

271 CAMBRIDGE

EAST CAMBRIDGE, MA



CONCEPT FAÇADE DESIGN

FULL BUILDING RENOVATION
DELIVERY FALL 2020




Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

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 currently repositioning the property to match the dynamic neighborhood around it.

WALK
SCORE




93

BIKE
SCORE



95

TRANSIT
SCORE



88

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
- Full Building Elevator and Handicap Access
- New and Active Ownership
- New Lobby and Common Areas
- New HVAC system with UV Scrubbers
- All New Suites – Designed to Suit



NEW LOBBY



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

LOCATION OVERVIEW



NEW TENANT SUITE



NEW COMMON AREAS

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