

Where Life Meets Innovation



20
CAMBRIDGESIDE



-  CAMBRIDGESIDE
-  RED LINE/T STOP
-  ORANGE LINE/T STOP
-  GREEN LINE/T STOP
-  FREE EZRIDE SHUTTLE

Connected to it all

CambridgeSide has direct vehicular access from all directions via interstate, state, and local roadways and is centrally located between the three busiest MBTA train lines.



1,600+
Covered Parking
Spaces



13 MINUTE
Walk to the
Kendall Square



10 MINUTE
Drive to Logan
International Airport



5 MINUTE
Bike Ride to Boston



6 MINUTE
Free shuttle from
North Station to
Kendall Square with a
stop at CambridgeSide



5 MINUTE
3 Minute T Ride to
Boston



5 MINUTE
T Ride to
Harvard Square



2,400+
HOTEL ROOMS
In East Cambridge +
Adjacent To Two Hotels
(Kimpton Marlowe Hotel and
Royal Sonesta Boston)

East Cambridge

20 CAMBRIDGESIDE PLACE
LAB

100 CAMBRIDGESIDE PLACE
LAB

80 FIRST STREET
LAB

150 CAMBRIDGESIDE PLACE
RESIDENTIAL

60 FIRST STREET
KORRO BIO
PRIME MEDICINE

CAMBRIDGESIDE
RETAIL + RESTAURANTS

Home to the world's leading lab + office companies.

East Cambridge is admired for its research facilities and world-renowned medical centers—and is home to some of the largest, most celebrated companies of our time. 20 CambridgeSide is conveniently situated in a world-class location that will change the way you think about where and how you work.



DRAPER



Snapshot

367K

367,000 RSF
of Lab + Office Space

10

Ten Floors +
2 Penthouses

42K

Average
Floor Plate

33' x 55'

Typical
Structural Bay

1,600

Covered
Parking Spaces

14' 6"

Floor to
Floor Height



Amenities:

- 150 person conference facility
- Employee lounge with outdoor terrace
- Onsite food, beverage and retail
- Fitness and wellness focused

Service:

- Two Interior Loading Bays
- One Compactor Bay

Floor Loading Capacity:

- Typical Floor is 100 PSF
- Mechinal PH Floors 150 PSF
- Composite Structural Slab

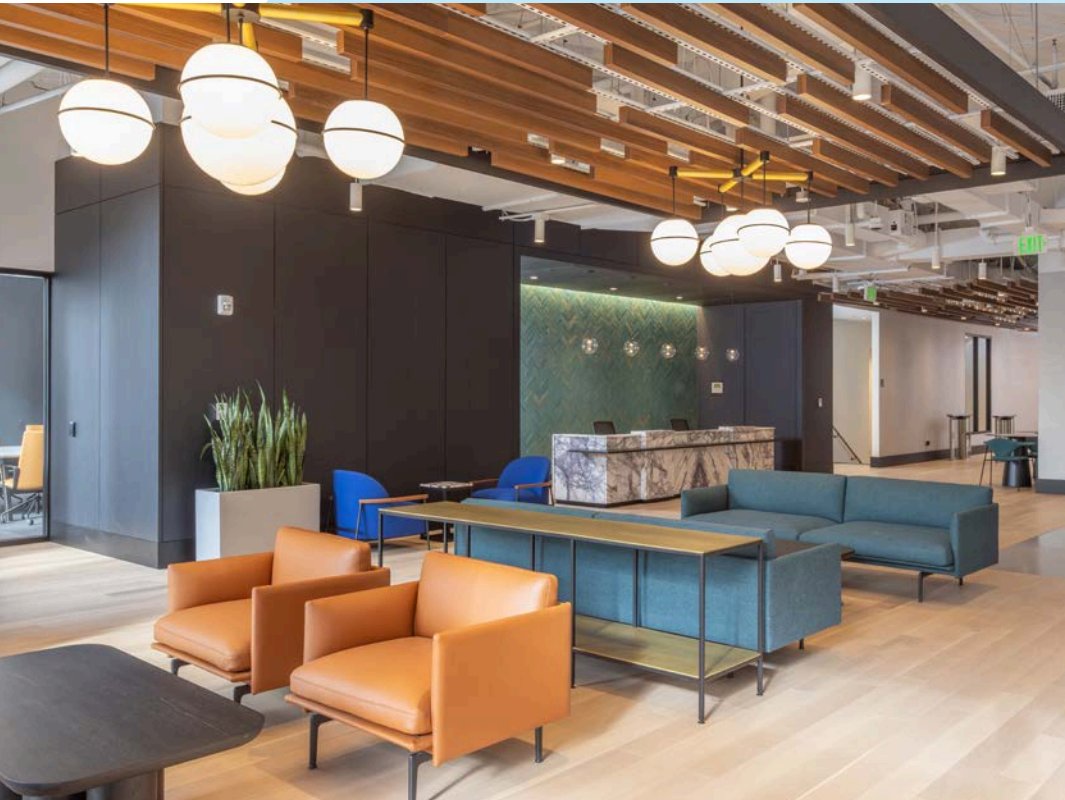
Elevators:

