

270 Albany

CAMBRIDGE, MA

77,290 SF
PREMIER
OFFICE/
R&D/FLEX
**Full Building
Opportunity**



270
ALBANY
BUILDING
TOUR
LINK



BioMed Realty

CBRE



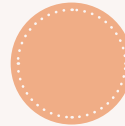
● CAMBRIDGE, MA

270 Albany

**BioMed Realty and CBRE
are pleased to present a full
building opportunity available
to lease at 270 Albany Street in
Cambridge, Massachusetts.**

270 Albany Street features 77,290 SF of highly flexible first class space to accommodate office, lab, AI Enabled lab, robotics and other innovation uses. The building was recently renovated to deliver brand new MEP systems as well as fully renovated restrooms and elevators. Tenants will enjoy excellent access via Interstate 93, proximity to the MBTA Red Line (Kendall/Central) as well as the EZ Ride Shuttle Bus. Tenants participate in a thriving neighborhood community with shops, restaurants and cinemas in Cambridgeport. Neighboring institutions and corporations include MIT, Pfizer, Intellia, Abbvie, Takeda, Novartis, BioNTech, Blueprint Medicines, Agios, Vericel, etc.

AVAILABILITY DETAILS



SIZE

77,290 SF



FLOORS

2 stories above
grade and
lower level



AVAILABLE

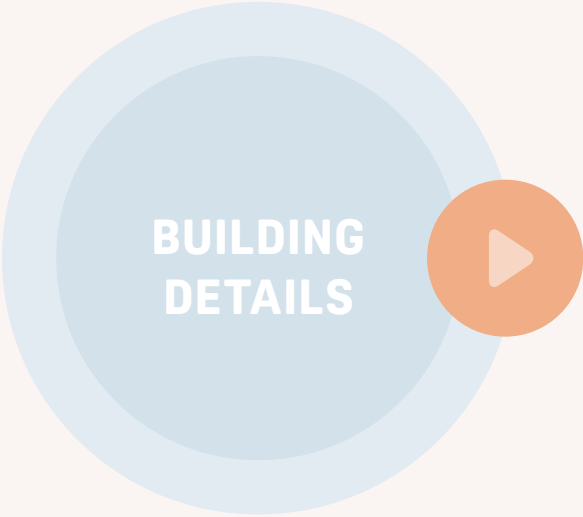
Immediately



PARKING

±1.2/1000 SF
(90 spaces) at
47 Erie Street
Garage





BUILDING DETAILS

FLOOR TO FLOOR

- + 2nd Floor: 11'6"
- + 1st Floor: 16'9"
- + Lower Level : 9'10"

ARCHITECTURAL

- + Common area upgrades to meet ADA and MAAB accessibility code requirements
- + Finishes upgrade to all base building restroom cores
- + Refurbished 2,100 lb hydraulic, Passenger Elevator with new equipment and controls
 - 36" (w) x 84" (h) doors, front & rear
 - ADA compliant
- + Refurbished 4,500 lb hydraulic, Freight Elevator with new equipment & controls
 - 42" (w) x 84" (h) doors, front & rear

STRUCTURAL

- + 100 PSF Live Load per floor (including Basement)
- + Floor Vibration Limit 8,000 MIPS

ELECTRICAL

- + 3000 AMPS electrical service to support lab requirements for 60/40 lab-office
- + New 500 kW and an existing 250 kW generator to provide 5 watts per SF standby power

PLUMBING

- + New Tempered Water System for emergency showers and eyewash stations, including water tank and vertical riser

FIRE PROTECTION

- + New fully addressable fire alarm system including new FA panel



MECHANICAL:

- + One (1) new office air handling unit (10,000 CFM/unit) to provide recirculating supply air across office areas
- + Two (2) new lab air handling units (30,000 CFM/unit) and associated vertical distribution HU's to provide 1.5 CFM of 100% outside air across lab areas (60% of lab USF)
- + Two (2) new rooftop lab exhaust air units (30,000 CFM/unit) with energy recovery system and associated vertical distribution EAHU's to provide 1.5 CFM of direct exhaust air across lab areas (60% of lab USF)
- + New gas-fired high efficiency hot water boiler plant and associated pumps to provide heating for lab supply air
- + New high efficiency chilled water plant, including cooling tower, and associated pumps to provide cooling for lab supply air
- + Fan Coil Units (FCU's) and VAV's in building common areas
- + New Building Management System (BMS) with integrated controls for new mechanical equipment



