

Competitively Priced Sublease Opportunity in Boston's Seaport District

Up to 163,501 SF Available Immediately
Recently Completed Build-Out with High End Finishes
Fully Furnished

\$3.00/SF Tenant Broker Fee



163,501 SF



Floors 3-5
Flexible Subdivisions
(±10,000 SF)



Term Through 3/31/2030

Opportunity



Building Amenities

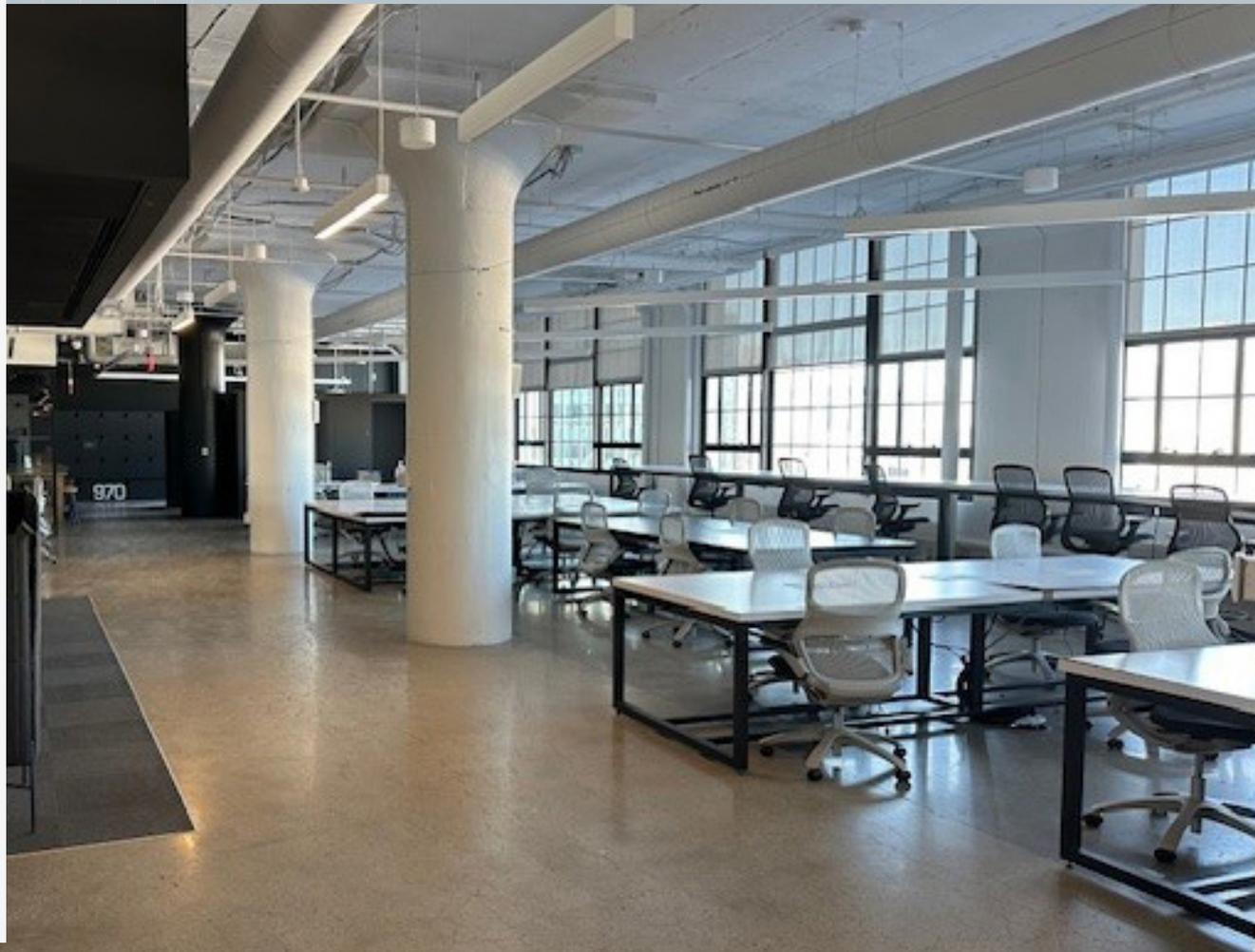
- On-site gym, conference facility, and retail options
- Dedicated shuttle to and from South Station
- Direct access to freight elevator (Buildings 21 and 25)

