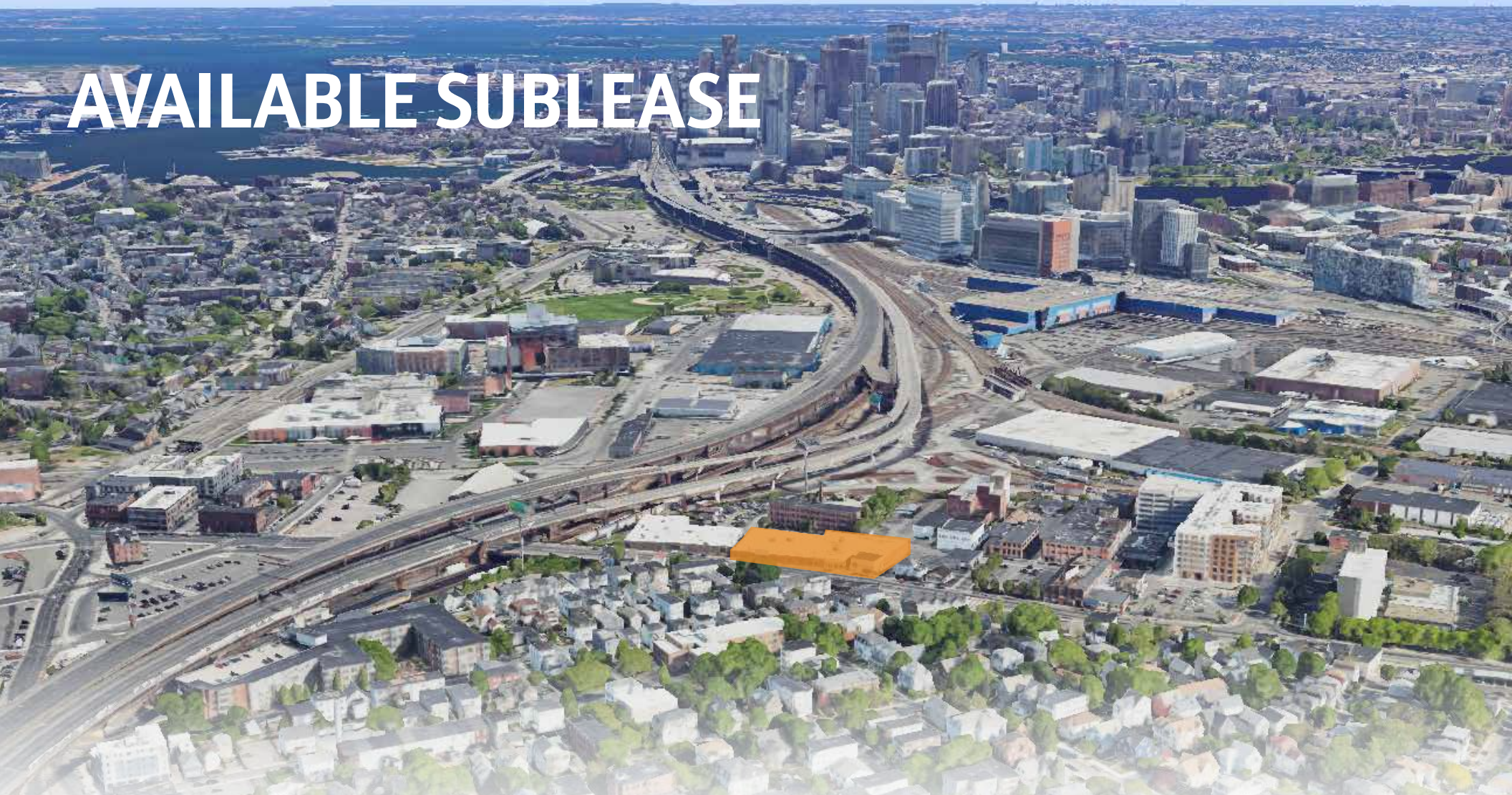




AVAILABLE SUBLEASE

100 Cambridge Street

Charlestown, Massachusetts

±5,000 SF - 25,000 SF
R&D/Flex/Office



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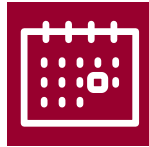
PROPERTY OVERVIEW

100 Cambridge Street presents a unique opportunity to sublease **versatile flex space in one of Boston's most well-connected and vibrant submarkets**. The property integrates warehouse, flex, and modern R&D/office uses, offering an efficient solution for a broad range of occupiers seeking flexibility and accessibility.

