



20

ACORN PARK DRIVE

CAMBRIDGE, MA

ENTIRE 3rd AND 4th FLOORS

PLUG & PLAY LAB SUBLEASE

CUSTOMIZABLE AND SUBDIVIDABLE

UP TO 72,296 SF TOTAL

**AVAILABLE IMMEDIATELY
UNTIL MARCH 2030**

NEWMARK

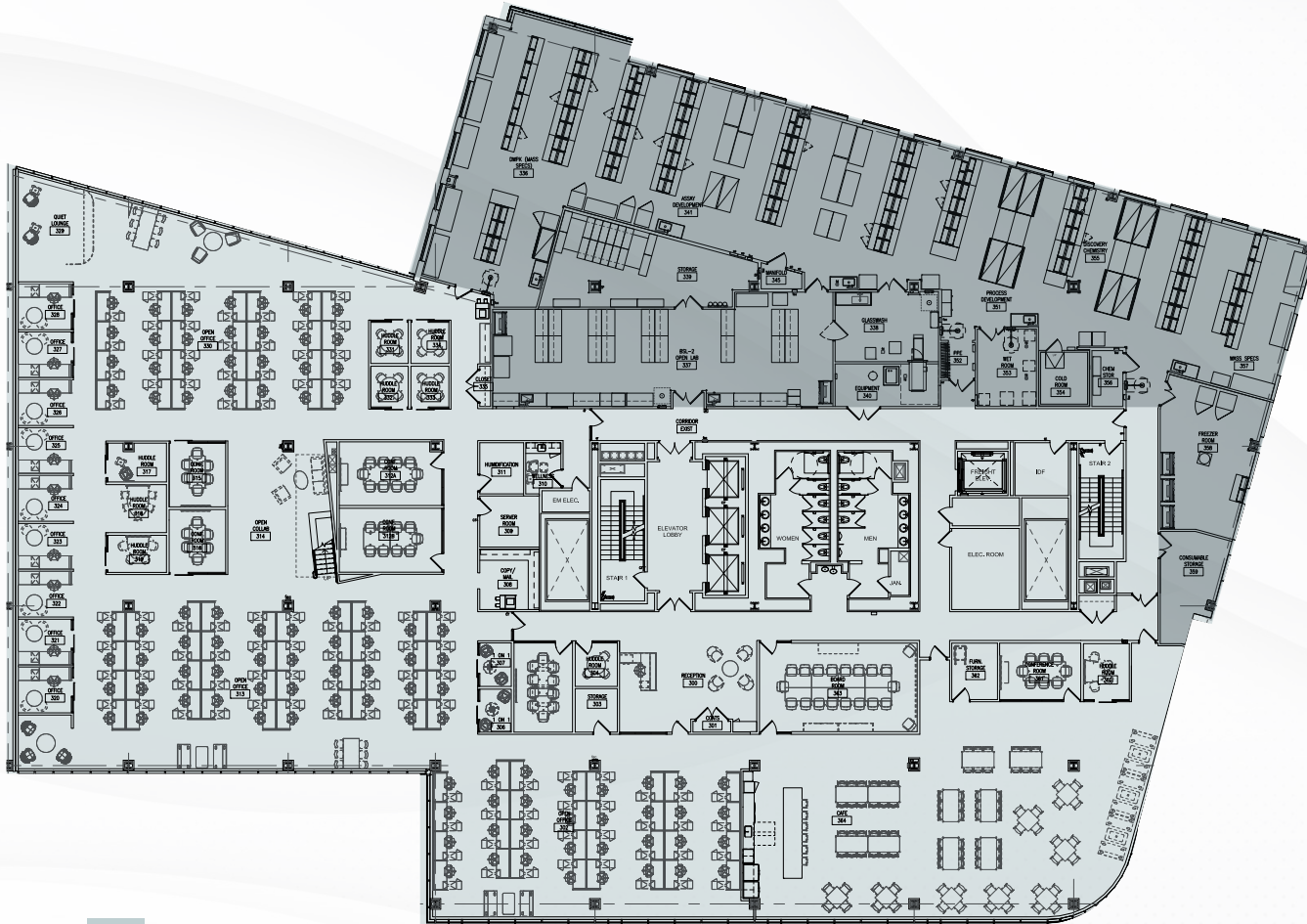
FLOOR PLANS

1ST FLOOR | 1,358 SF (Lab Storage)