- Five Passenger Elevators/4,000 lbs @ 350 FPM Each
- Two Service Elevators/4,500 lbs @ 350 FPM Each
- Dedicated Vivarium Elevator Shaft

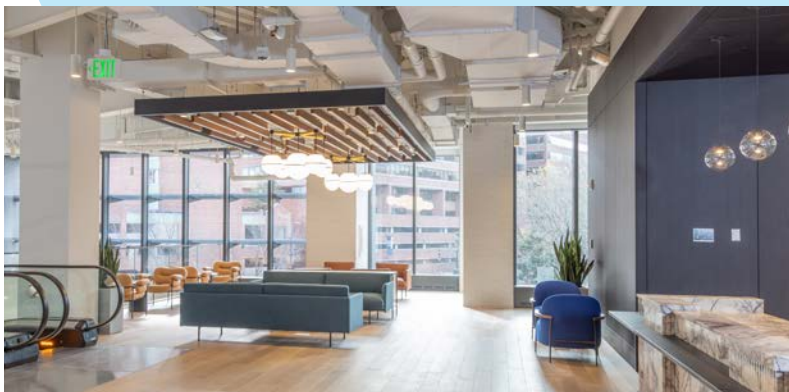
First Floor Lobby



Second Floor Lobby



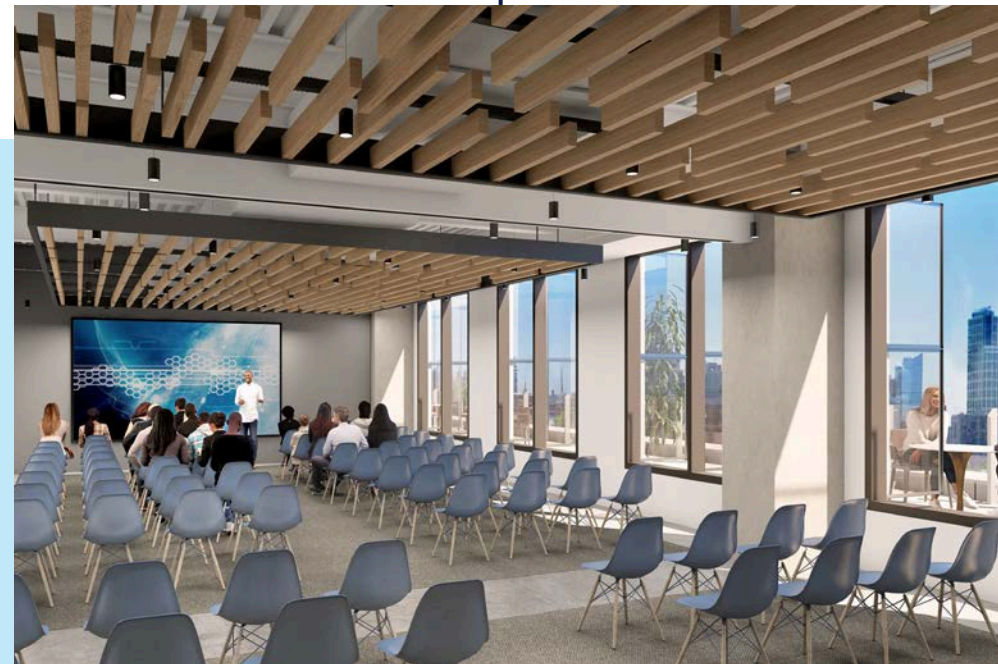
Conference Room





AMENITY LOUNGE

CONFERENCE SPACE

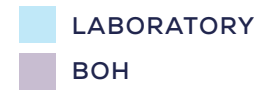


Interior Renderings

First Floor

-  LABORATORY
-  LAB SUPPORT
- RETAIL
-  BOH
- PARKING/LOADING

Second Floor



Upper Floors

- LABORATORY
- TERRACES LOCATED ON LEVEL 6 + 9

Upper Stack

-  LABORATORY
-  LAB SUPPORT
-  BOH
-  PARKING/LOADING

State-of-the-Art Sustainability

20 CambridgeSide is positioned to be a leader in sustainability in the life sciences industry. From planning for fuel efficient spaces to high-efficiency exhaust air systems, sustainable technology has been at the start of every design choice.



HIGH PERFORMANCE ENVELOPE

- Triple Glazed, Double Low E Assembly
- R-19 Exterior Wall Assembly
- R-30 Roof/Elevated Slab Assembly
- Meet and Exceed Infiltration Rates
- Glare-Free Daylighting and Solar Control

HIGH EFFICIENCY HVAC

- 2.0 CFM Exhaust for Lab Spaces with Energy Recovery
- High Efficiency Chilled Water and Hot Water Plants

EMBODIED CARBON REDUCTIONS

- Savings through Innovation Construction Techniques and Material Selection

HEALTHY INTERIOR AIR QUALITY

- Low-Emitting Interior Finishes
- Ingredient Disclosure Labels Selected When Possible

ACCESS TO OPEN SPACES

- Public Parks
- Bikes Paths
- Boating/Sailing
- 200 Miles of Trails
- Private Terraces

