

Plug & Play Lab Sublease

High-End Research & Development Space on the 1st Floor

35 CambridgePark Drive
Cambridge, Massachusetts



CBRE is pleased to present 22,712 SF of plug & play laboratory and office space at 35 CambridgePark Drive, Cambridge. Located in the life sciences hub of West Cambridge and directly adjacent to the Alewife MBTA Station, 35 CambridgePark Drive offers access to several renowned biotechnology and pharmaceutical companies in the immediate vicinity and with close proximity to ample retail, dining and welcoming residential areas. 35 CambridgePark Drive conveniently sits just off Route 2 and offers an above market 1.5/1,000 SF parking ratio.

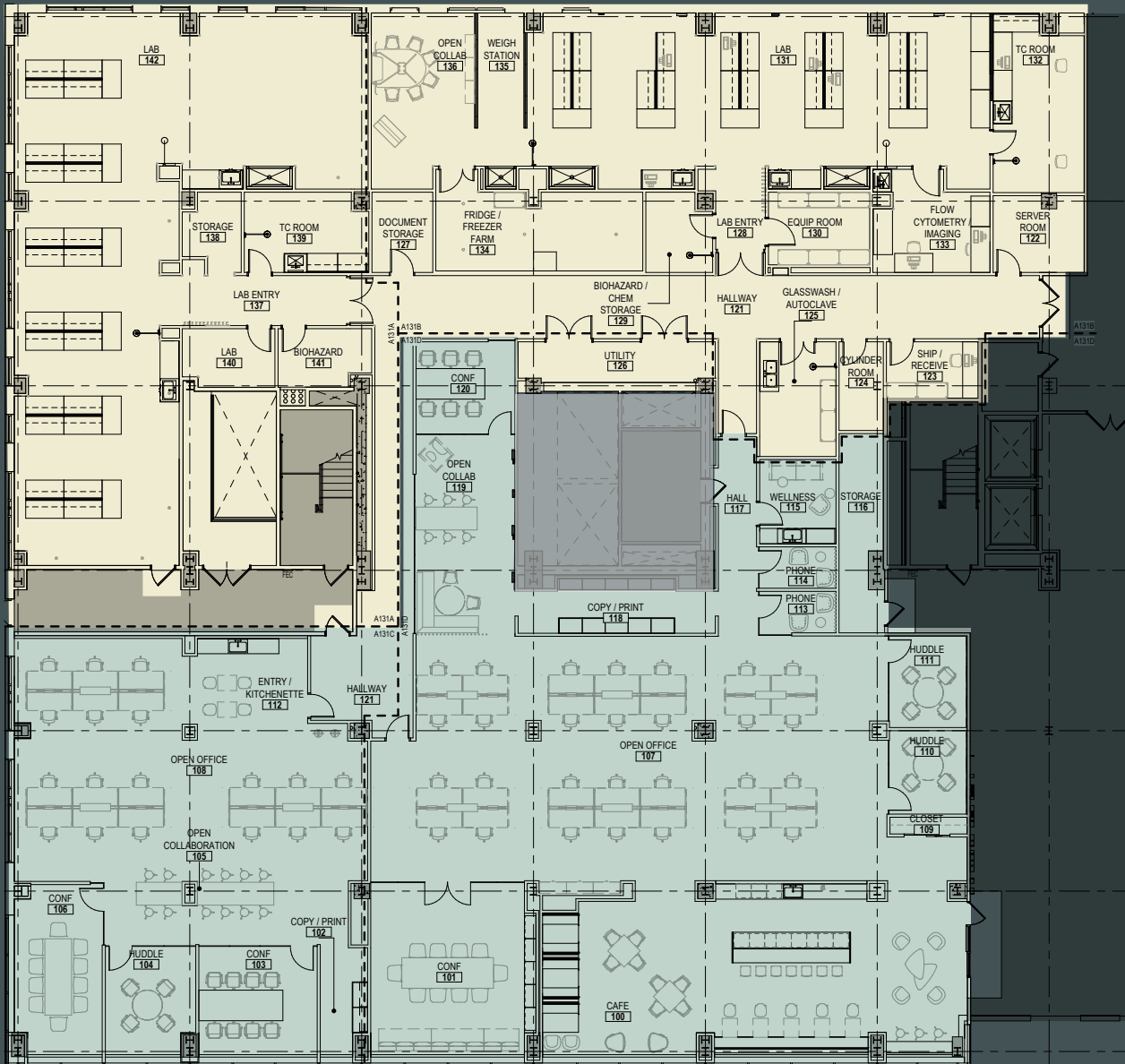
The Opportunity

+ **First Floor:** 22,712 SF

+ **Term:** Through 10/31/2029

+ **Availability Date:** Immediately

+ **Parking:** 1.5/1,000 SF



Lab Breakdown

- + 57 Lab Benches
- + 4 Fume Hoods
- + 3 Tissue Culture Rooms

Office Breakdown

- + Glass Wash / Autoclave
- + Utility / Cylinder Rooms
- + 46 Workstations
- + 3 Huddle Rooms / Private Offices
- + 3 Medium Conference Rooms
- + 1 Large Conference Room
- + Large Café / Lounge Area