On-Site Dining

- Al's Cafe
- Chickadee Restaurant
- The Chicken & Rice Guys
- Rolls Sushi
- Squeeze Juice Co.
- Thazia
- Flour Bakery and Cafe

Space

- Open office space, maker space, conference and collaboration space
- Great natural light
- Furniture available

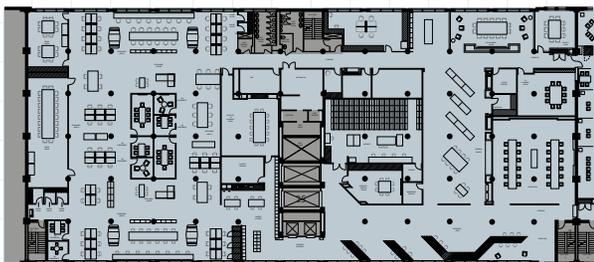


Availabilities

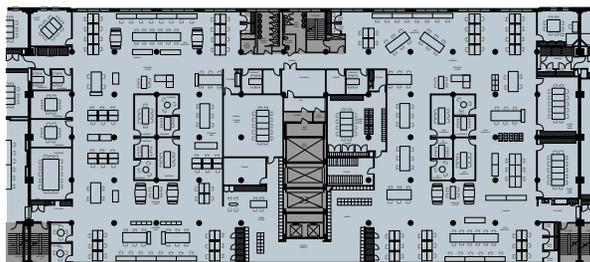


Building Amenities (Fitness Center, Conference Space, Cafe, Full-Service Dining)

