

450 Kendall

CAMBRIDGE, MA



BioMed Realty

CBRE



**10,342 -
57,403 SF
OF SECOND
GENERATION
OFFICE &
LAB SPACE**

450 Kendall

BioMed Realty & CBRE are pleased to present the availability of 57,403 SF lab & office space on the second, third, fourth and fifth floors at 450 Kendall, Cambridge, MA.

This building sits in the epicenter of Kendall Square, adjacent to the world's top tier biotechnology and pharmaceutical companies. 450 Kendall is also steps from abundant amenities including coffee shops, restaurants, on-site retail, outdoor patio, grocery stores, fitness, etc. as well as a 4 minute walk to the MBTA Red Line station.

AVAILABILITY DETAILS



SIZE

10,342-57,403 SF



FLOORS

2, 3, 4, 5



AVAILABLE

Immediately



PARKING

1.0/1,000 SF



AMENITIES

Outdoor terrace, walking distance to Kendall MBTA stop, nearby eateries & on-site retail



Available Immediately

LAB
OFFICE

Second Floor

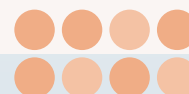
16,578 SF

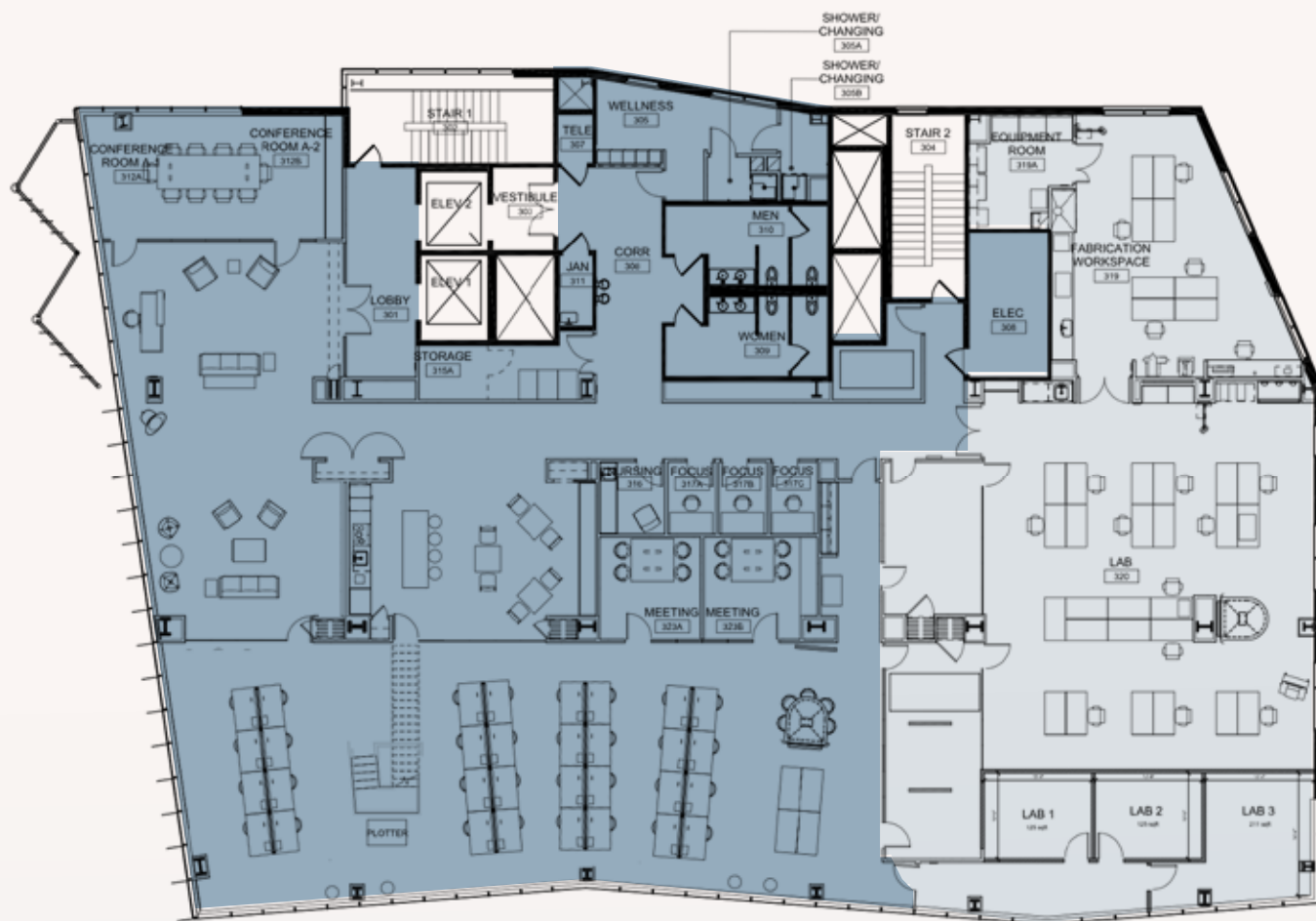
OFFICE BREAKDOWN

- 2 Conference Rooms
- 6 Focus Rooms
- 2 Huddle Rooms
- 35 Open Office Workstations
- Cafe

