

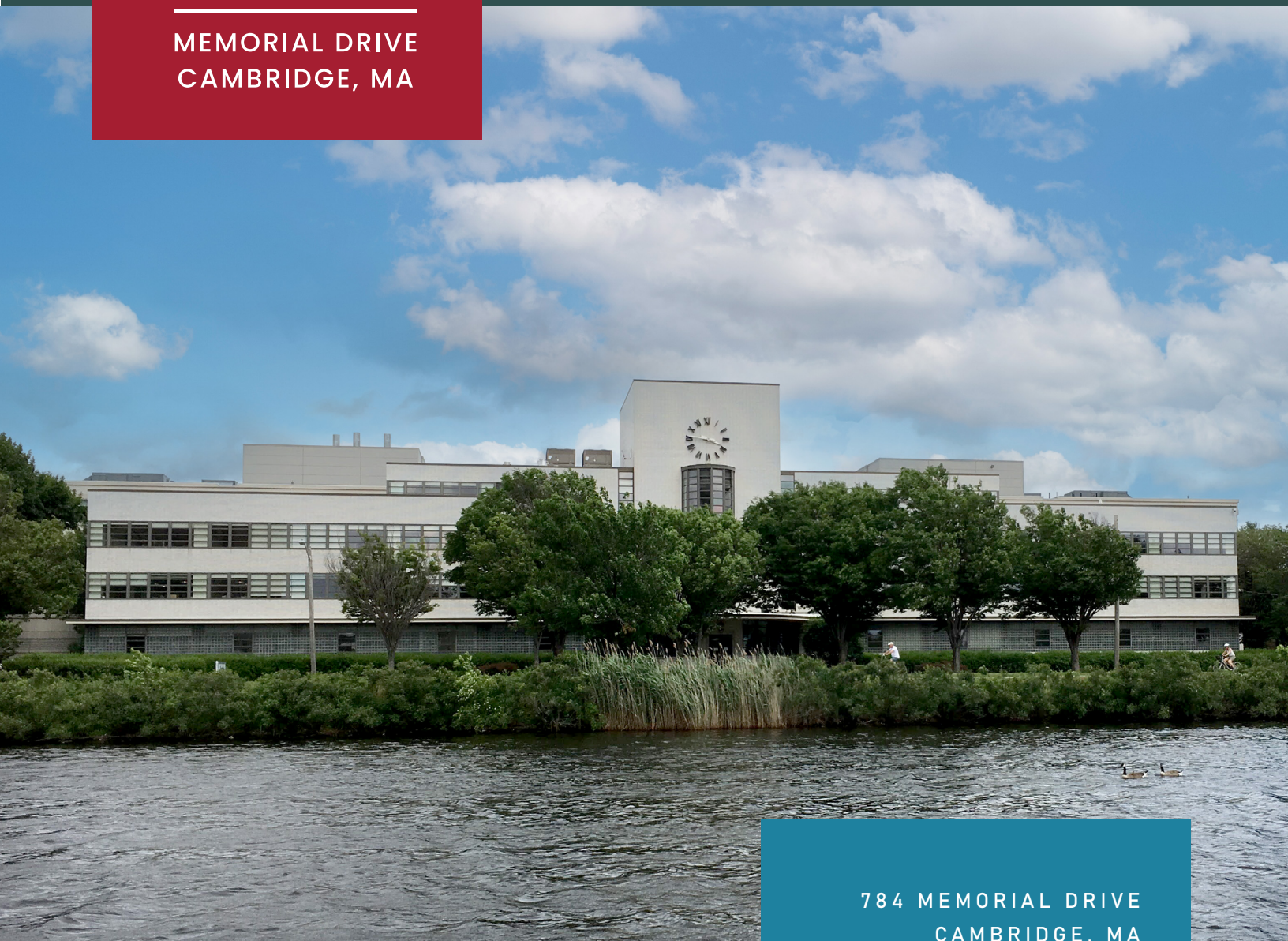
784

MEMORIAL DRIVE
CAMBRIDGE, MA

OFFICE SPACE AVAILABLE
FOR SUBLEASE

±17,000 - 61,000 SF

PLUG & PLAY, SUBDIVIDABLE



784 MEMORIAL DRIVE
CAMBRIDGE, MA





FULLY FURNISHED BUILDING

Building Overview

PERCHED ON THE BANKS OF THE CHARLES RIVER, 784 MEMORIAL DRIVE STANDS AS A DISTINGUISHED CLASS A OFFICE BUILDING, OFFERING FOUR FLOORS OF WORKSPACE AND COLLABORATIVE AREAS

The modern office layout is complimented by the building's roof deck, providing stunning panoramas of Boston and elevating its inspiring and distinctive work environment. 784 Memorial Drive's prime location allows for easy access to key thoroughfares such as the Mass Pike and Storrow Drive, allowing for ideal commuting and visibility.