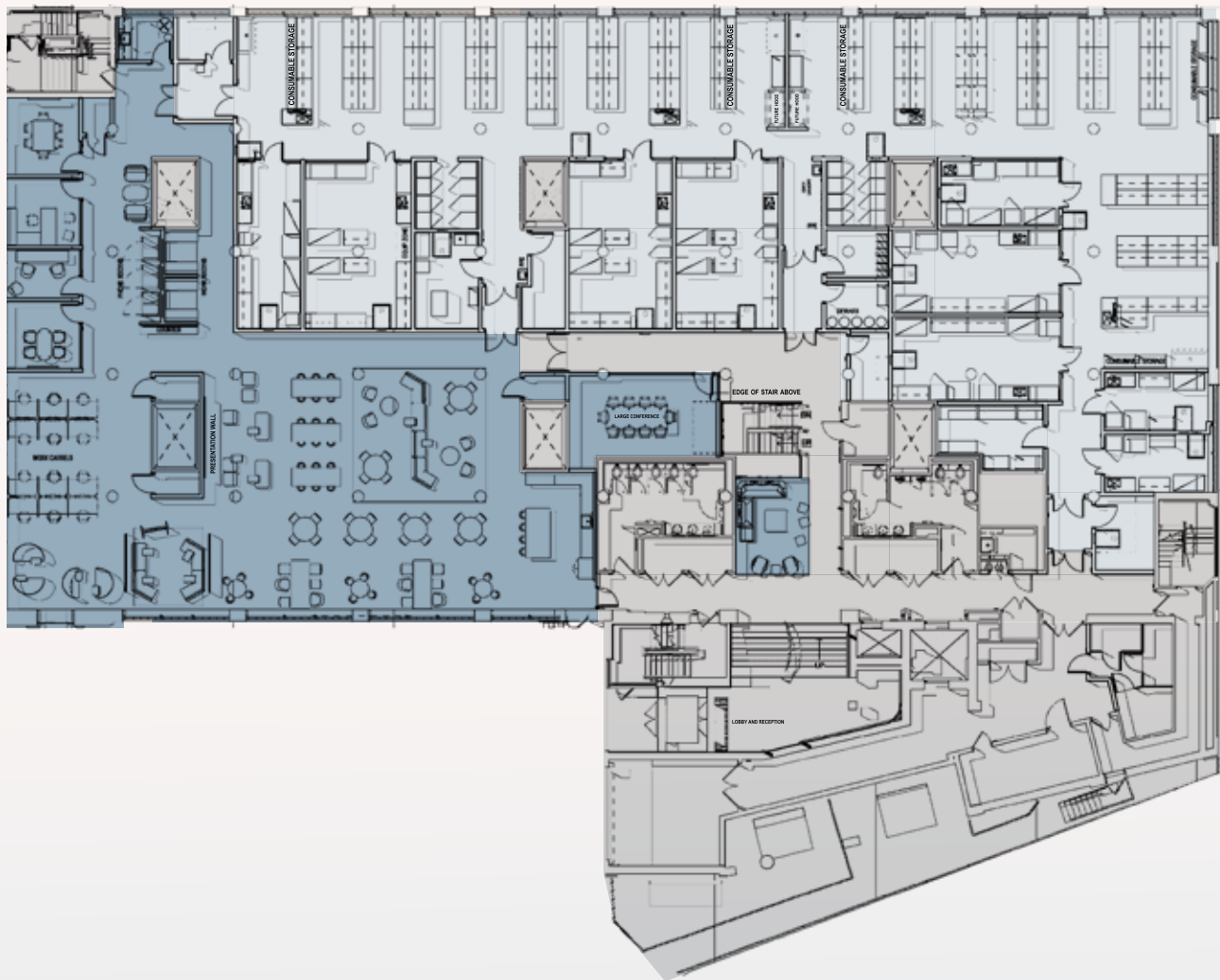


Available Immediately

LAB
OFFICE

Lower Level | 25,527 SF*

*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.



Available Immediately

LAB
OFFICE

Floor 1 | 23,778 SF*

*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.

