

271 CAMBRIDGE

EAST CAMBRIDGE, MA



FULL BUILDING RENOVATION
DELIVERY FALL 2020



Boston Realty Advisors
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PROPERTY SUMMARY

271 CAMBRIDGE STREET offers 18,661 SF of office space in the heart of East Cambridge, America's hub of innovation. Located just steps from the Lechmere Green Line T Station, 1 mile from Downtown Boston, and 1.6 miles from I-93, the property is easily accessible by public transportation, car, bike, and foot. Within walking distance of Kendall Square, MIT, and Harvard University, the property sits amidst the densest concentration of intellectual capital in the world including 62 public companies with a combined market value of \$170 billion. Area amenities include the Cambridgeside Galleria, the new 4.5M SF Cambridge Crossing mixed-use development, and numerous dining and entertainment options. The property further offers onsite and offsite parking, handicap accessibility, and new and active ownership committed to repositioning the property to match the dynamic neighborhood around it.

HIGHLIGHTS

- 2,223-18,661 SF ready for Immediate Occupancy
- Walking Distance to Public Transportation:
 - Lechmere (Green Line)
 - Kendall Square/MIT (Red Line)
- Onsite and Offsite Parking Available
- Elevator and Handicap Access
- New and Active Ownership
- New Lobby and Common Areas

WALK
SCORE



93

BIKE
SCORE



95

TRANSIT
SCORE



88

AVAILABILITY

3rd Floor

5,100 SF

2nd Floor

5,087 SF

1st Floor

LEASED

LOBBY

2,223 SF

Basement

4,361 SF

Building Total: 18,661 SF Leased Available Now



NEW LOBBY DESIGN



LOCATION OVERVIEW



NEW SPEC SUITE



NEW COMMON AREAS



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