High-End Research & Development Space

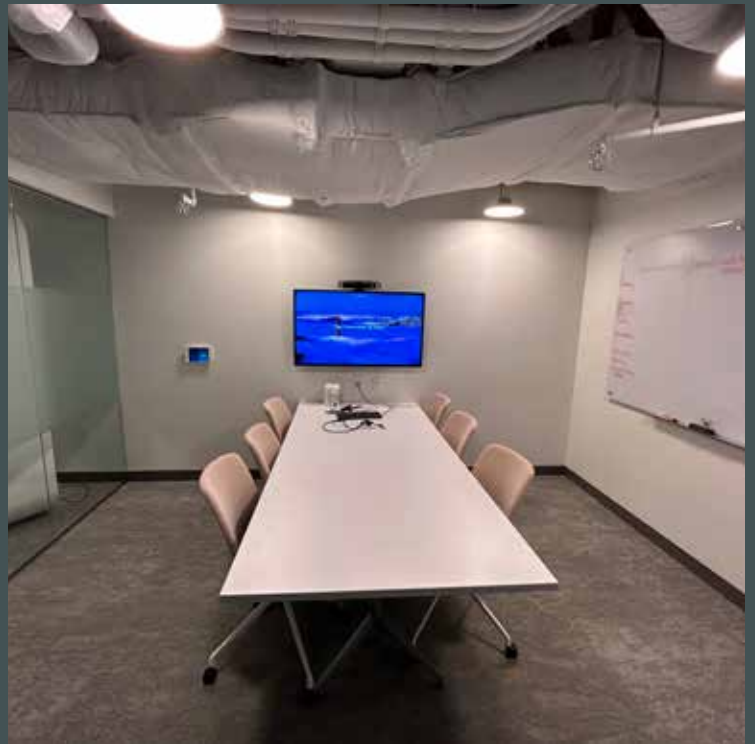


35 CambridgePark Drive
Cambridge, Massachusetts

High-End Lab Space



Plug & Play Office Space



35 CambridgePark Drive
Cambridge, Massachusetts

West Cambridge Tenant Ecosystem



Building Amenities

+ Fitness Center

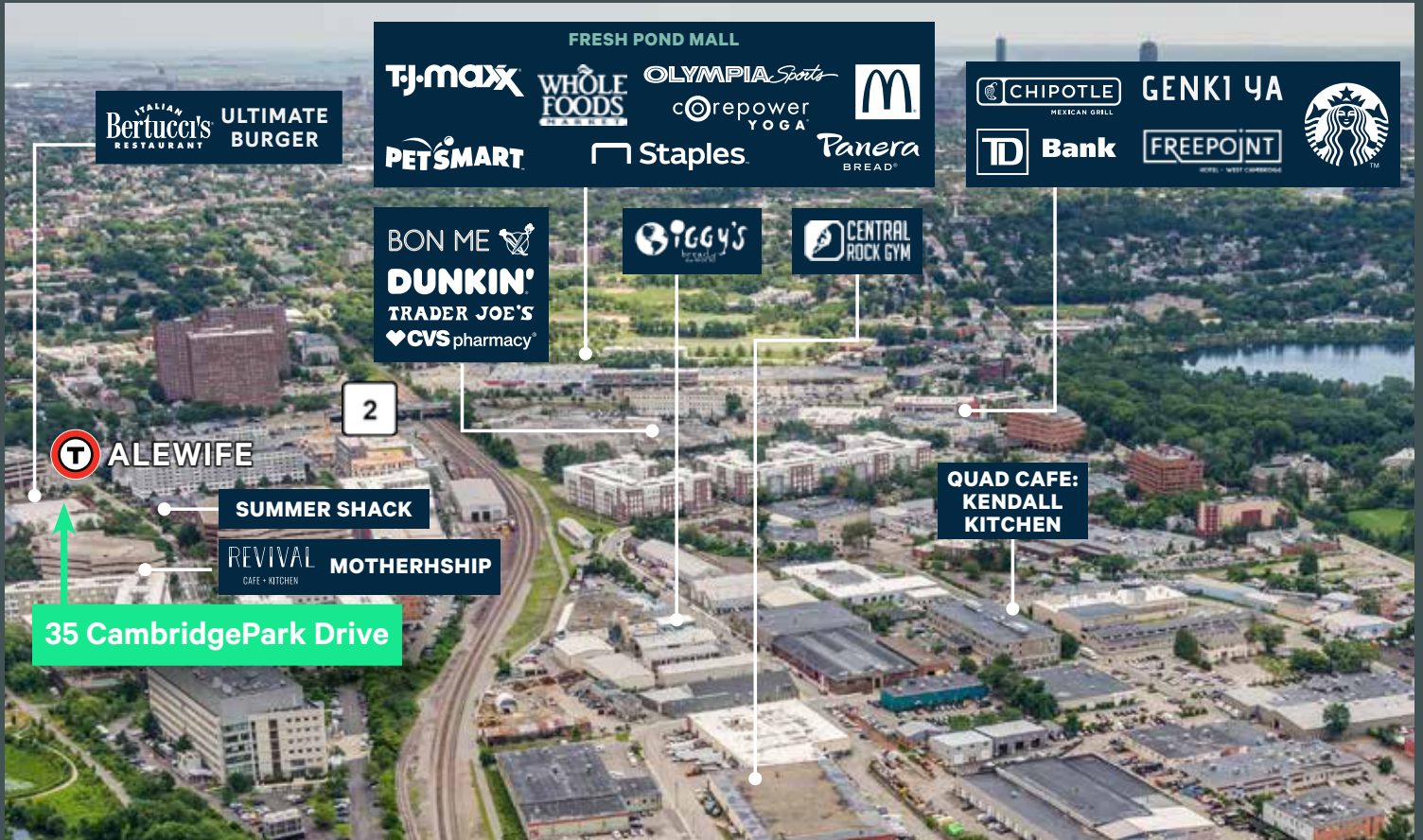
+ Building Lounge Area

+ Showers

+ Bike Storage



Alewife Amenity Map



Contact Us

Jon Varholak
Vice Chairman
+1 617 439 8688
jon.varholak@cbre.com

Eric Smith
Executive Vice President
+1 617 933 0176
eric.smith2@cbre.com

McKenna Teague
Senior Vice President
+1 617 936 2295
mckenna.teague@cbre.com

Tess Chandler
Senior Associate
+1 617 439 7812
tess.chandler@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.