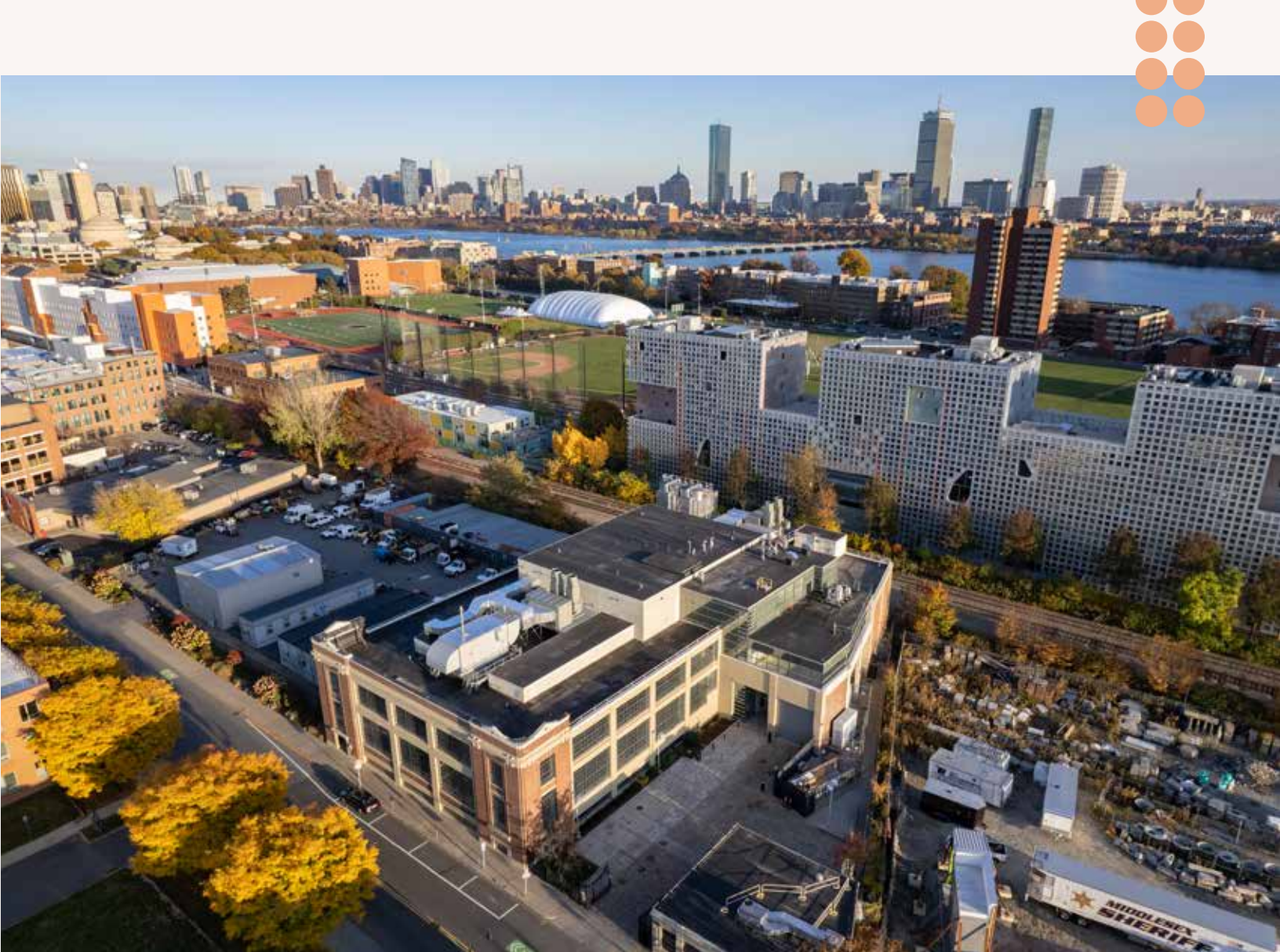


Available Immediately

- LAB
- OFFICE
- CONFERENCE FACILITY

Floor 2 | 27,985 SF*

*Floorplate SF subject to change. Sample test-fits are only for illustrative purposes.



About BioMed Realty

BioMed Realty operates high quality mission critical real estate for the life science and technology industries comprising 17 million square feet, concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK.





This image is an artistic rendering



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Life Science Tenants



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