



THIRD STREET

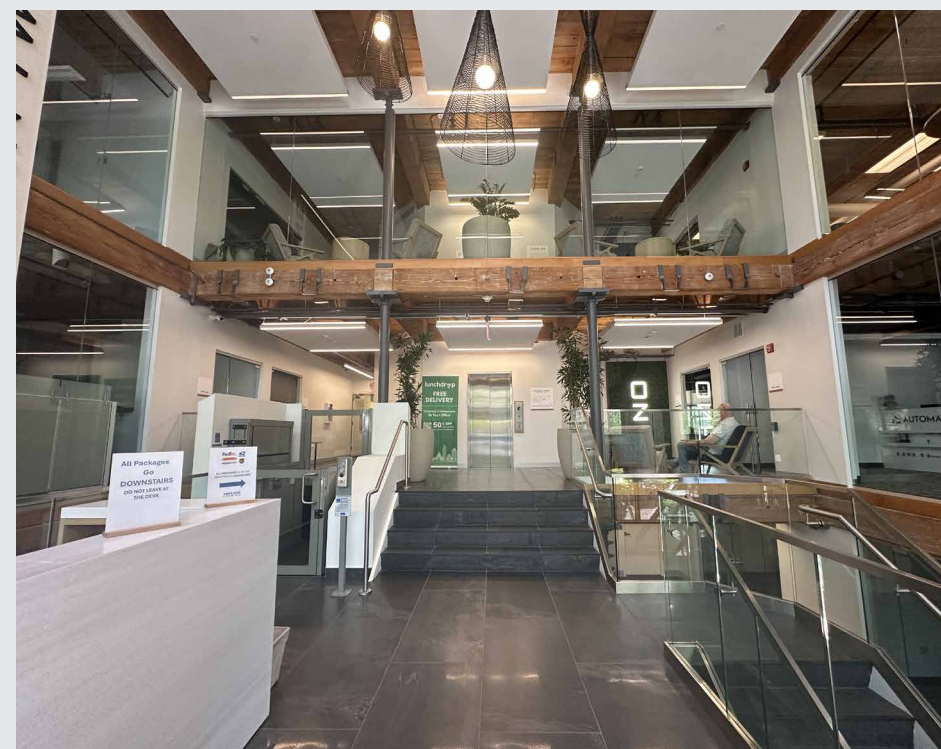