Space Highlights



FULLY
FURNISHED
BUILDING



BIKE
STORAGE



SITTING/
STANDING
DESKS



FULLY
EQUIPPED GYM
& SHOWERS



FULLY
EQUIPPED
COMMERCIAL
KITCHEN

AVAILABLE SPACE

1st Floor	±17,800 SF
2nd Floor	±17,100 SF
3rd Floor	±17,000 SF
4th Floor	±9,100 SF

TERM

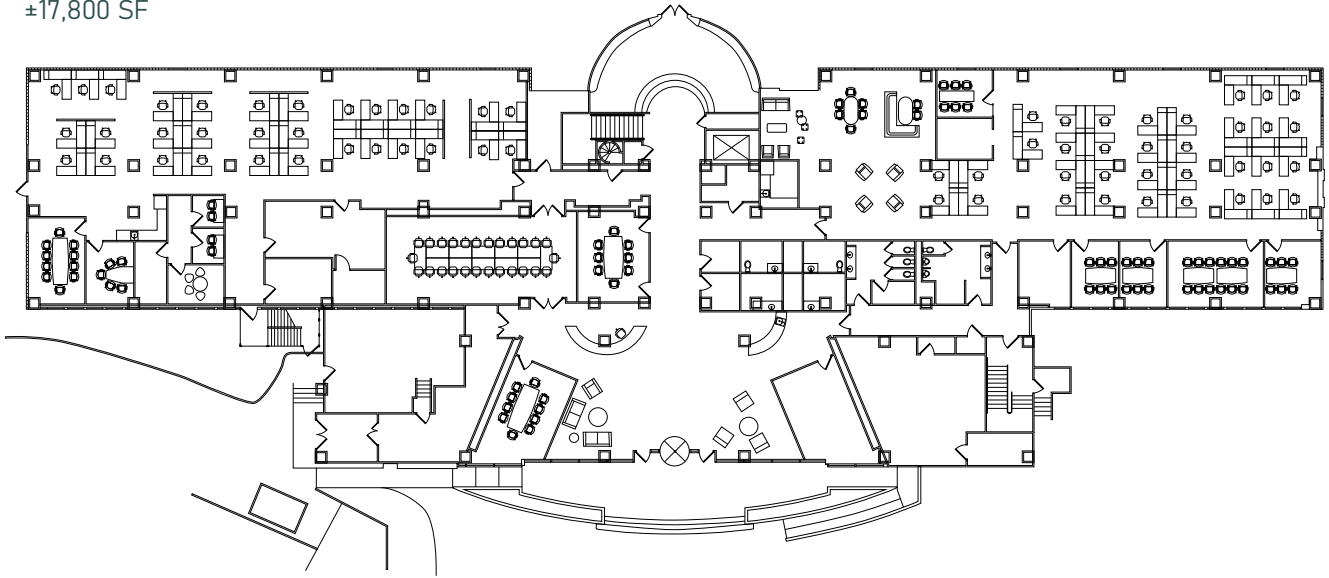
Through July 30, 2032

AVAILABLE

Immediately

