



CAMBRIDGE • MA

BLACKSTONE SCIENCE SQUARE

AVAILABILITY:

Floor 1: 5,458 SF

ELEVATED HISTORIC CHARM

A RARE OPPORTUNITY IN THE HEART OF CAMBRIDGE

BLACKSTONE SQUARE
237 PUTNAM AVENUE

Ideally situated along the Charles River next to Harvard University’s campus, Blackstone Science Square offers easy accessibility for any type of commute. Central Square MBTA station is a short walk away, and the location offers immediate access to Memorial Drive, Storrow Drive, the Mass Pike/Route 90, and downtown Boston. One block from Whole Foods Market and Rite Aid, Blackstone Science Square also benefits from the abundance of restaurants and shops located at nearby Central Square.

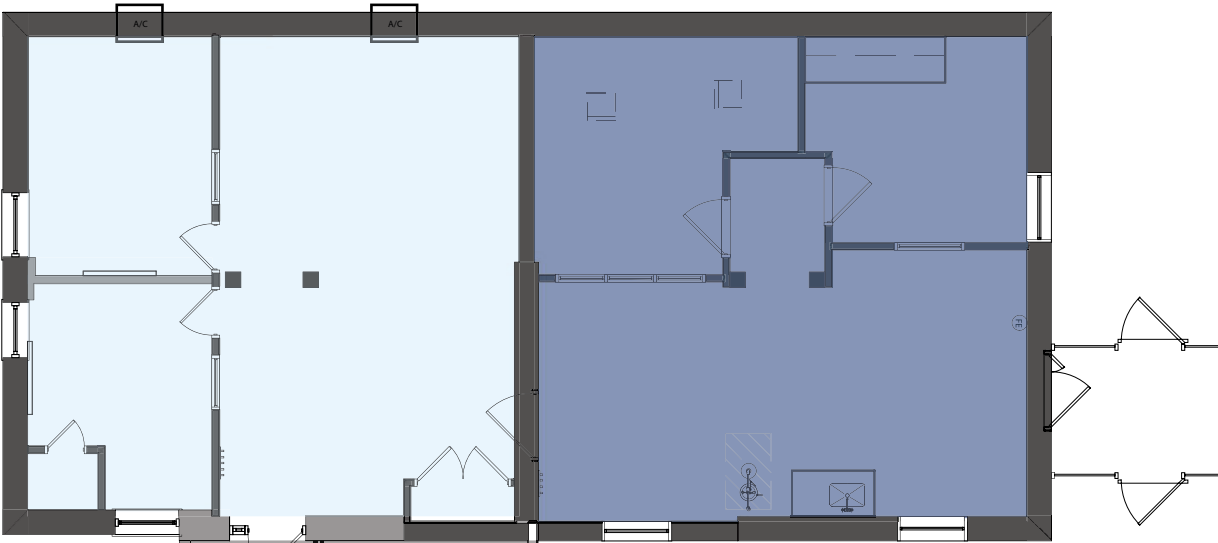
Cambridge is a magnet for knowledge-based tenants, and access to the talent coming out of the top colleges and universities in the surrounding area make it one of the most exciting and dynamic markets in the world. Blackstone Science Square is immersed in this thriving innovation hub, one comprised of the region’s most forward-thinking companies.

Blackstone Science Square is a campus comprised of historic brick and beam buildings that have been transformed into collaborative office and laboratory space with institutional-quality infrastructure. Located along the Charles River, this 76,123 SF class A life science facility features shower rooms, locker rooms, bike storage, a shared kitchen/café and conference area available for use by tenants. The infrastructure, amenities and location of the campus appeal to a wide variety of users.