Located just minutes from I-93, North Station, and Logan International Airport, the property offers **outstanding accessibility with convenient MBTA service and a highly walkable setting**. This prime Charlestown location provides a seamless blend of **urban convenience and industrial functionality**, ideal for modern occupiers.



Plug & Play
Sublease



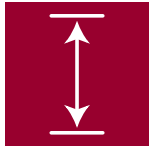
Term Through
March 2030



Oversized
Loading



Heavy
Power



18' Clear
Height



Sullivan Square
Orange Line



US-1

±1.5 Miles



I-93/Southeast
Expressway

±2.0 Miles



Logan Int'l.
Airport

±6.0 Miles

BUILDING SPECIFICATIONS

Building Type	R&D/Flex/Office
Year Built/Renovated	1940/2023
RBA	±46,198 SF
Parking Ratio	0.42/1,000 SF
Land	1.01 Acres
Zoning	Industrial (I)
Utilities	Natural Gas (National Grid) Electric (Eversource) Water & Sewer (BWSC)

AVAILABLE SPACE DETAILS

Available Space	±5,000 - 25,000 SF
Sublease Term	Through March 2030
Occupancy	30 days
Space Type	R&D/Flex/Office
Floors	Two (2) with lower level storage
Clear Height	18'
Power	2,000a/208v 3p Heavy
HVAC	Air conditioning; central heating
Loading	Three (3) oversized docks

SPACE FEATURES

First Floor

- Production Space
- R&D Space
- Loading Access
- Open Office Space
- Conference Rooms
- Kitchen
- Lounge Area
- Private Restrooms