Building for the Future



High-Efficiency
Exhaust Air
System



High-Efficiency
Chilled Water
Plant



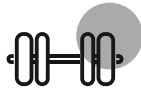
1,600 Covered
Parking Spaces



Bike Storage +
Repair



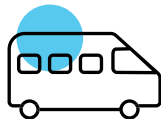
Showers and
Changing
Rooms



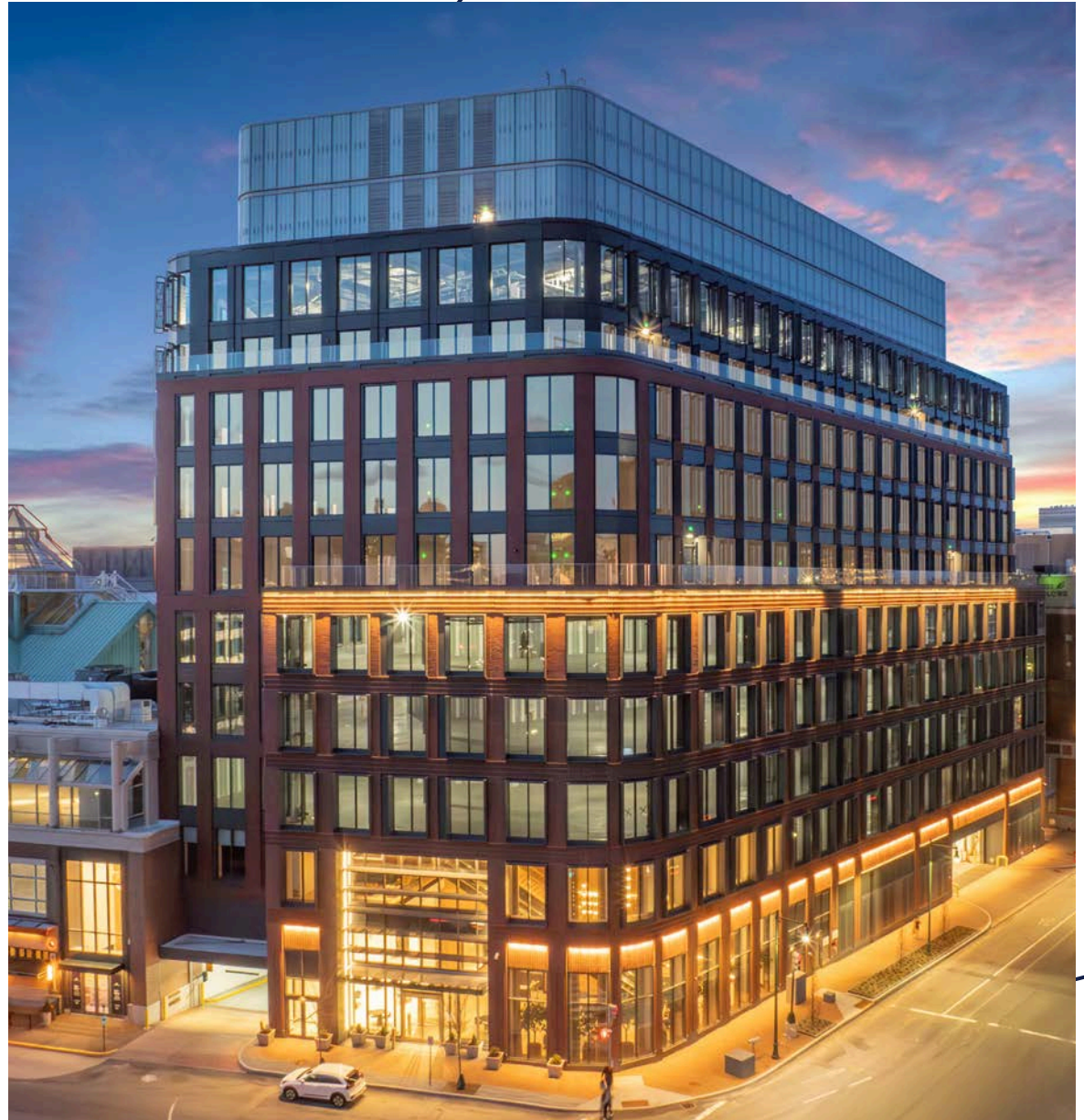
Fitness Center +
Outside Trails



Electric Vehicle
Charging
Stations



Car + Van Pool
Dedicated
Spaces



Welcome to the Neighborhood

Located on the banks of the picturesque Charles River, steps from downtown Boston, Kendall Square/MIT, and countless entertainment and dining options, CambridgeSide is in the center of it all.

CAMBRIDGESIDE AND CANALSIDE FOOD + DRINK AMENITIES

anoush'ella
Beard Papa's
C-Side Bar
Caffè Nero
Chilacates
DalMoros Fresh Pasta To Go
Far Out Ice Cream
Fresh

Inchu
Juicygreens
Lala's Neapolitan-ish Pizza
Nu Burger
Sapporo Ramen & Sushi
Teazzi
The Cheesecake Factory
Gato Exotico

Apple
AT&T
CambridgeSide Tailor
CVS
Dr. Detail
Tesla Supercharger Stations
Verizon

