



# For sublease

**13,363 SF lab & office sublease in Fenway  
available June 1<sup>st</sup>, 2026**

Sublandlord: Nested Tx

JLL is pleased to bring to market 13,363 SF of newly built and furnished lab and office space at 20 Overland Street in Fenway. The five-story building is conveniently located in the core of Longwood Medical Area with close proximity to the MBTA Green Line as well as the Mass Pike and Storrow Drive. The building is surrounded by retail amenities and includes collaboration areas and a private roof deck on-site.

**20 Overland Street  
Boston, MA**

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## Sublease Highlights

- Premises: 5th Floor | 13,363 RSF
- Available: June 1<sup>st</sup>, 2026
- Term: Flexible, or through May 31<sup>st</sup>, 2030
- Parking: 8 parking spaces











# Available

## 5th Floor | 13,363 SF Available



### Plug and Play Lab Space

- Equipped with lab benches, casework, tables
- Two TC labs with seven 4' BSCs and one 6' BSC
- 2 specialty labs (bacterial, microscope)
- Freezer room
- Waste Room
- Fume hood alcove with 6' fume hoods
- Glasswash room with glasswash included
- CO2 piped to TC labs, compressed air and vacuum piped to open lab utility panels and TC labs
- pH system and backup generator

### Furnished Private Office Space

- 22 workstations in open office area
- 4 private offices
- Large conference room
- Medium conference room
- Small conference room
- Kitchen area with seating for 10
- Reception area