LAB BREAKDOWN

- 4 Lab Support Rooms
- 4 Tissue Culture Rooms
- 3 Fume Hoods
- 46 Lab Benches





Available Immediately

LAB
OFFICE

Third Floor

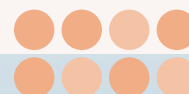
16,798 SF

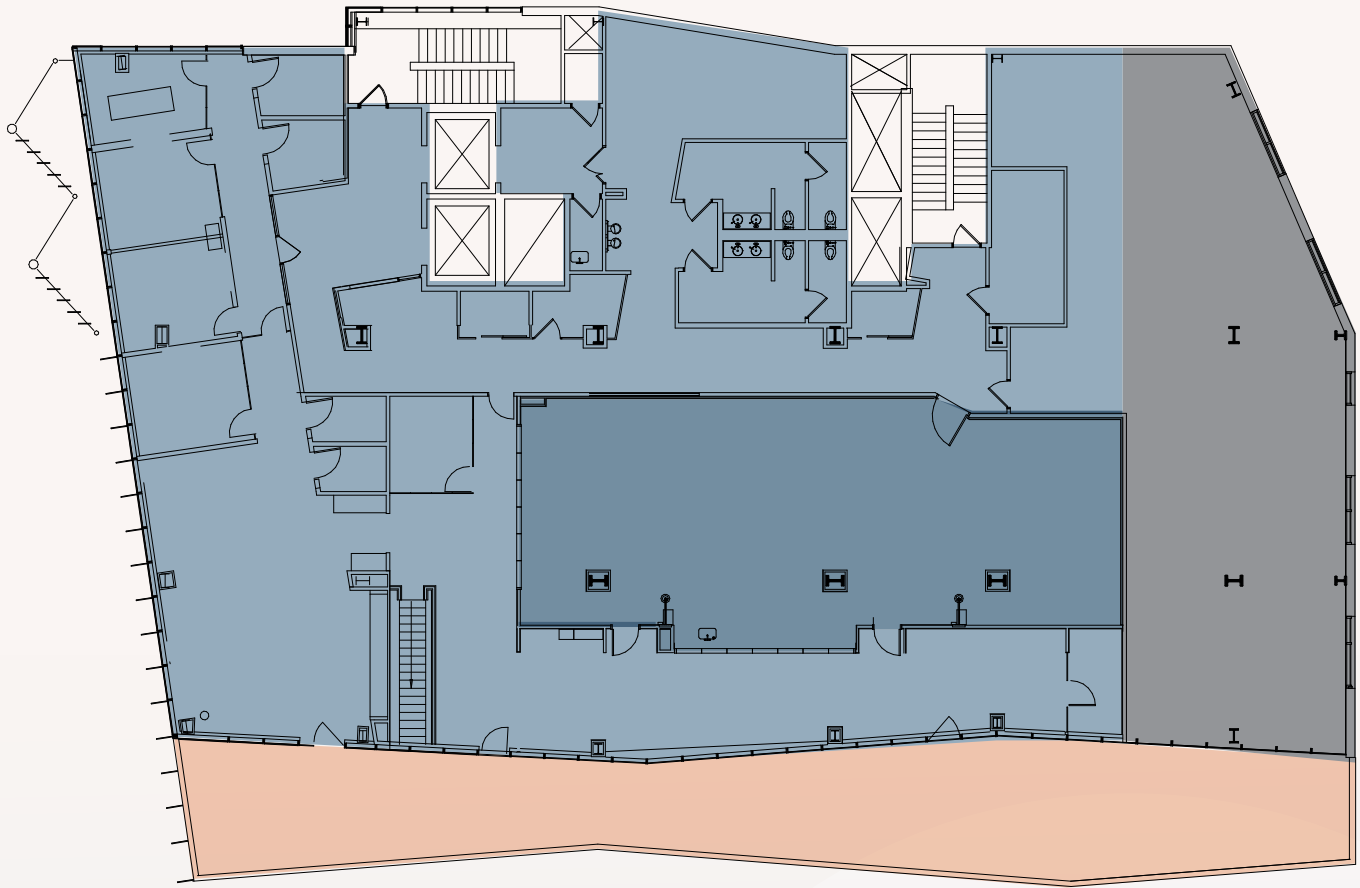
OFFICE BREAKDOWN

- 1 Large Conference Room
- 3 Focus Rooms
- 2 Huddle Rooms
- 32 Workstations
- 2 Wellness Rooms
- 2 Shower Rooms

LAB BREAKDOWN

- Fabrication Lab
- Open Lab Space
- 3 Lab Support Rooms
- 1 Fume Hood
- 1 Equipment Room