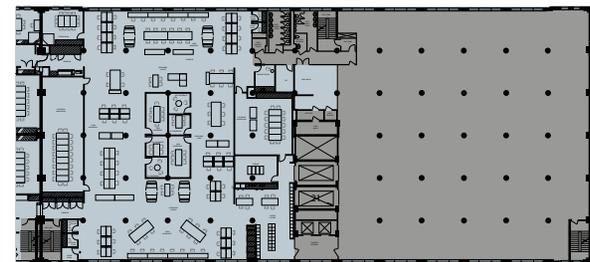
Building 25 | 5TH FLOOR



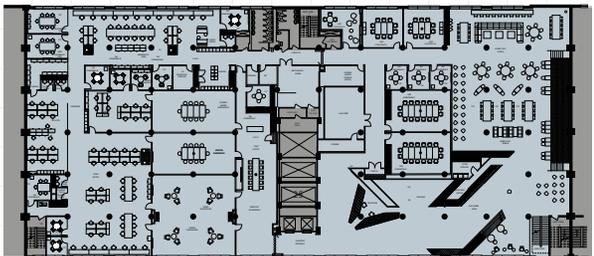
Building 23 | 5TH FLOOR



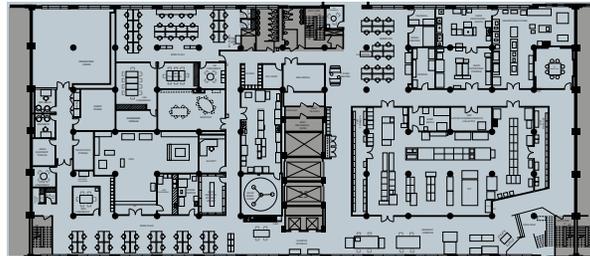
Building 21 | 5TH FLOOR

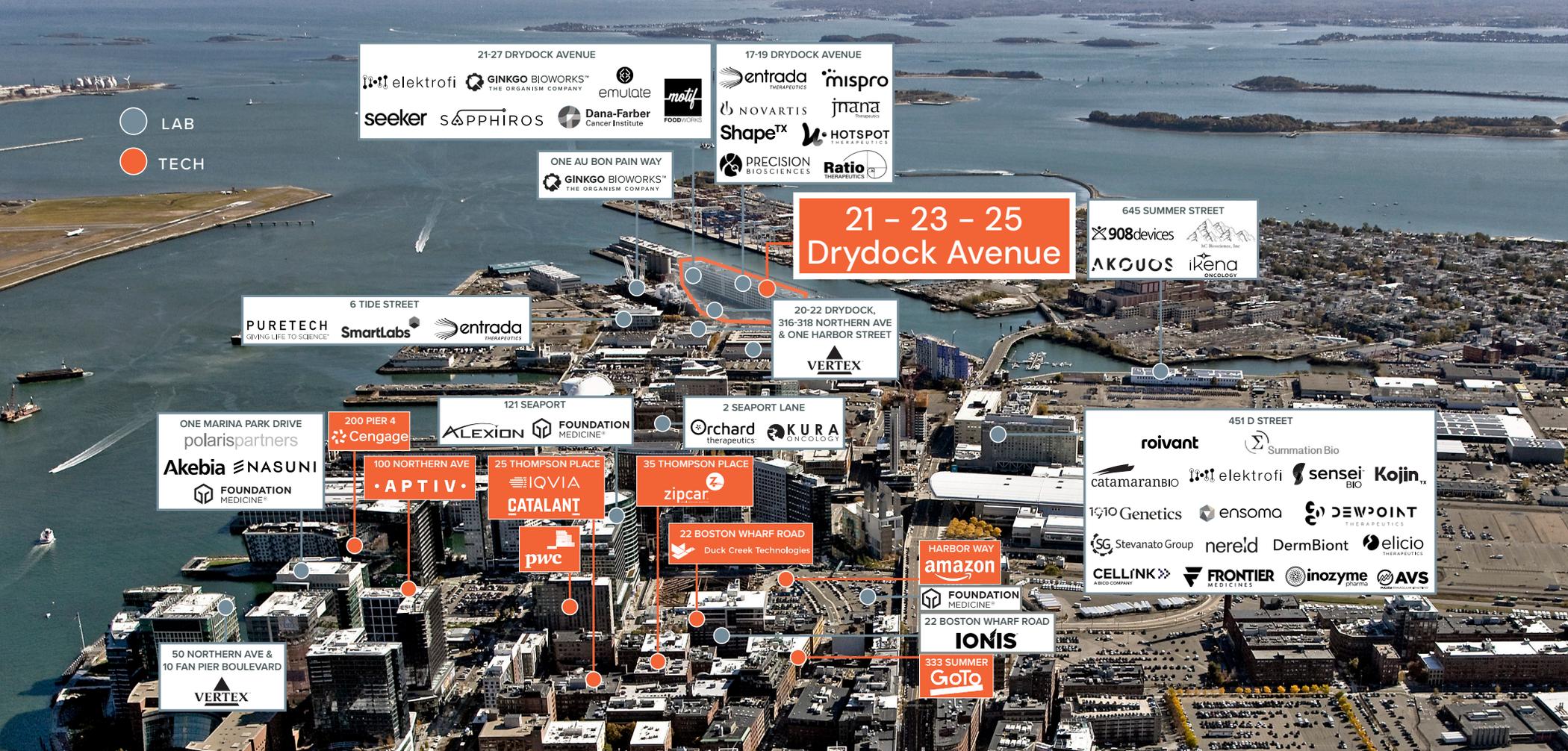


Building 25 | 4TH FLOOR



Building 25 | 3RD FLOOR





○ LAB
 ● TECH

**21 - 23 - 25
 Drydock Avenue**

21 - 23 - 25 Drydock Avenue

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