3RD FLOOR | 35,469 SF

4TH FLOOR | 26,898 – 35,469 SF

EXISTING OFFICE FURNITURE AND
LABORATORY BENCHES AND
CASEWORK REMAINS IN PLACE



OFFICE AREA

- OPEN SEATING FOR UP TO 110 WORKSTATIONS
- 9 PRIVATE OFFICES
- BOARDROOM, 6 CONFERENCE ROOMS AND 9 HUDDLE ROOMS
- LARGE CAFÉ & ALL-HANDS MEETING SPACE
- OFFICE FURNITURE & AV EQUIPMENT INCLUDED

LABORATORY AREA

- BSL-2 LAB
- 10 CHEMICAL FUME HOODS
- TISSUE CULTURE ROOM
- COLD ROOM
- FREEZER FARM WITH SUPPLEMENTAL COOLING
- DEDICATED EMERGENCY GENERATOR
- DEDICATED RODI SYSTEM
- DEDICATED N2 GENERATOR WITH EMERGENCY BACKUP

[VIEW PHOTOS](#)

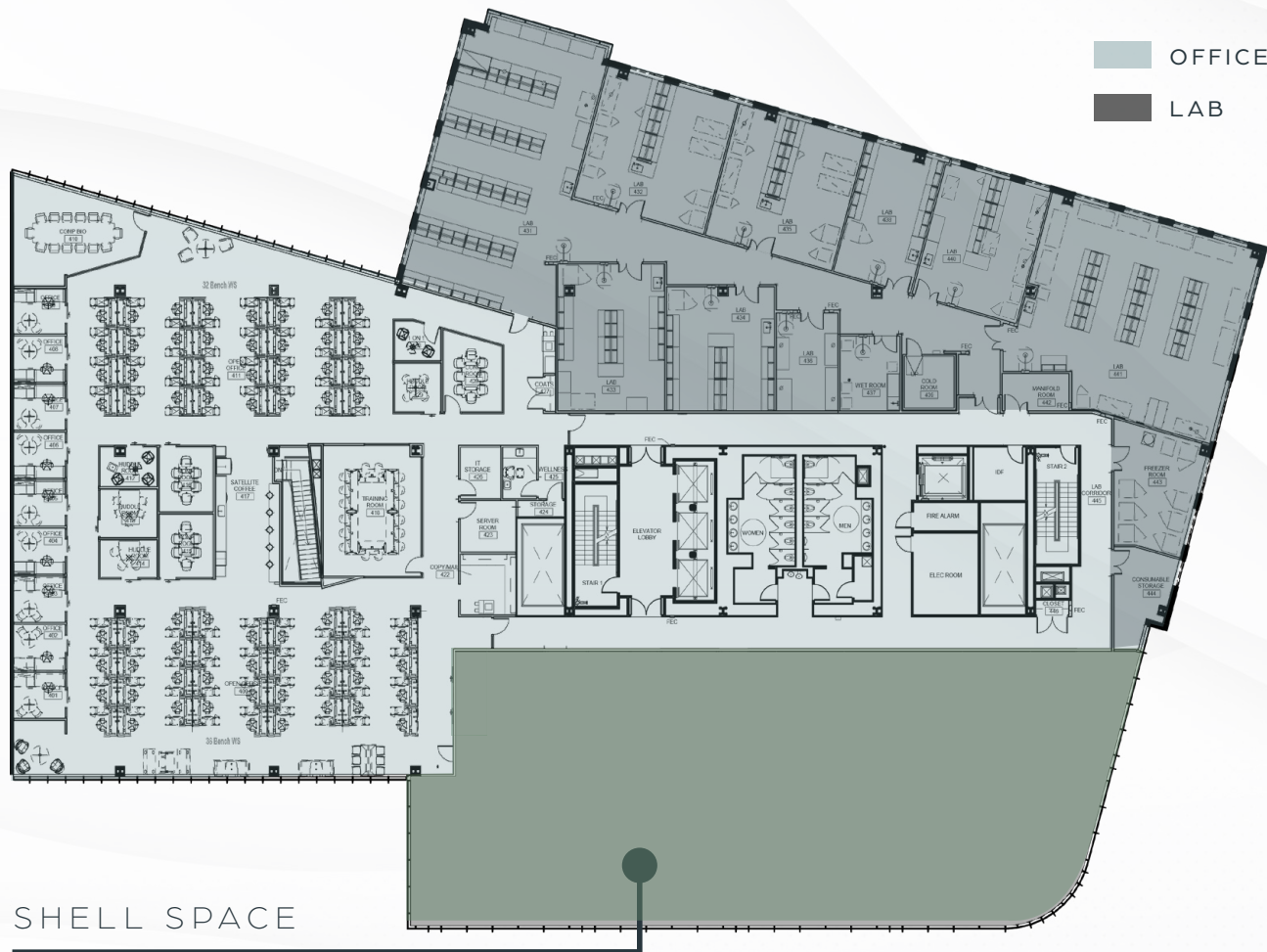
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EXISTING OFFICE FURNITURE AND
LABORATORY BENCHES AND
CASEWORK REMAINS IN PLACE