FLOOR 1
5,458 SF AVAILABLE

23 BLACKSTONE

OFFICE
LAB



BUILDING SPECIFICATIONS:

Original Construction:	1866 through 1929. Substantially renovated from 2007-2015.
Building Area:	76,123 SF
Number of Floors:	Four
Roof:	Self-adhered EPDM roofing on both 19 Blackstone & 237 Putnam
Loading:	Two (2) loading docks.
Elevators:	Two (2) hydraulic passenger elevators
HVAC:	Four gas-fired boilers deliver hot water to each floor level of each building; up to 34 zones total. Systems are capable of up to nine (9) air changes per hour for lab spaces. Two (2) 70-ton, McQuay rooftop units (RTUs) used in conjunction with multiple supply and return air duct risers.
pH Neutralization System:	The Property offers and maintains a waste water pH neutralization system.
Electric:	13,800 volt service provided to pad mount transformers. Total capacity is 3,000 amps, 480 volts, 23 watts per square foot available for tenant’s lab use and 9 watts per square foot available for office use.
Fire Protection:	The Property is fully sprinklered.



Institutional-quality laboratory space



Recently renovated lobby



Recreation area with ping pong and foosball



Locker rooms & showers



Bike storage



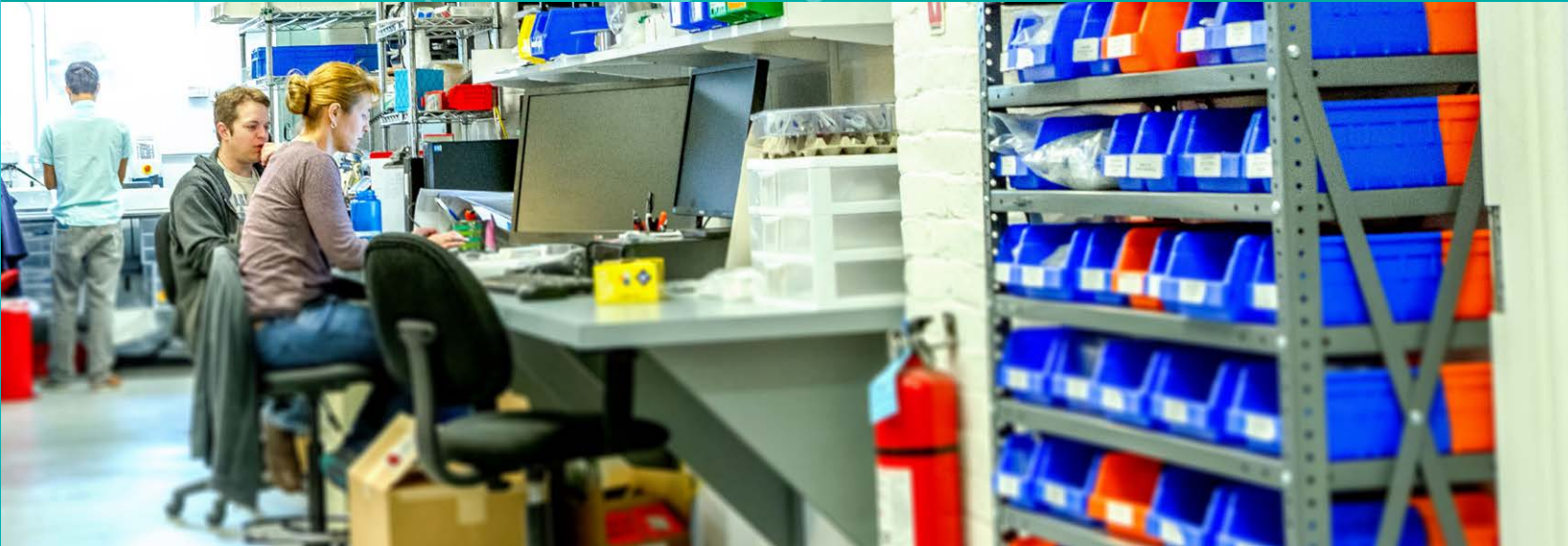
On-site parking



Proximate to public parks with running and bike trails



Convenient access to I-90, Storrow & Memorial Drives & the MBTA Red Line



WITHIN 1/2 MILE:



29 restaurants



3 fitness centers



35 retailers



12 hotels



11 banks



For more information, please contact:

Peter Bekarian
+1 617 531 4195
peter.bekarian@jll.com

Molly Heath
+1 617 316 6489
molly.heath@jll.com

Anslee Krouch
+1 617 316 6479
anslee.krouch@jll.com

