

201

BROADWAY

KENDALL SQUARE, EAST CAMBRIDGE

14,079 SF AVAILABLE

CLASS A OFFICE | 3,201 - 14,079 SF



303 Congress Street, Boston MA, 02210 | 617.457.3400 | hunnemanre.com



Hunneman is pleased to present the availability of 3,201 SF – 14,079 SF office space for lease on the fourth floor at 201 Broadway in Cambridge, Massachusetts.



PRIME LOCATION



Located in the heart of Kendall Square and proximity to the MBTA Red Line - Kendall/MIT Station



Ample area amenities include restaurants, theater, shopping mall and fitness club in the immediate neighborhood

NEIGHBORING TENANTS

1. **AMGEN**

7. **moderna**
messenger therapeutics

13. **cic**

2. **BROAD INSTITUTE**

8. **Pfizer**

14. **Takeda**

3. **ThermoFisher SCIENTIFIC**

9. **MIT**

15. **facebook**

4. **Biogen**

10. **Google**

16. **SANOFI**

5. **Akamai**

11. **amazon**

17. **HubSpot**

6. **DRAPER**

12. **ORACLE**

18. **PHILIPS**



DOWNTOWN BOSTON

  SCIENCE PARK/WEST END

 CHARLES/MGH

CHARLES RIVER



16

12



15

14

11

13

 KENDALL/MIT

10



3

4

5

10 Min. Walk



9

1



6

7



8

3,201 - 14,079 SF AVAILABLE

201
BROADWAY



AMENITY RICH/REDLINE



8 MIN.

DRIVE TO
DOWNTOWN BOSTON

10 MIN.

DRIVE TO ROUTE 1
AND I-93



15 MIN.

DRIVE TO LOGAN
INT. AIRPORT

10 MIN.

WALK TO RED LINE
KENDALL/MIT



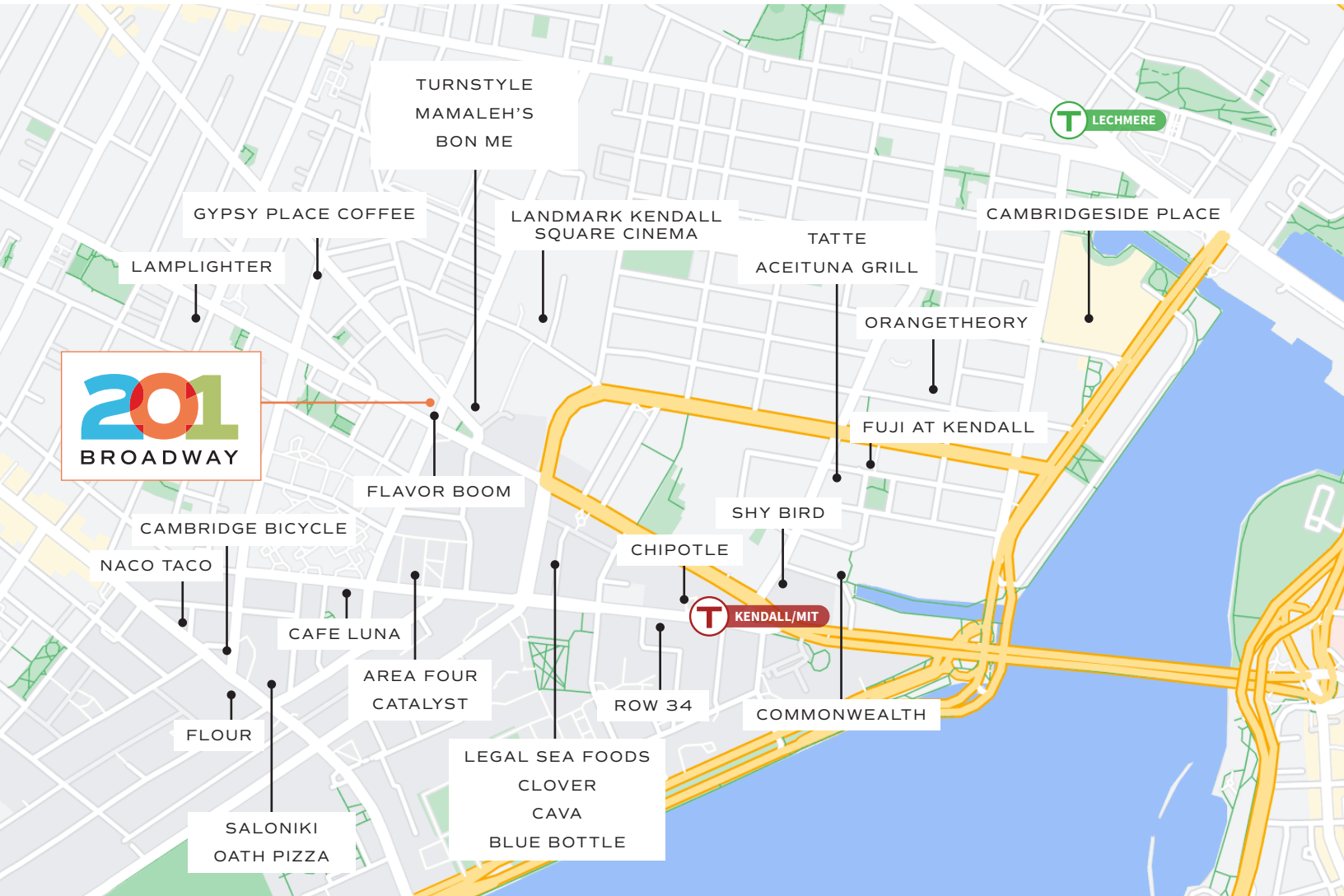
10+

BLUEBIKES STATIONS IN
IMMEDIATE AREA