OFFICE
LAB

OFFICE AREA

- OPEN SEATING FOR UP TO 94 WORKSTATIONS
- 9 PRIVATE OFFICES
- BOARDROOM, 4 CONFERENCE ROOMS, 7 Huddle Rooms
- WELLNESS ROOM
- GALLEY KITCHEN & COFFEE STATION
- OFFICE FURNITURE & AV EQUIPMENT INCLUDED

LABORATORY AREA

- BSL-2 LAB
- 1 CHEMICAL FUME HOOD AND CAPACITY FOR 7 ADDITIONAL
- 3 TISSUE CULTURE ROOMS
- COLD ROOM
- FREEZER FARM WITH SUPPLEMENTAL COOLING
- DEDICATED EMERGENCY GENERATOR
- DEDICATED RODI SYSTEM
- DEDICATED N2 GENERATOR WITH EMERGENCY BACKUP

SHELL SPACE

OPPORTUNITY FOR ADDITIONAL OFFICE AND/OR LAB (CHEMISTRY OR VIVARIUM POSSIBLE, ADDITIONAL TI MAY BE AVAILABLE)

8,571 RSF +/-

[VIEW PHOTOS](#)

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BUILDING SPECIFICATIONS



HVAC – Fresh Air Based on 2.0 CFM/SF For Lab Zones and 1.35 CFM/SF For Office Zones



Floor-to-Floor Heights of 13'-8" on the 3rd and 4th Floor and 16'8" on the 1st Floor



Shared pH Neutralization System. Landlord Holds the MWRA Permit



Floor Loads of 100 lbs/SF



Comcast, Crown Castle, Lightpath and Verizon Service the Building



Electrical Power From Bus Ducts of 12 watts/SF For Office and Lab Space



TEL/DATA/AV Wiring and Infrastructure Installed, Ready for Subtenant Equipment



Significant Additional Air Capacity for Chemical Fume Hoods



CAMBRIDGE DISCOVERY PARK

CAMPUS AMENITIES



Garage parking available at 1.0 per 1,000 SF



Zipcar Car-Sharing



Two full-service cafeterias



27 acres of lush green space



Blue Bike Bike-Sharing



Short walk and shuttle bus to the Alewife MBTA T Station



Full service fitness and yoga center



Conservation land, walking trails and riverfront park



Boutique AC Hotel with 150 rooms, conference center



Ownership with extensive life science experience in Cambridge

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