DINING

- 1 Starbucks
- 2 Amba Cambridge
- 3 First Street Market
- 4 The Helmand
- 5 Toscanini's Ice Cream
- 6 Bambara Cambridge
- 7 ArtBar
- 8 Desfina Restaurant
- 9 Tap 151 Bar and Grill
- 10 Tatte Bakery & Cafe
- 11 Lamplighter Brewing Co.
- 12 The Lexington
- 13 Geppetto
- 14 Cafe Beatrice
- 15 2nd Street Cafe
- 16 Bon Me
- 17 Little Luna Kitchen
- 18 Sumiao Hunan Kitchen

ATTRACTIONS/HOTELS

- 1 Charles River Boat Company
- 2 Kimpton Marlowe Hotel
- 3 Royal Sonesta Boston
- 4 Museum Of Science/Boston Duck Tours
- 5 Multicultural Arts Center
- 6 Cambridge Crossing

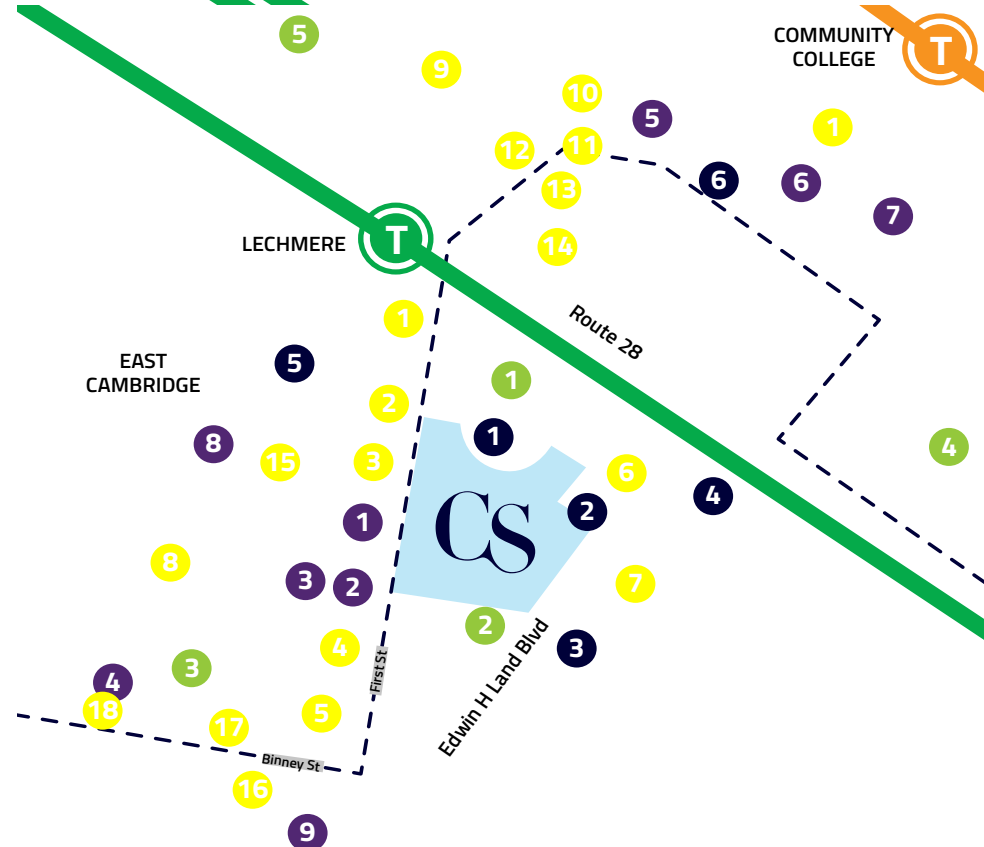
GREEN SPACE

- 1 Canal Park
- 2 Charles Park
- 3 Timothy J. Toomey Jr. Park
- 4 North Point Park + Foot Bridge
- 5 Minuteman Bikeway/Somerville Community Path Trailhead