Mezzanine

- Open Office Space
- Private Restrooms

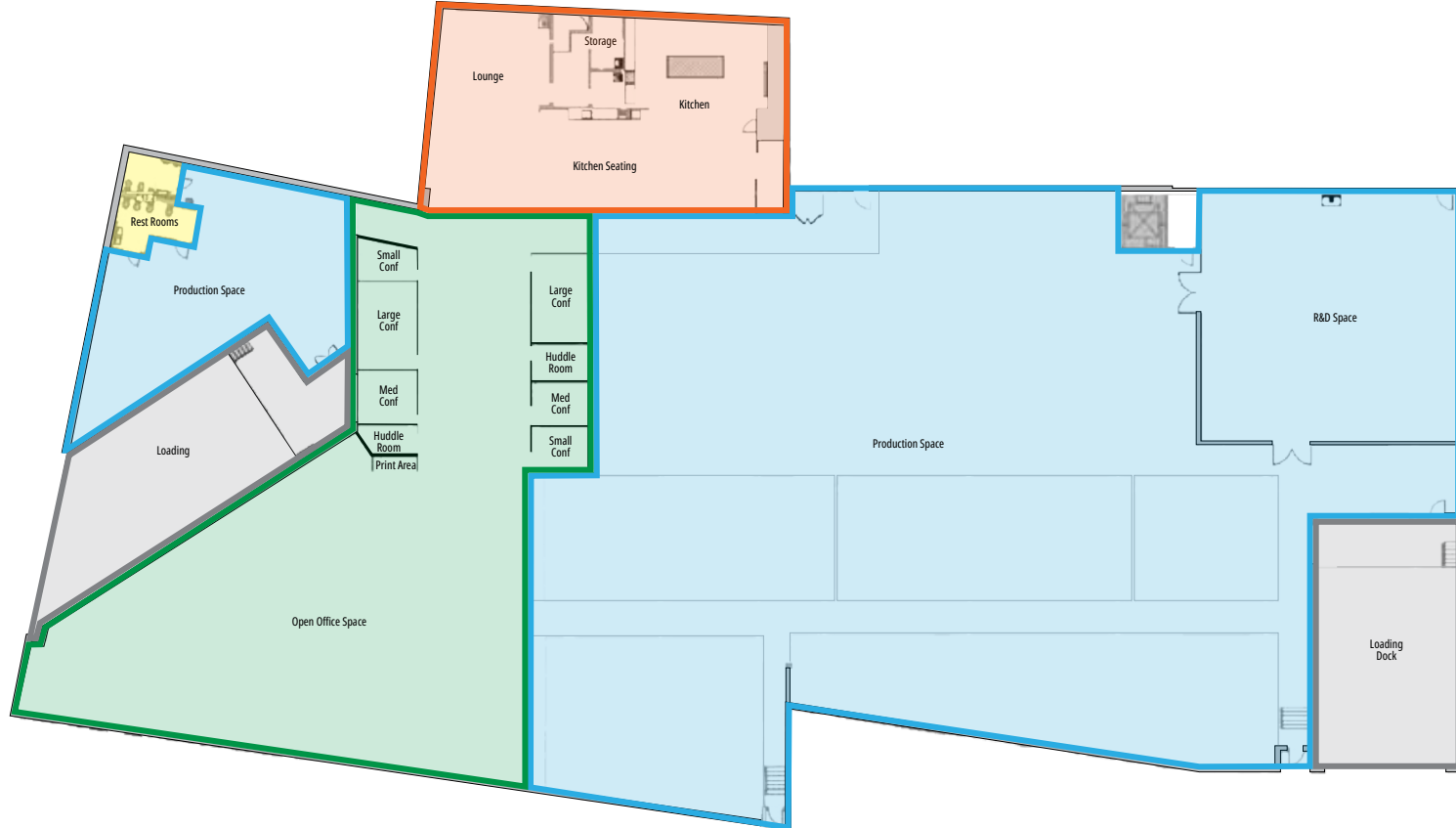
Lower Level

- Flex Space
- Storage
- Restrooms

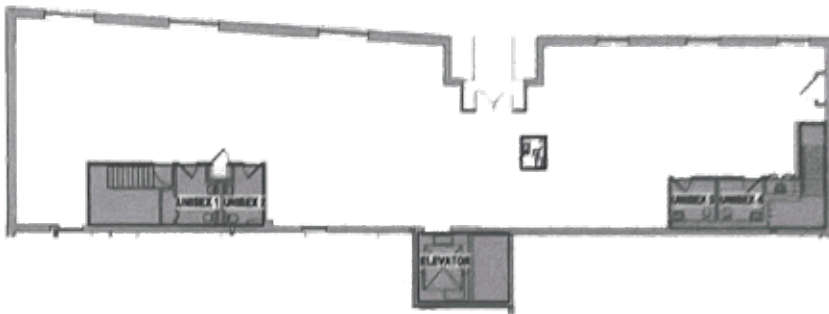


