



ALEXANDRIA®

CBRE

ALEXANDRIA CENTER® AT KENDALL SQUARE **50 BINNEY STREET**

HEADQUARTERS OFFICE OPPORTUNITY



ALEXANDRIA CENTER® AT KENDALL SQUARE

ALEXANDRIA'S PREMIER MEGA CAMPUSES IN KENDALL SQUARE

5.4M RSF | 30 BUILDINGS

MEGACAMPUS: ALEXANDRIA TECHNOLOGY SQUARE®

1.2M RSF | 7 Properties



50 BINNEY STREET

MEGACAMPUS: ALEXANDRIA CENTER® AT ONE KENDALL SQUARE

1.4M RSF | 12 Properties



MEGACAMPUS: ALEXANDRIA CENTER® AT KENDALL SQUARE

2.2M RSF | 7 Properties

ALEXANDRIA CENTER® AT KENDALL SQUARE

KENDALL SQUARE CORPORATE NEIGHBORS

WITHIN 0.5 MILES



BUILDING OVERVIEW

Building Size

Stories

Floor Plates

Parking Ratio in the Below Grade Parking Garage

2017

Gold

10

9

8

7

6

5

4

3

2

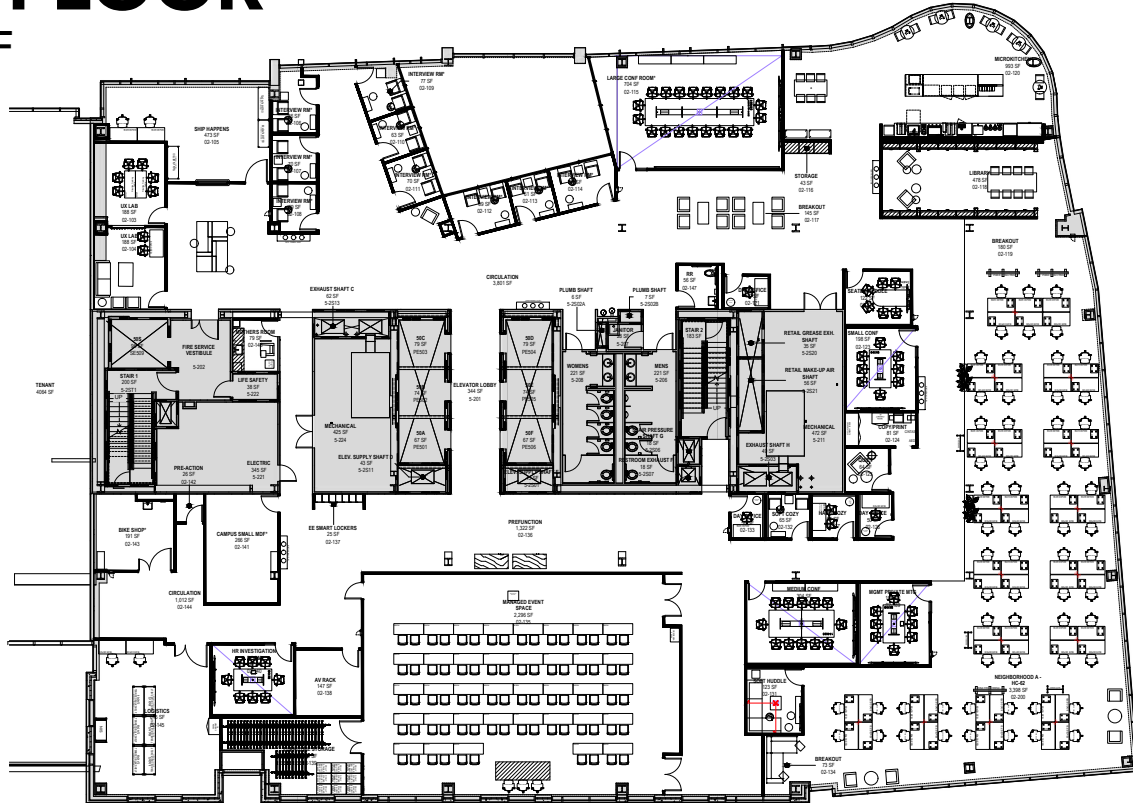
1

AVAILABLE IMMEDIATELY
8,162 SF

REPRESENTATIVE FLOOR PLANS

