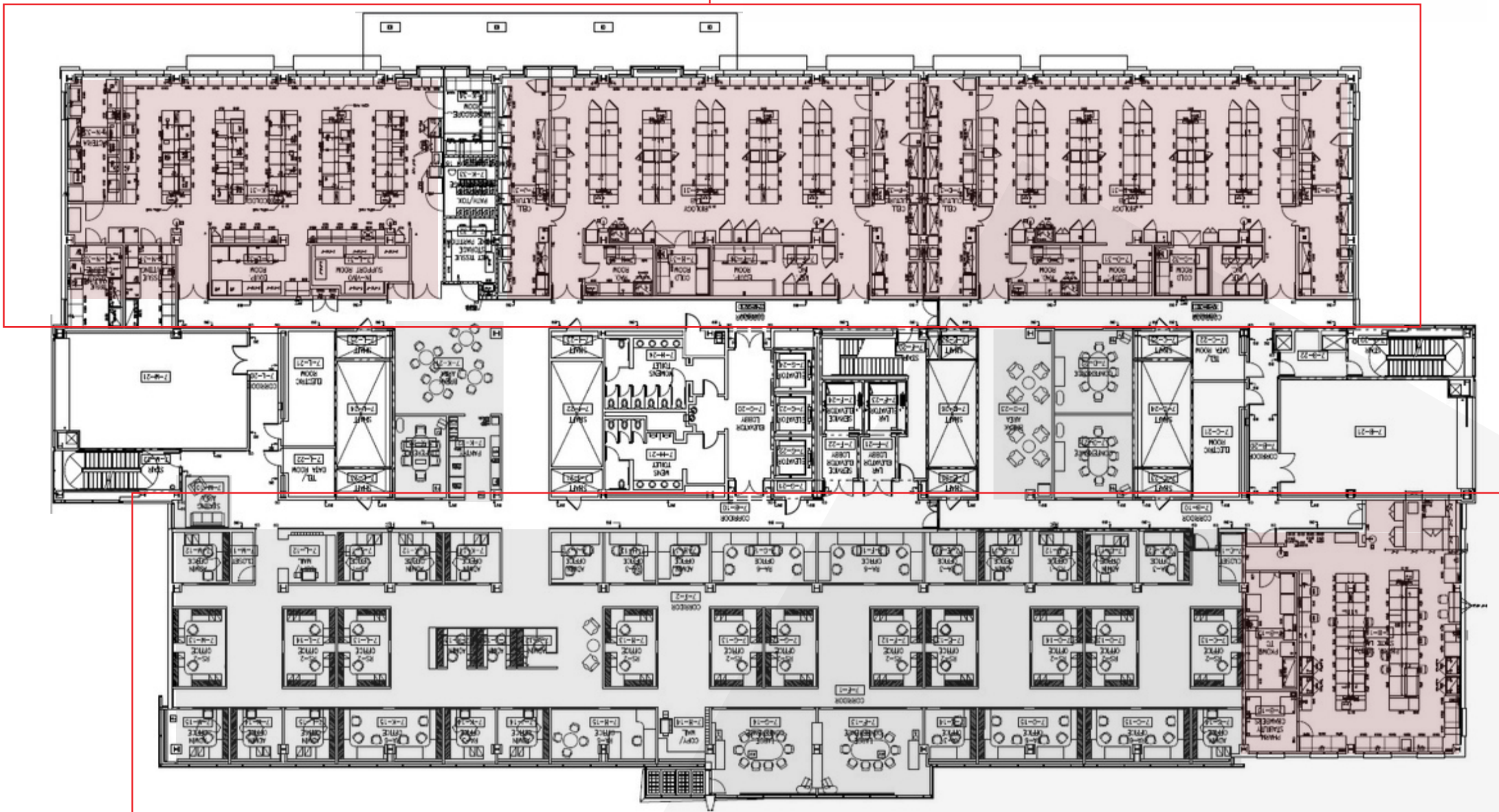


Tenant 2

7TH
FLOOR

17,500-35,082 RSF

- Lab Space (Biology)
- Office Space



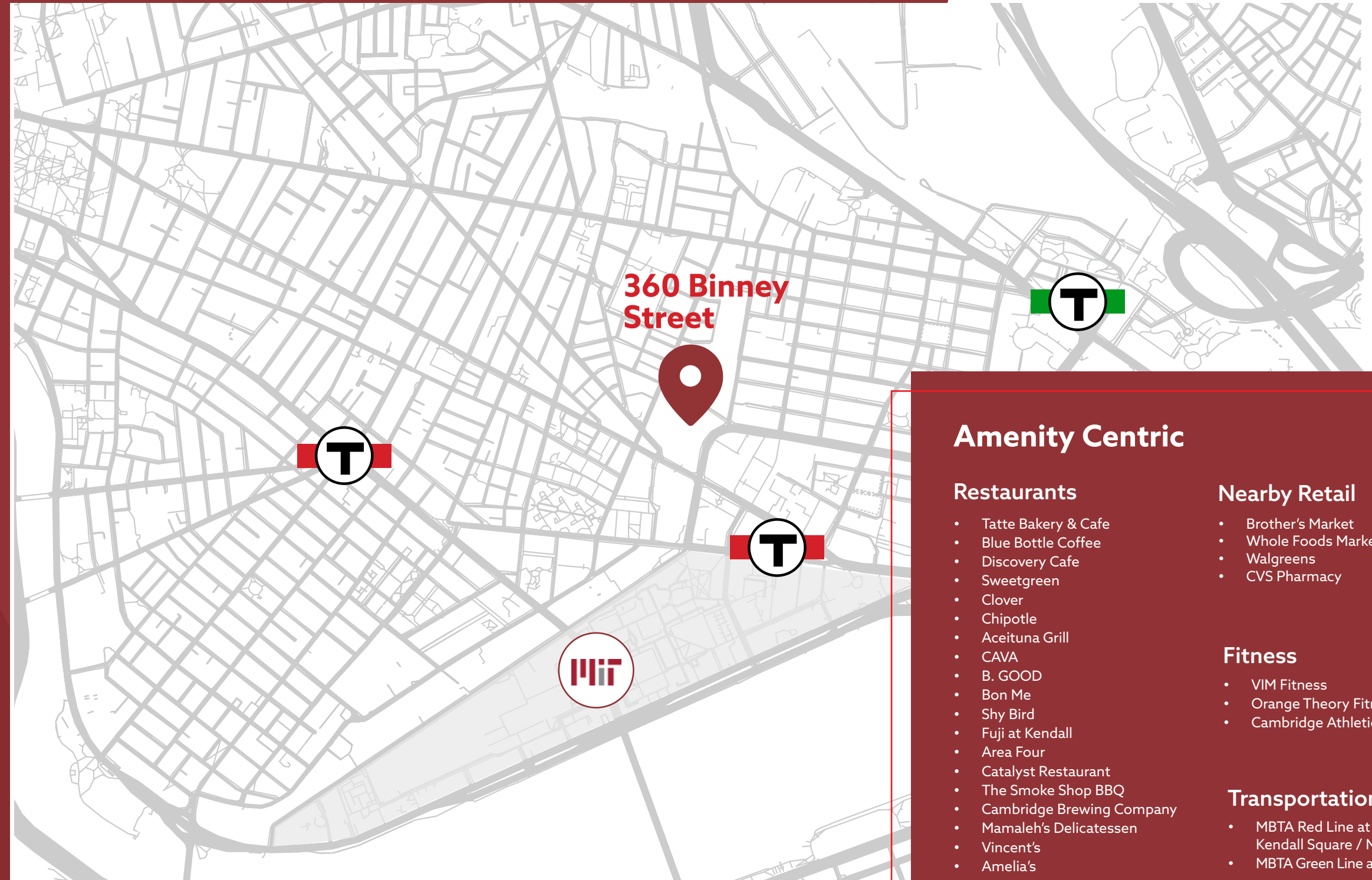
Tenant 1

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.



Amenity Centric

Restaurants

- Tatte Bakery & Cafe
- Blue Bottle Coffee
- Discovery Cafe
- Sweetgreen
- Clover
- Chipotle
- Aceituna Grill
- CAVA
- B. GOOD
- Bon Me
- Shy Bird
- Fuji at Kendall
- Area Four
- Catalyst Restaurant
- The Smoke Shop BBQ
- Cambridge Brewing Company
- Mamaleh's Delicatessen
- Vincent's
- Amelia's

Nearby Retail

- Brother's Market
- Whole Foods Market
- Walgreens
- CVS Pharmacy

Fitness

- VIM Fitness
- Orange Theory Fitness
- Cambridge Athletic Club

Transportation

- MBTA Red Line at Kendall Square / MIT
- MBTA Green Line at Lechmere



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