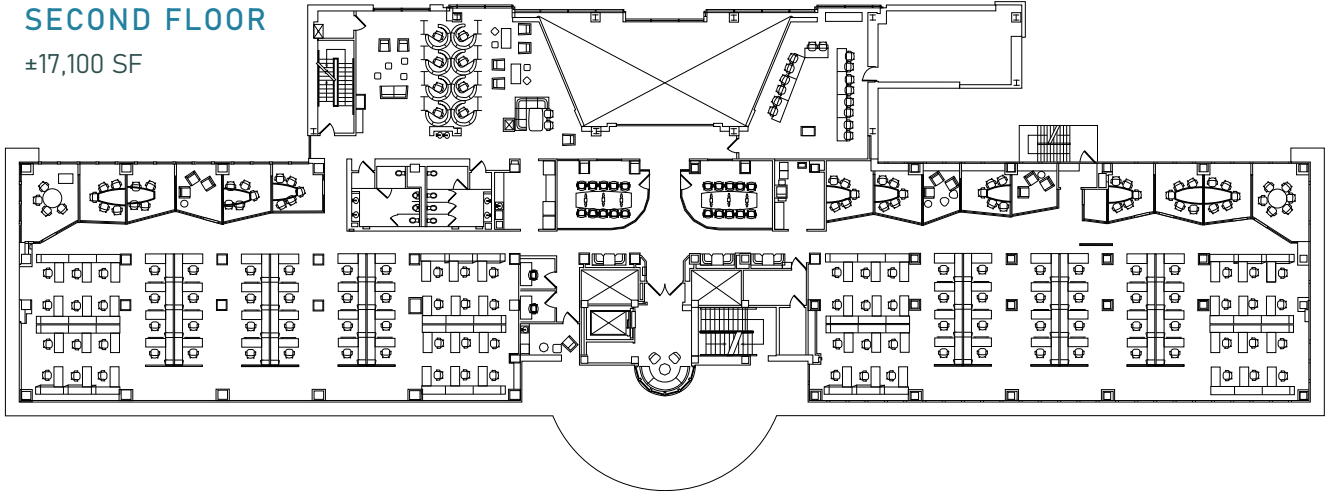
FIRST FLOOR

±17,800 SF



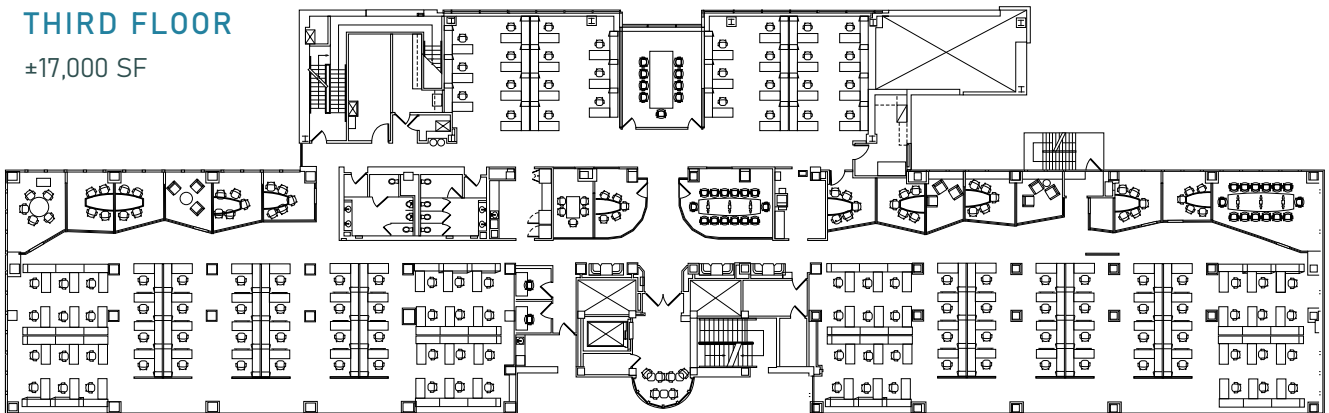
SECOND FLOOR

±17,100 SF



THIRD FLOOR

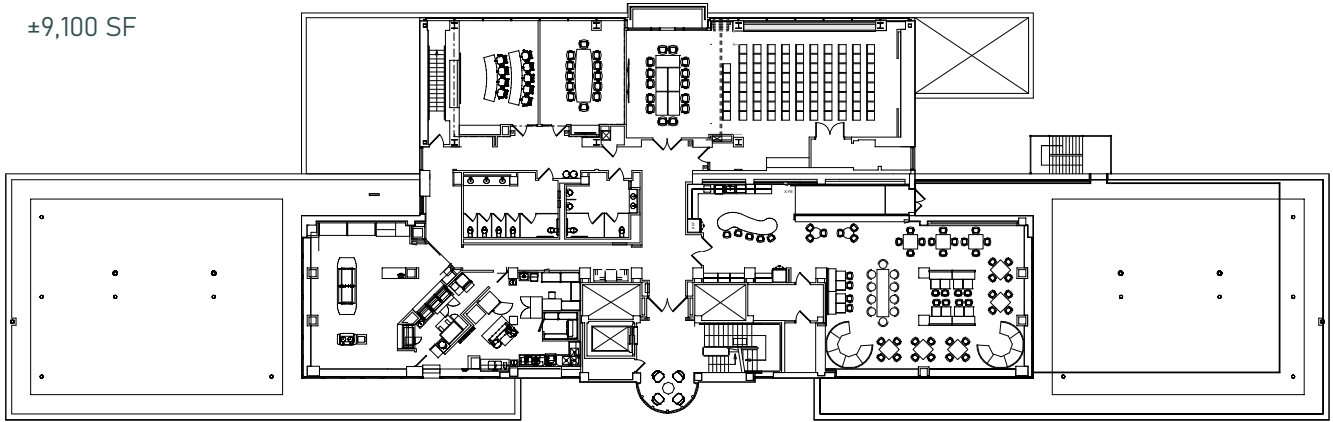
±17,000 SF



Floor Plans

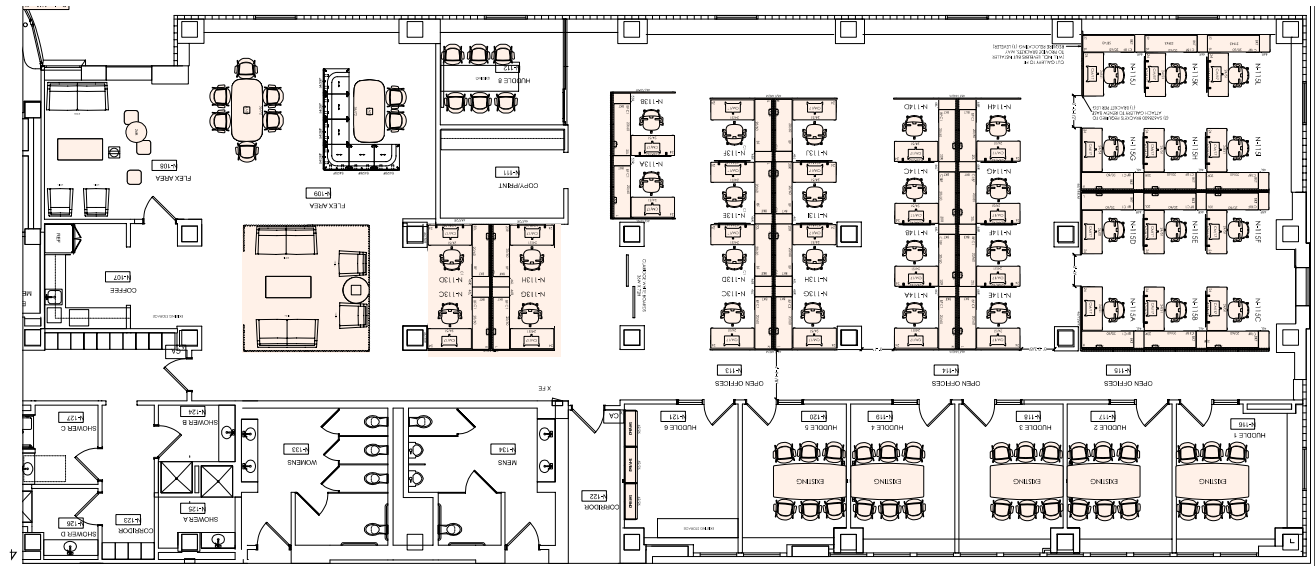
FOURTH FLOOR

±9,100 SF



TYPICAL

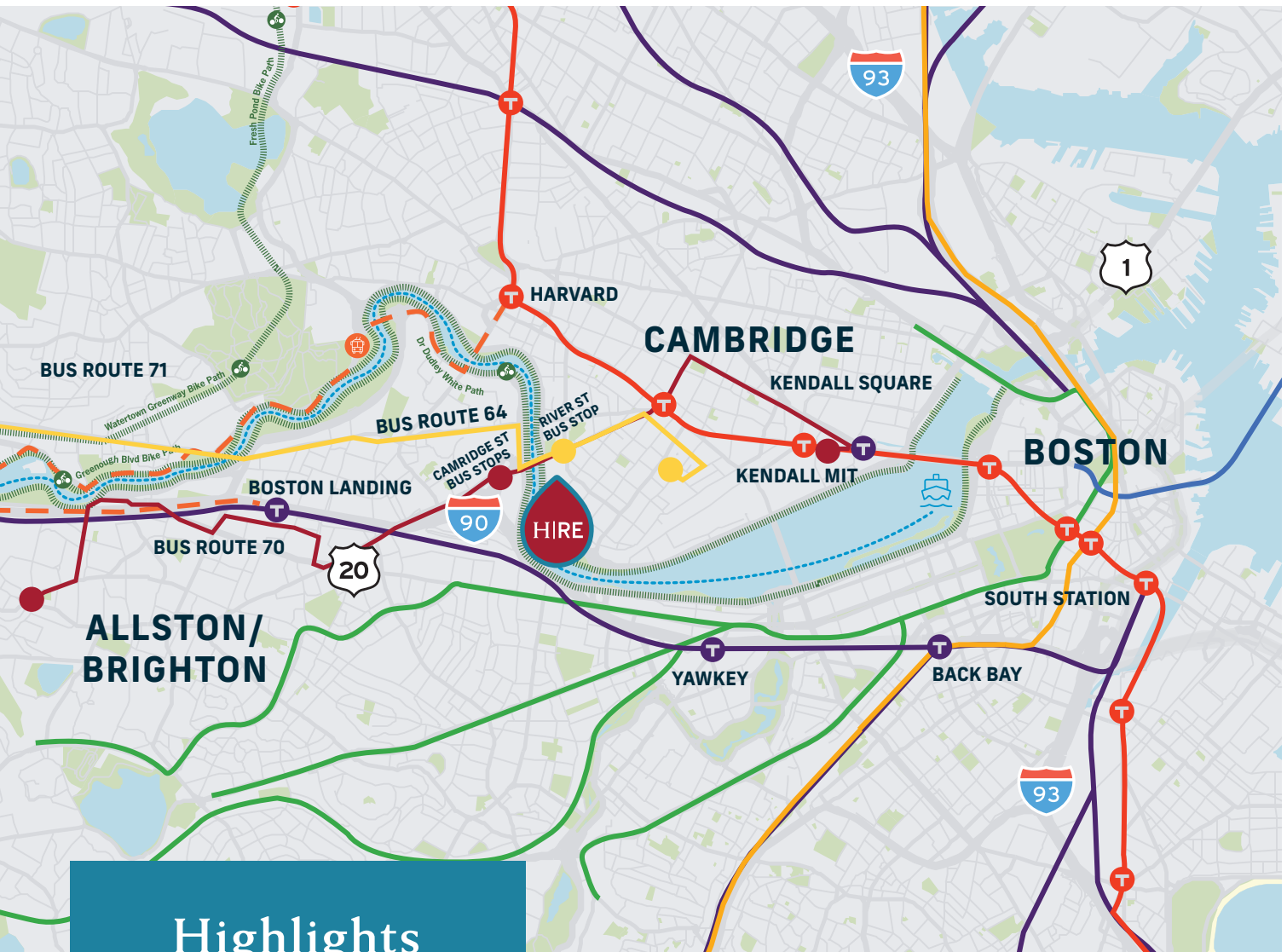
±9,100 SF





