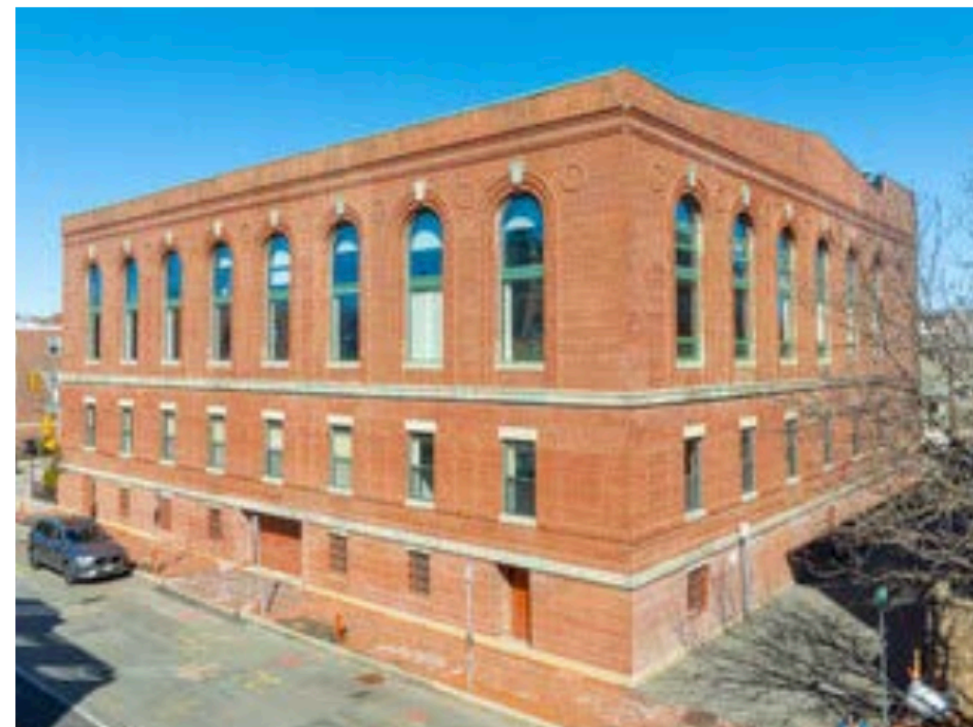


130 PROSPECT STREET CAMBRIDGE

10,356 RSF - Full Top Floor

PLUG & PLAY SUBLEASE - AVAILABLE NOW



TERM THROUGH FEBRUARY 2029

Michael Goodwin - 508.397.1095 - mgoodwin@rise73.com

Rob Glor - 617.548.5986 - rglor@rise73.com

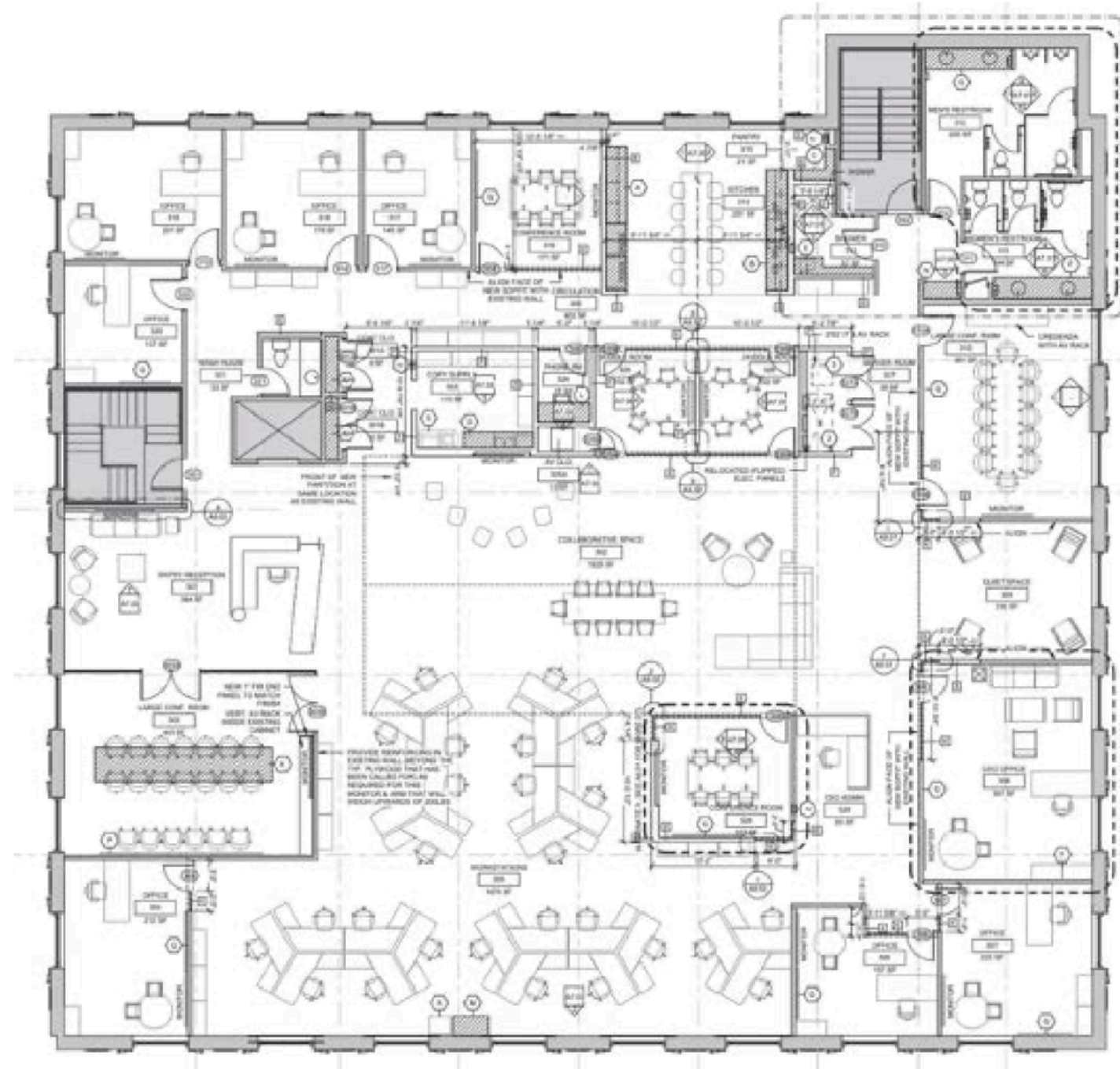
 **Faller** + **RISE**
REAL ESTATE 73

SUBLEASE HIGHLIGHTS

- Asking Rate is negotiable, inquire with broker for details
- Target Availability Date May 2025
- Sublease Term through February 29, 2028
- Landmark brick and timber building features secure car & bike parking, 24-7 hour security system and impressive 2 story lobby.
- Great location just steps from Central Square with easy access to MTBA Red-Line and major highways
- Close to impressive cafe, bar and restaurant scene
- Space has 13 parking spaces available in Building garage, monthly rate is \$400.
- Landlord has additional space available in the Building to accomodate larger tenants.