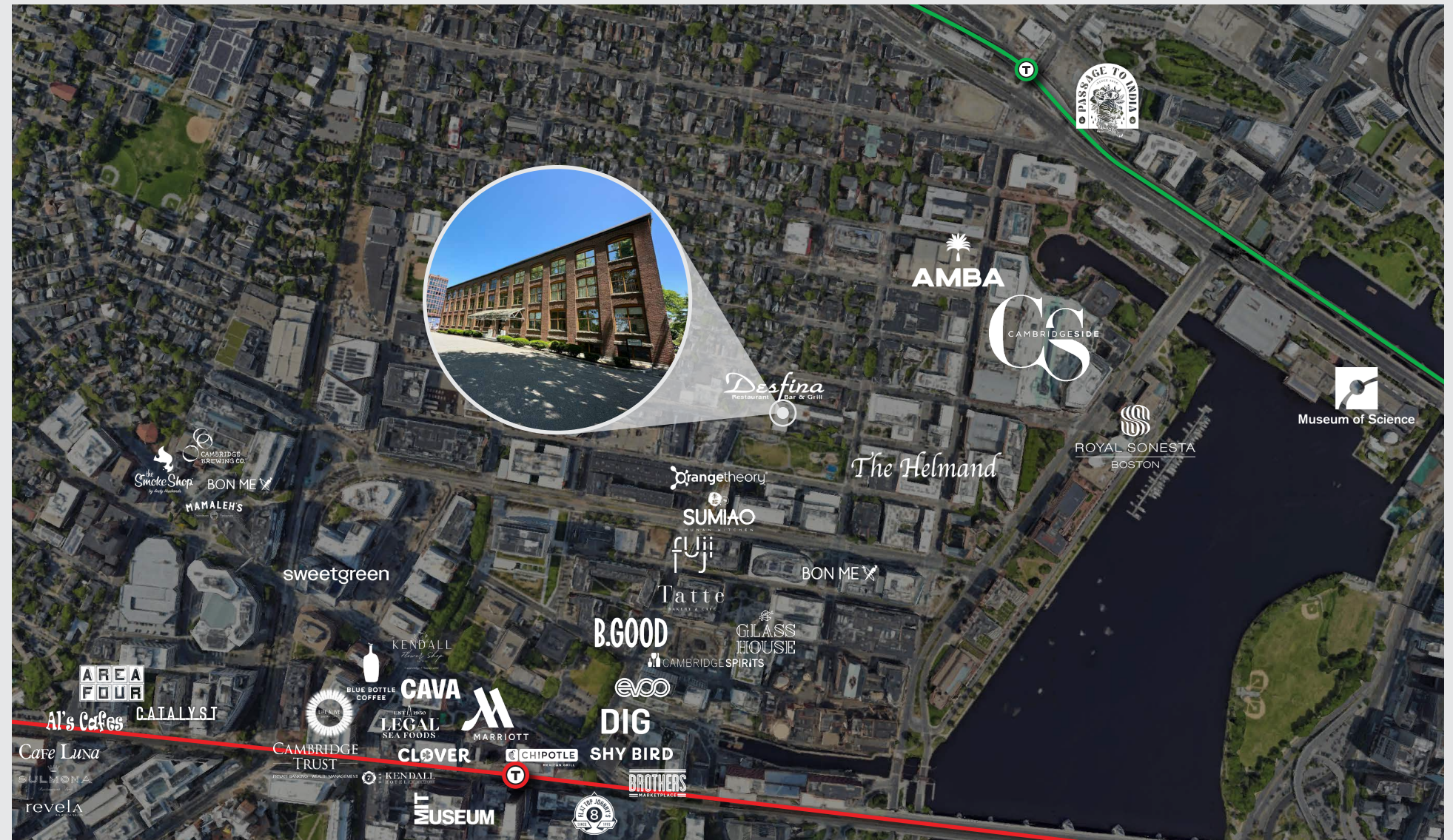
OFFICE SPACE FOR SUBLEASE | CAMBRIDGE, MA