FLOOR PLANS

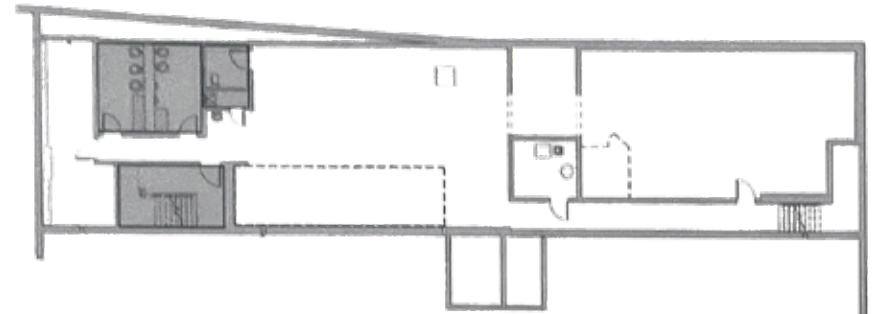
First Floor

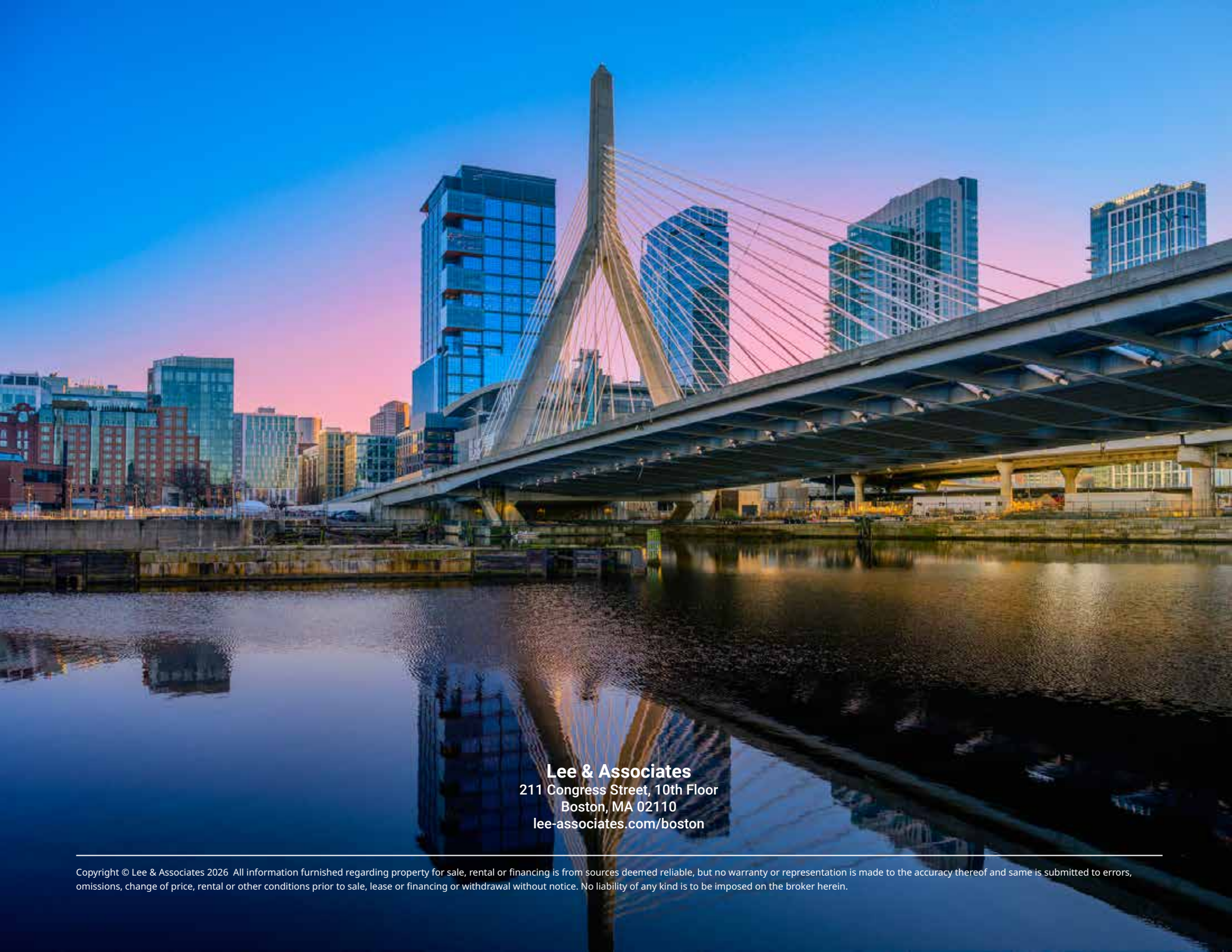


Mezzanine



Lower Level





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