Location Overview

784 MEMORIAL DRIVE, CAMBRIDGE, MA



Highlights



EASILY ACCESSIBLE
FROM ROUTE 3, I-90 &
STORROW DRIVE



2.0/1,000 SF SPACES
AT MARKET RATE
GARAGE



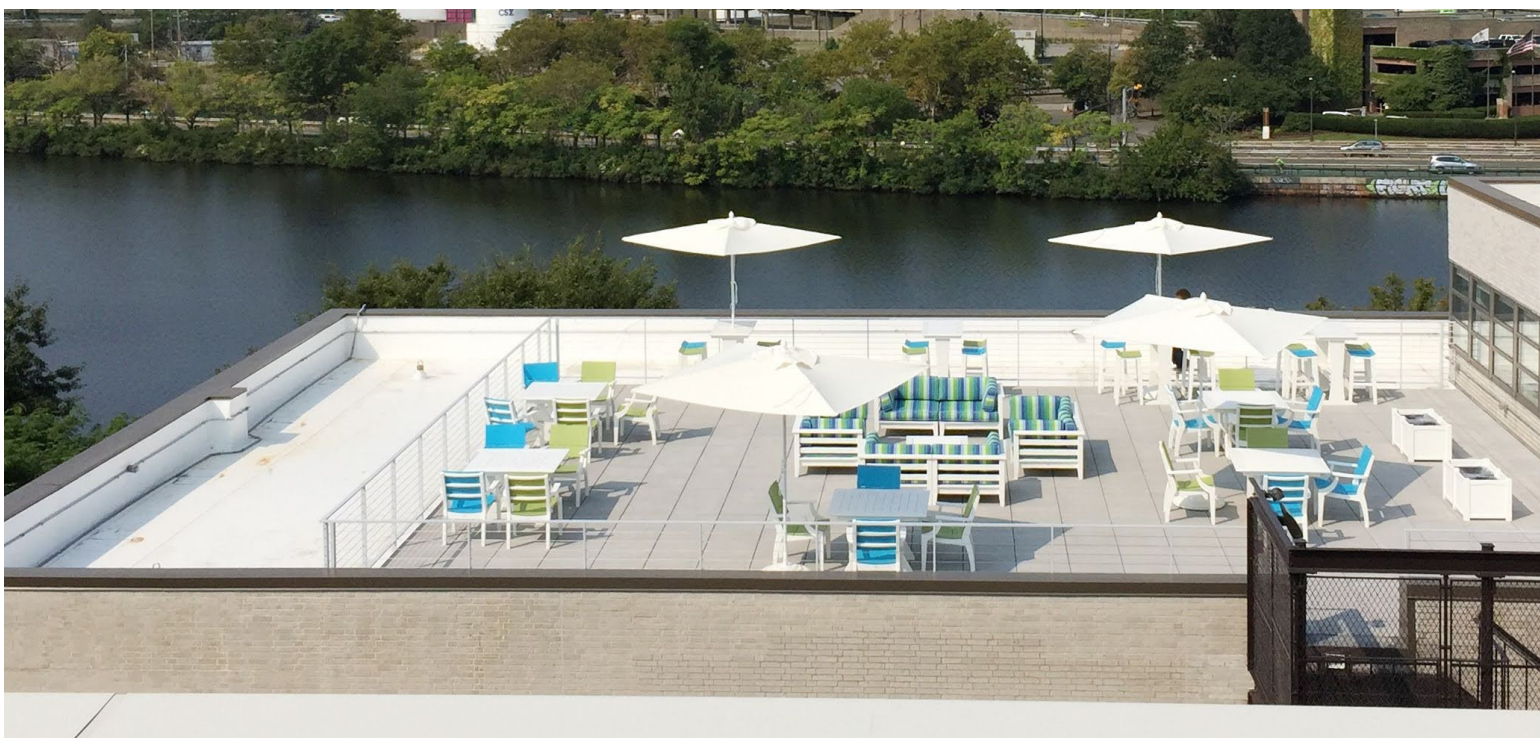
DIRECT SHUTTLE
SERVICE TO CENTRAL
SQUARE RED LINE STOP



13 MINUTES TO LOGAN
INT. AIRPORT

SITUATED ALONG MEMORIAL DRIVE, 784
MEMORIAL DRIVE BOASTS A PICTURESQUE
SETTING WITH THE CHARLES RIVER AS ITS
BACKDROP, OFFERING BOTH SCENIC VIEWS
AND HIGH VISIBILITY FROM BOSTON.

The building's strategic location provides easy access to the MBTA's red and green lines, complemented by multiple bus routes nearby. Nearby amenities include Whole Foods, Trader Joes, and Dunkin'. The excellent connectivity and host of local amenities make it an ideal choice for commuters and enhances its appeal as a prime destination.



HRE BROKER CONTACT INFORMATION

Chris McCauley
Chris.McCauley@jll.com
781-591-9109

Bob Richards
Bob.Richards@jll.com
617-943-3928

Jessica Sawyer
Jessica.Sawyer@jll.com
617-429-7016



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