SPACE HIGHLIGHTS

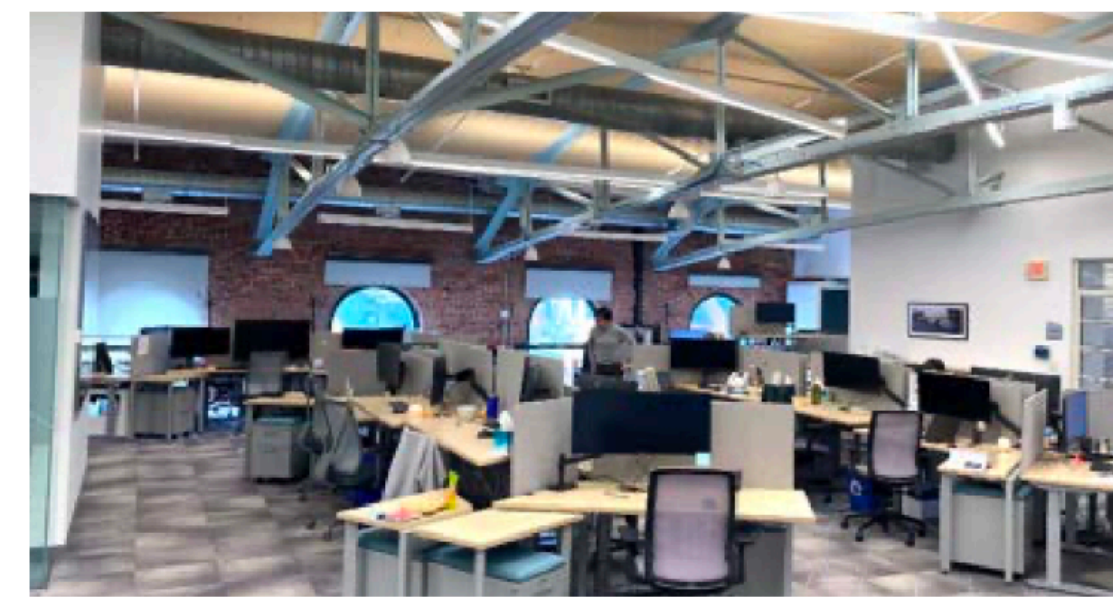
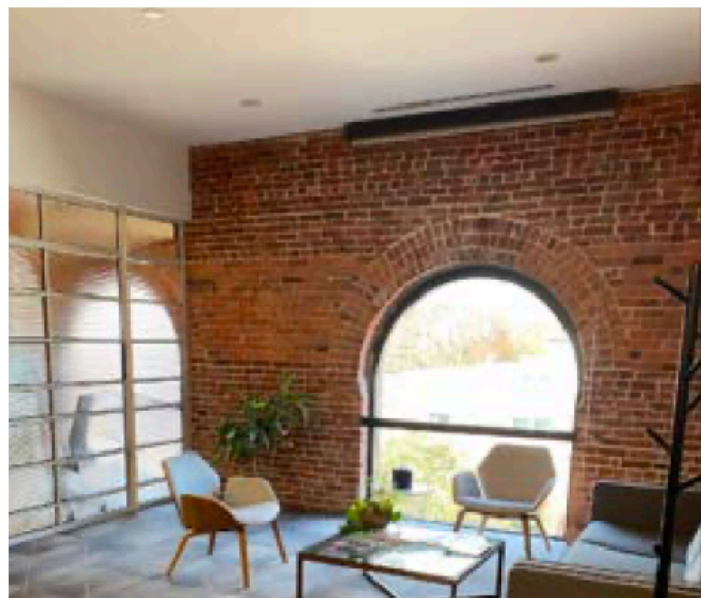
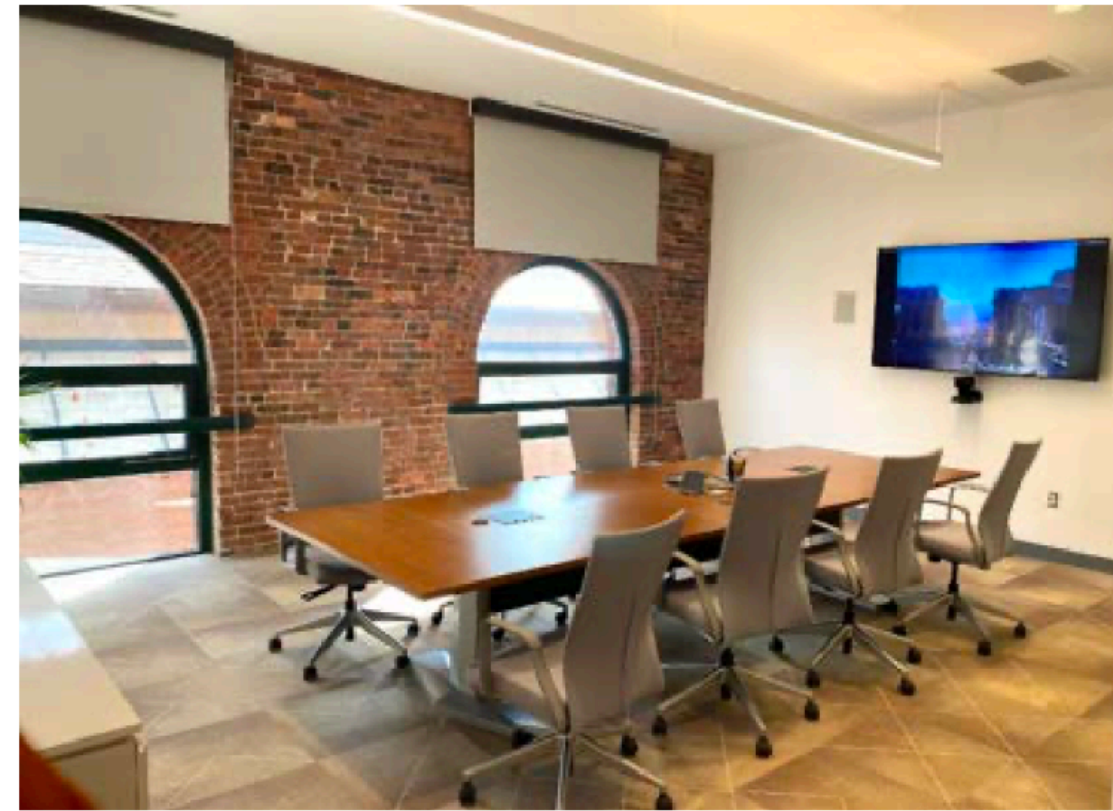
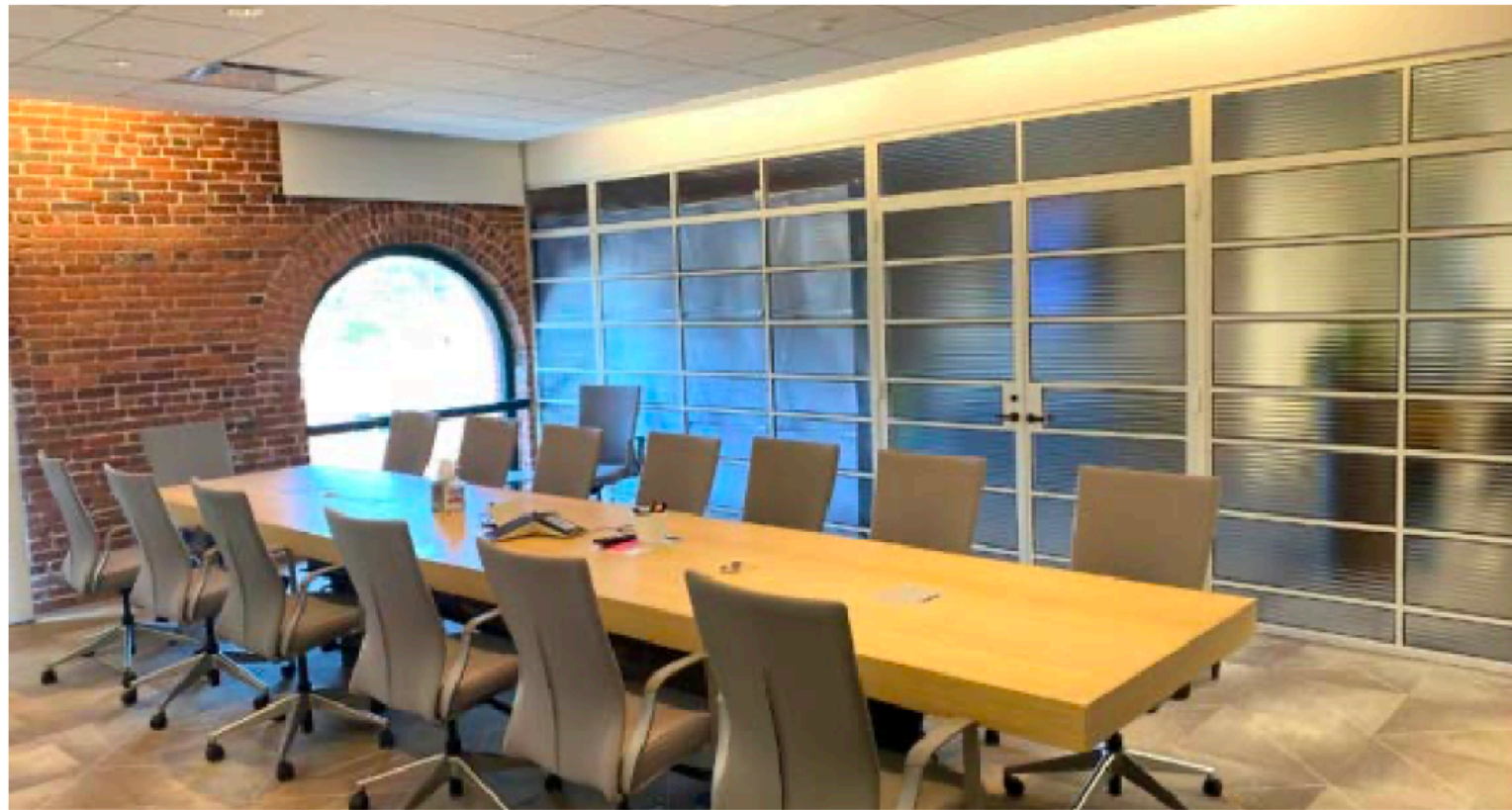
- 10,356 RSF - full 3rd (Top) floor with great identity and branding opportunities
- Highly improved, creative open-plan with high, exposed ceilings
- Impressive window lines on all sides with great natural light
- Workstations in place with space to densify
- Space has Boardroom (14 - 20 People), Large conference room, several meeting rooms of various sizes as well as 6+ private offices.
- Client-facing reception area and ample flexible space throughout