-- Free EZRide Shuttle

AMENITIES

- 1 United States Post Office
- 2 ChargePoint Charging Station
- 3 Bank of America Financial Center
- 4 Orangetheory Fitness
- 5 Kith Corner Day Care
- 6 Rock and Roll Daycare Northpoint
- 7 Tilt at EF
- 8 Zipcar
- 9 Cambridge Athletic Club



Unrivaled Flexibility and Amenities

CambridgeSide is evolving into one of the region's most dynamic mixed-use developments and 20 CambridgeSide offers flexibility for growth today and in the future. 100 CambridgeSide is located on Level 3 and offers an exclusive and separate street-level entrance. 80 First, a fully entitled 480k sf future lab phase, provides opportunities for growth and a true campus setting at CambridgeSide.

Employees have direct access from the second floor lobby to two levels of shops and restaurants including Apple, Sephora, T.J.Maxx, The Cheesecake Factory, Zara, Mango, lululemon, Victoria's Secret, and more. The beautiful waterfront location is adjacent to Kimpton Marlowe Hotel and Royal Sonesta Boston and has direct access to Canal Park and Charles River.

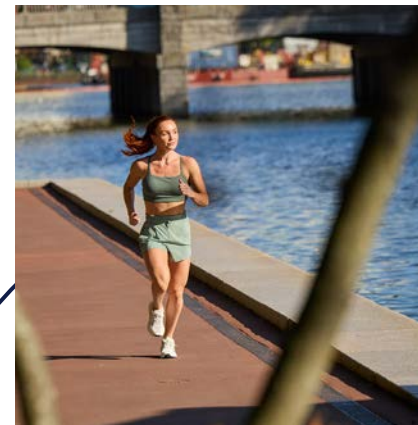


- Food Hall
- Electric car charging stations
- Free fitness classes
- Direct access to Charles River walking/running paths
- Biking trails
- Car wash and detailing
- Blue Bikes
- Free EZride shuttle to Kendall Square T stop
- Lechmere Canal Park
- Kimpton Marlowe Hotel
- Royal Sonesta Boston
- Bambara
- ArtBar
- Alteration & Tailoring
- And More



Strong Focus on Wellness

20 CambridgeSide is focused on your employees. In addition to onsite fitness options, 20 CambridgeSide is surrounded 7.5 acres of newly renovated Canal Park, easily accessible pedestrian and bike paths along the Charles River.



Redesigned Canal Park



Views of First Street



Where Flavors and Communities Collide



CanalSide Food + Drink is an energetic new food and drink experience featuring spectacular waterfront views, a collection of exciting eateries, and a centrally located bar serving craft cocktails, beer and wine. Indoor seating flows outside to dining spaces that connects visitors to the unique, beautiful waterfront location along the Charles River.



NEW ENGLAND DEVELOPMENT

For over forty years, New England Development has taken a creative, entrepreneurial approach to real estate development and management—delivering and sustaining successful projects across a wide range of property types. Our robust, national portfolio includes mixed-use developments that combine retail, residential, life science, office, and hotel uses, plus some of the country's most widely-recognized and successful regional centers. A nationally celebrated planned community, outlet centers, high-end and street-front retail, airport retail, hotels, golf courses, restaurants, and marinas round out New England Development's diverse portfolio.



University Station, Westwood, MA



CambridgeSide, Cambridge, MA



Chestnut Hill Square, Chestnut Hill, MA



20 CAMBRIDGESIDE

Leasing Contacts

JLL

BENJAMIN W. COFFIN
Senior Managing Director
ben.coffin@jll.com
Tel + 617-316-6524
Mobile + 617-833-9408

PETER BEKARIAN
Senior Managing Director
peter.bekarian@jll.com
Tel + 617-531-4195
Mobile + 617-512-8787

MOLLY HEATH
Senior Managing Director
molly.heath@jll.com
Tel + 617-316-6489
Mobile + 617-529-2862

NEW ENGLAND DEVELOPMENT

TAD LEE
Senior Vice President
TLee@NEDevelopment.com
Tel + 617-243-7052
Mobile + 617-771-5681