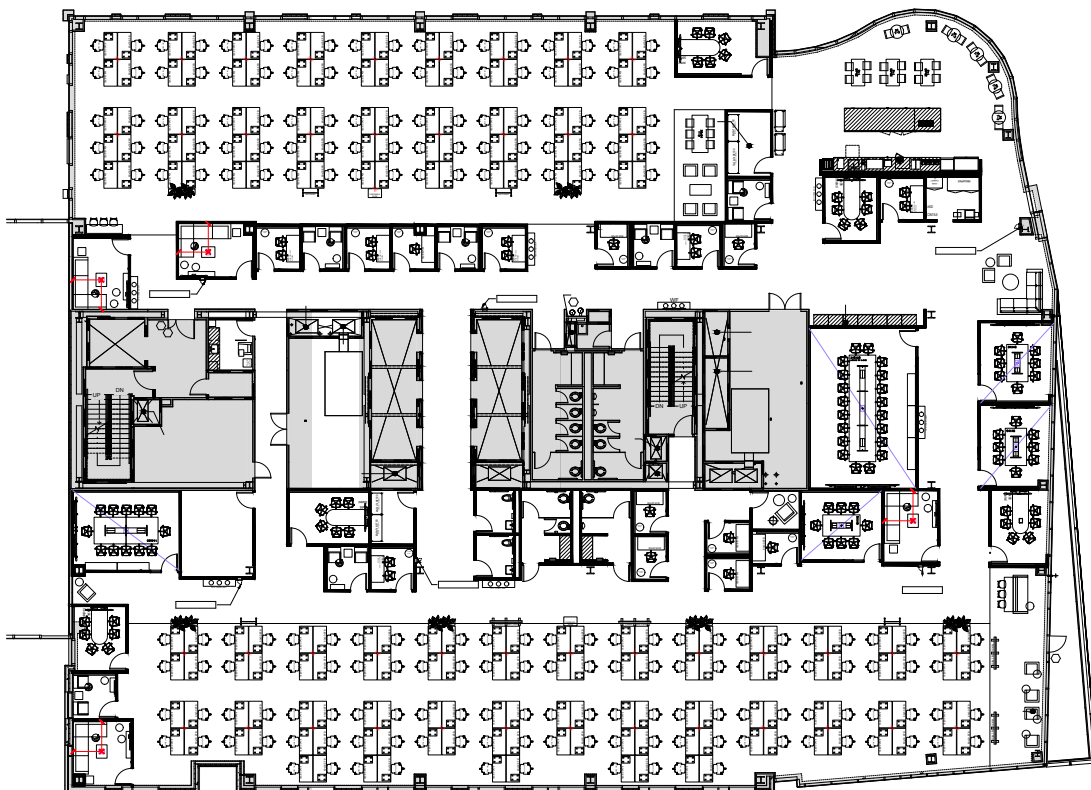
2ND FLOOR

25,674 SF



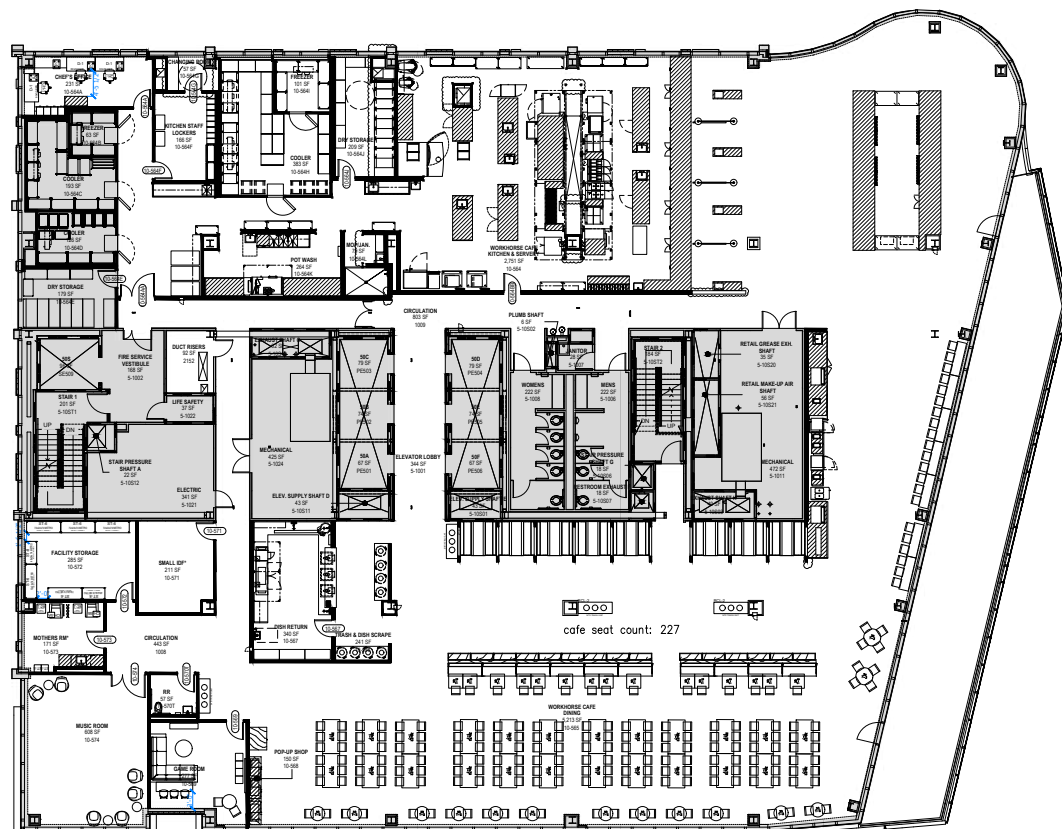
4TH FLOOR

27,714 SF



10TH FLOOR

25,254 SF



ALEXANDRIA CENTER® AT KENDALL SQUARE

LOCATION/ACCESS





ALEXANDRIA.

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. As the pioneer of the life science real estate niche with our founding in 1994, Alexandria is the longest-tenured owner, operator, and developer of collaborative life science and technology mega campuses in AAA innovation cluster locations. Alexandria has a longstanding and proven track record of providing its tenants with highly dynamic, collaborative, and healthy work environments that enhance our tenant's ability to recruit and retain talent, inspire productivity and foster innovation. For more information, please visit www.are.com.

30+ Years

42.1 M SF OPERATING PROPERTIES¹

\$32.5 BILLION MARKET CAP¹

\$5.6B Significant Liquidity¹

BBB+ S&P Global Ratings¹

KEY INNOVATION CLUSTERS

GREATER BOSTON	SEATTLE
SAN FRANCISCO	MARYLAND
BAY AREA	RESEARCH TRIANGLE
SAN DIEGO	TEXAS
SEATTLE	

1. As of June 30, 2024



Alexandria is the **most trusted landlord** of many **Top Pharma R&D companies** across the nation¹

AMGEN

AstraZeneca

Bristol Myers Squibb™

GSK

Johnson & Johnson

Lilly

MERCK

moderna

NOVARTIS

novo nordisk

Pfizer

Roche

sanofi

Takeda



CBRE

ERIC SMITH

Vice Chairman
+1 617 933 0176
eric.smith2@cbre.com

JACK SCRIBNER

Senior Associate
+1 857 354 7301
jack.scribner@cbre.com

SHAY KENNEY

Vice President
+1 617 291 7052
shay.kenney@cbre.com



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