Available Immediately

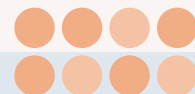
OFFICE
ROOF DECK

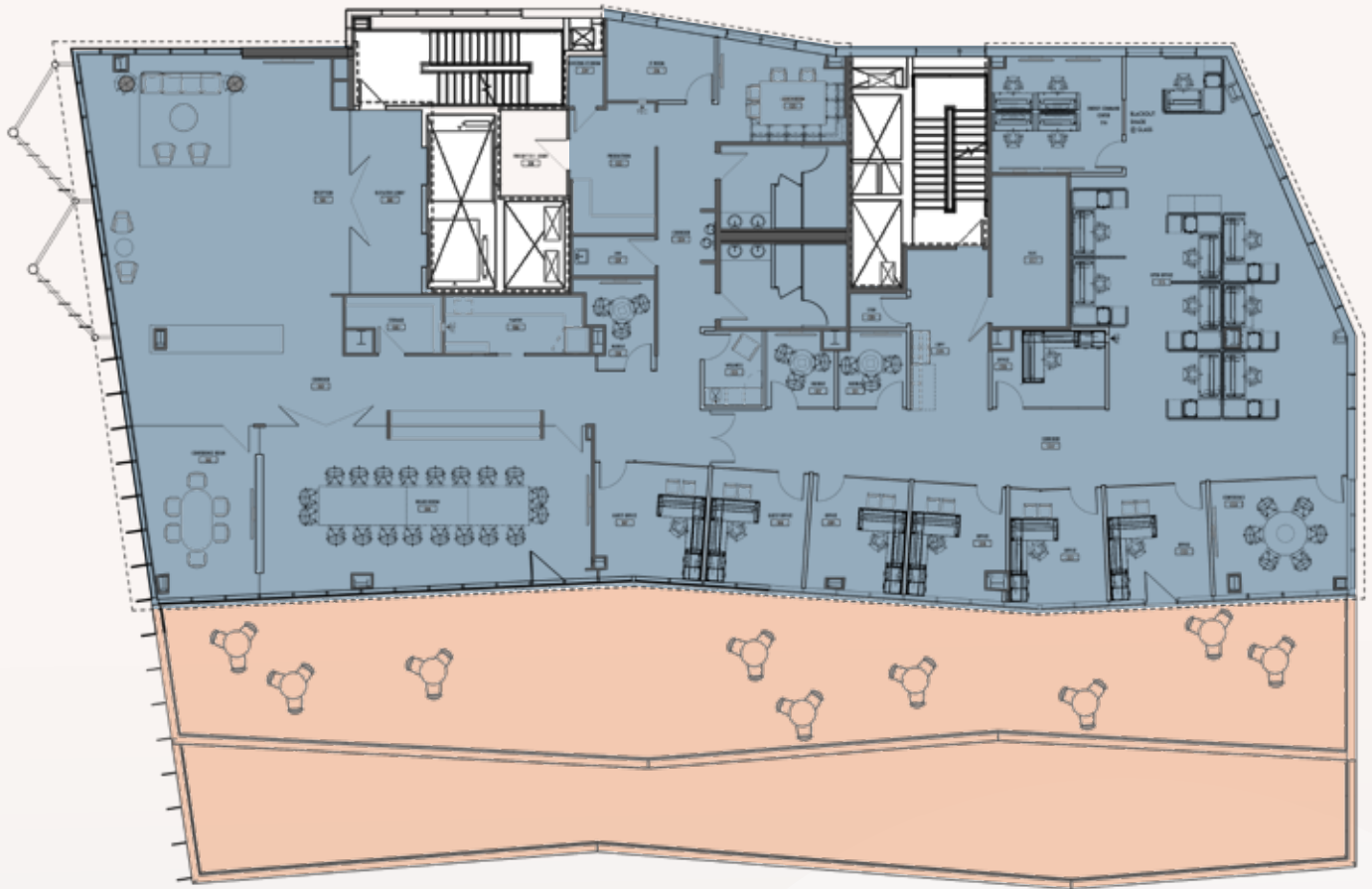
Fourth Floor

13,685 SF

OFFICE BREAKDOWN

- 9 Conference Rooms/Huddle Rooms
- Open Office Seating
- Roof Deck





Available Immediately

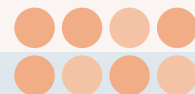
OFFICE
ROOF DECK

Fifth Floor

10,342 SF

OFFICE BREAKDOWN

- 1 Boardroom
- 1 Six Person Conference Room
- 1 Four Person Conference Room
- 3 Huddle Rooms
- 7 Private Offices
- 9 Open Office Workstations
- Large Kitchen





BUILDING DETAILS



House Compressed Air

House Central Vacuum

**Lab Supply Air Provided
at 100% Outside Air**

480 Volt, 3 Phase, 4 Wire Service

**Lab/Office Electric Loads:
15 W/SF Lab, 8 W/SF Office**

**Generator #1:
250kW/312.5 kVA, 480/277V**

**Generator #2:
2nd & 3rd Floor: 125kW, 156.25kVA,
480/277V**

Generator 5 W/SF Allocation

Elevator 1 : 3,000 lbs. and 18 persons

Elevator 2: 4,000 lbs. and 25 persons



About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates highquality life science real estate comprising 16.3 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

For More Information

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