60+

NEARBY CAFES AND
RESTAURANTS





Located in Cambridge, MA, Kendall Square is an internationally recognized innovation district that is propelled by the synergies of imagination and ingenuity.



PROPERTY SPECIFICATIONS

RBA:	120,338 SF
Total Floors:	Eight (8)
Available SF:	3,201 SF – 14,079 SF
Property Type:	Office
Date Available:	Immediately
Term:	Negotiable
Year Built:	1988
Lobby Renovation:	2019

AVAILABILITY

Floor 4: **3,201 SF - 8,135 SF**
Suite 450 - 3,201 SF
Suite 475 - 4,934 SF (includes roof deck)

**4th floor suites can be combined*

Floor 7: **5,944 SF**

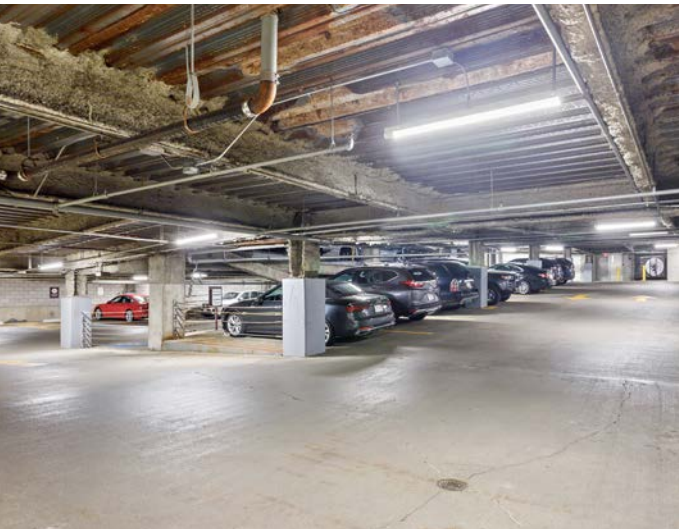


5,944 SF
AVAILABLE

Suite 450
3,201 SF
AVAILABLE

Suite 475
4,934 SF
AVAILABLE

4

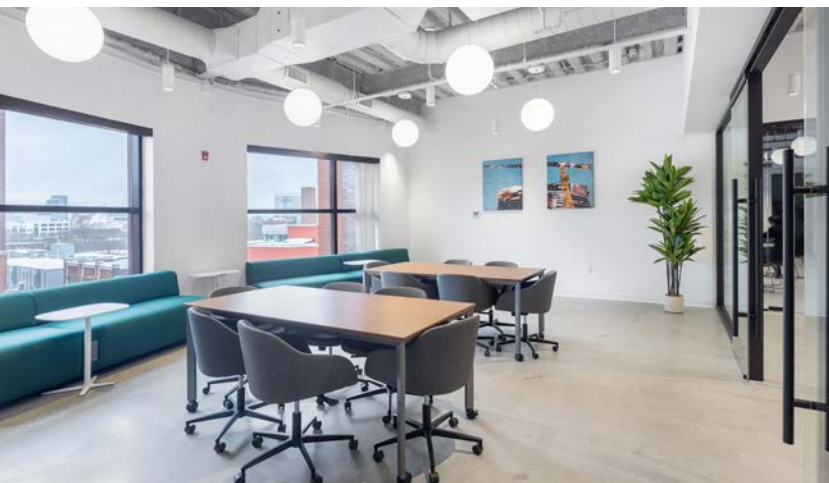


BUILDING AMENITIES

- On-site management
- **Abundant parking** : 174 covered spaces (1.4/1,000 SF - high ratio for East Cambridge)
- Lunch and dinner restaurant on ground floor (Flavor Boom!)
- On-site covered bike storage : 23 racks, accommodates 46 bicycles
- Common area showers
- Renovated lobby/lounge area with Wi-Fi
- Outdoor space (4th floor)
- 4th Floor common tenant amenity lounge
- 5th Floor common conference facility



**3,201 SF - 14,079 SF AVAILABLE
IN KENDALL SQUARE, CAMBRIDGE**



FOR MORE INFORMATION, PLEASE CONTACT:

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**SCAN CODE TO VIEW
201 BROADWAY WEBSITE**