130 PROSPECT STREET

SUBLEASE

10,356 RSF - Full Top Floor



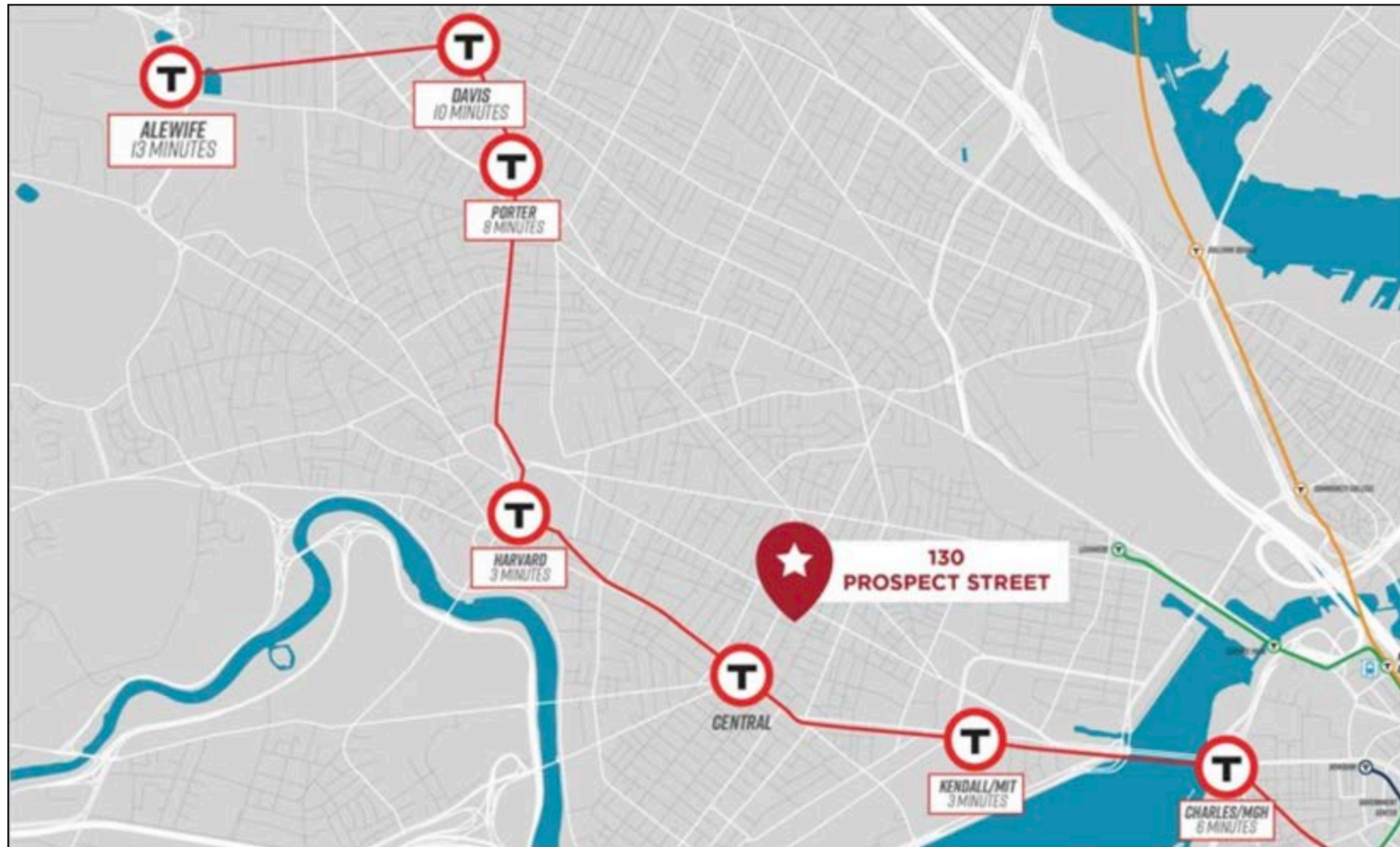
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REAL ESTATE 73

130 PROSPECT STREET

LOCATION ...Steps from Central Square



On-Site Parking Garage



MBTA Red - Line Access
Central Square



Complimentary Indoor
Bike Racks



Mid-way between Kendall
& Harvard Square

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