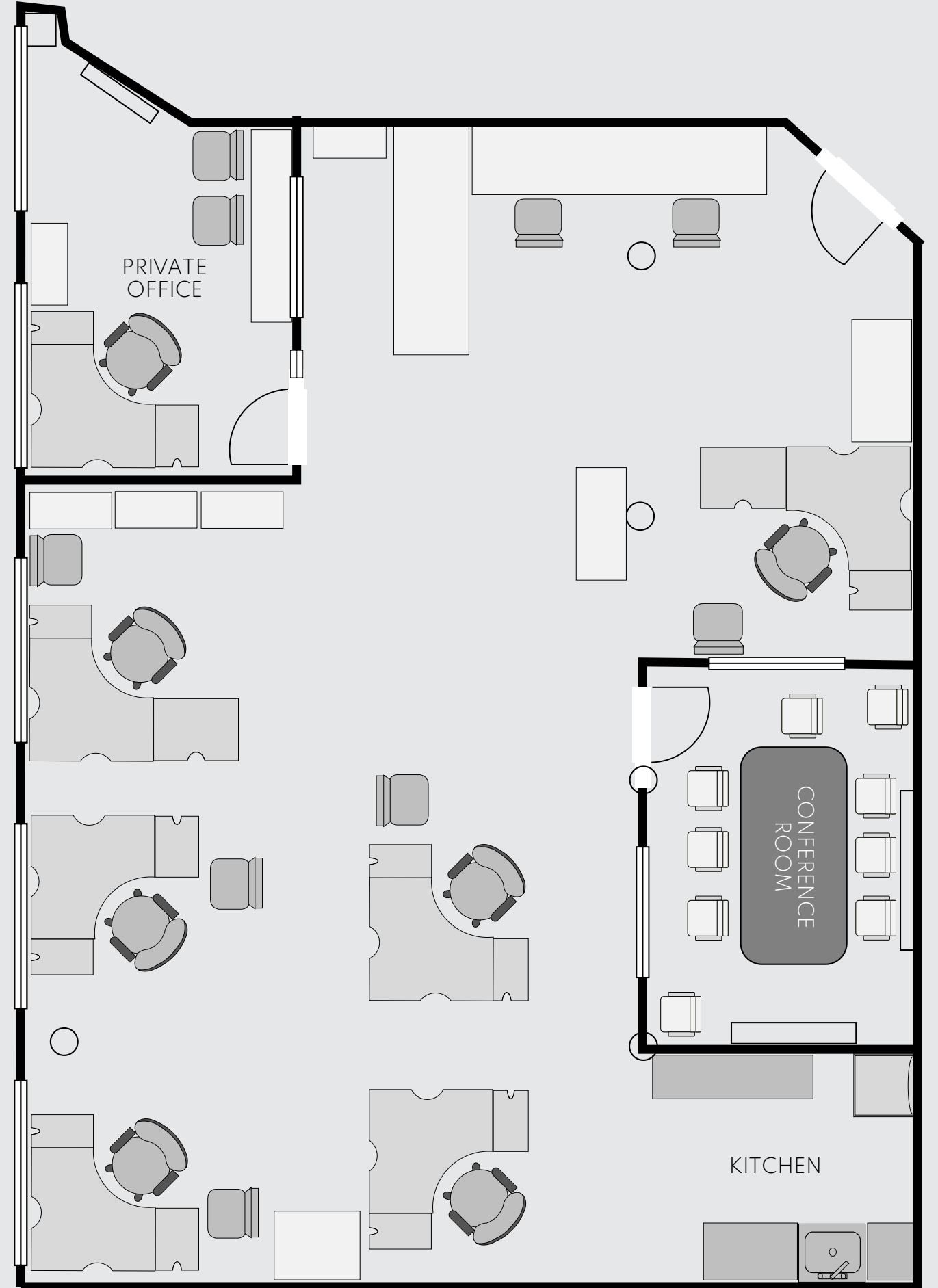
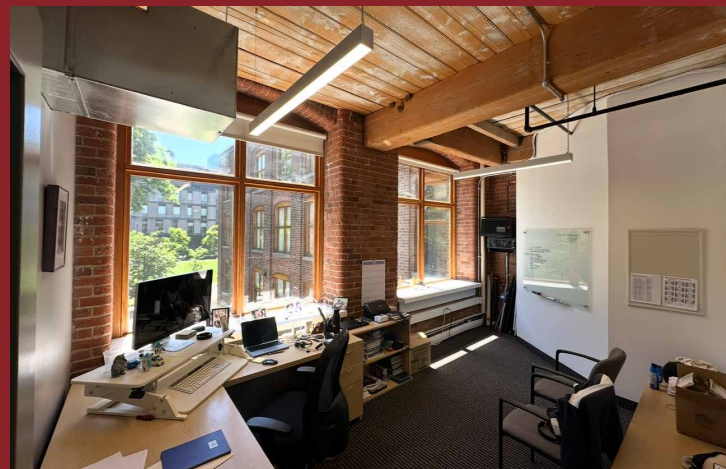
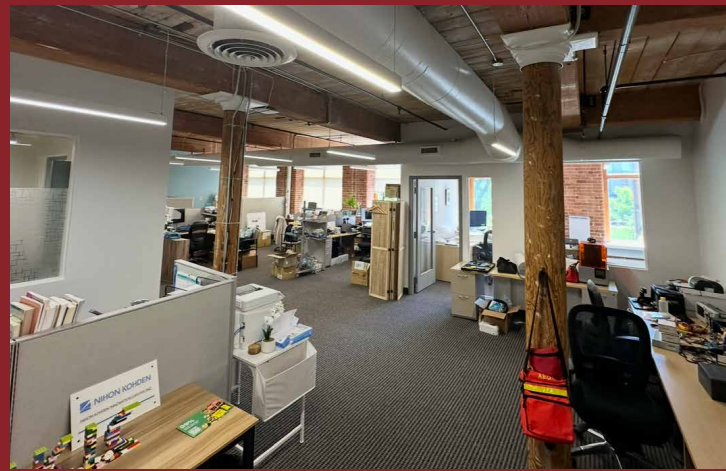
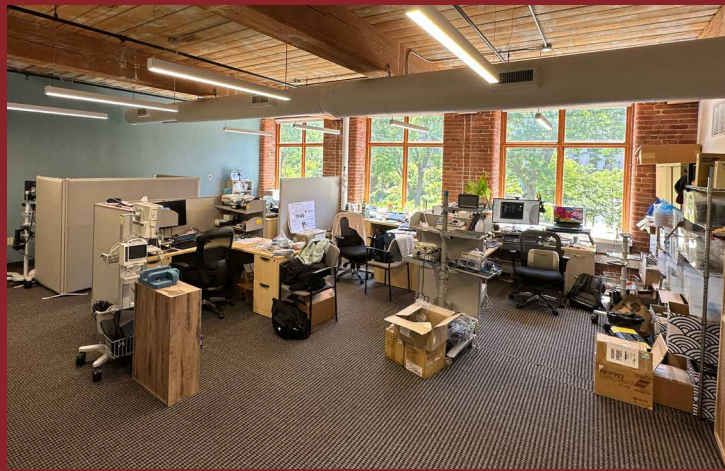
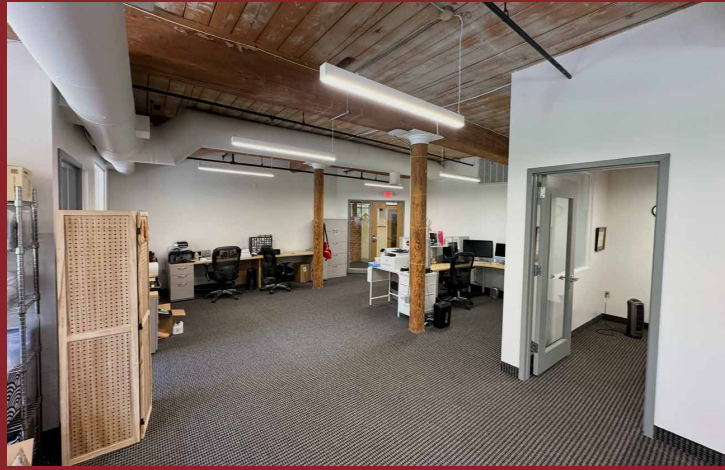
Located in the heart of East Cambridge's Kendall Square submarket, the American Twine Building is a historic brick and beam office building just a short walk from the Kendall Square Red Line and Lechmere Green Line MBTA stations, surrounded by new restaurant and retail offerings. Originally an industrial property, the approximately 122,000 SF building sits on a nearly two-acre site, placing tenants steps from world-class universities and a thriving ecosystem of biotech and technology companies, with close proximity to both MIT and Harvard providing access to a deep pool of elite talent.

This ±1,691 SF suite offers the building's signature character, exposed brick and beams with large windows that allow an abundance of natural light throughout. The space is ideally suited for a growing technology, professional services, or life science administrative user seeking a creative office environment with built-in flexibility and a defined term.

HIGHLIGHTS

- Historic brick and beam construction with abundant natural light
- Building amenities include on-site reserved parking, 24-hour security, a grab-and-go café, showers, and a shared conference room
- Steps from CambridgeSide and East Cambridge's restaurant and retail corridor
- Walkable to both Kendall/MIT (Red Line) and Lechmere (Green Line) stations; approximately one mile from I-93





AVAILABILITY

2ND FLOOR
±1,691 SF (SUBLEASE)

LEASE TERM

THROUGH SEPTEMBER 30, 2030

LEASE RATE

NEGOTIABLE

222 THIRD STREET

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OWEN MURPHY

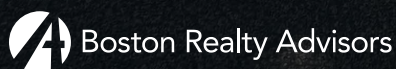
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