

180 FAWCETT STREET

CAMBRIDGE, MA



60,000 SF

FIRST-CLASS
OFFICE/LAB/RETAIL BUILDING
FOR LEASE

- Build to Suit Development Opportunity
- Adjacent to the CC&F Cambridge Quad Project

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,000 SF FIRST-CLASS OFFICE/LAB/RETAIL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

- Ensclosed in the revitalized East Cambridge marketplace
- 70,000 SF brand new, office/lab/flex/retail state of the art building
- Adjacent to Davis Lab cluster and the CC&F Cambridge Quad project; 1M SF of new lab space, 500+ apartments, ground floor retail
- Direct access to the MBTA Redline

OFFERING SUMMARY

BUILDING SIZE:	70,000 SF
AVAILABLE SF:	60,000 SF
LOT SIZE:	0.77 ACRES
PARKING:	50-60 UNDERGROUND PARKING SPACES
RENTAL RATE:	MARKET

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL POPULATION	301,411	775,654
2025 PROJECTED POPULATION	308,729	797,708
WORKFORCE	124,356	528,245
BUSINESSES	13,342	44,153

CONCEPTUAL PLAN - GROUND LEVEL

PROJECT METRICS

OFFICE OVER RETAIL

GROUND FLOOR

- 18,400 GSF OPEN
- 1,275 GSF LOBBY
- 1,500 GSF LOADING

MEZZANINE

- 5,000 GSF
- 1,000 GSF CIRCULATION

THIRD FLOOR

- 24,000 GSF

FOURTH FLOOR

- 19,025 GSF
- 5,000 GSF ROOF DECK

ROOF

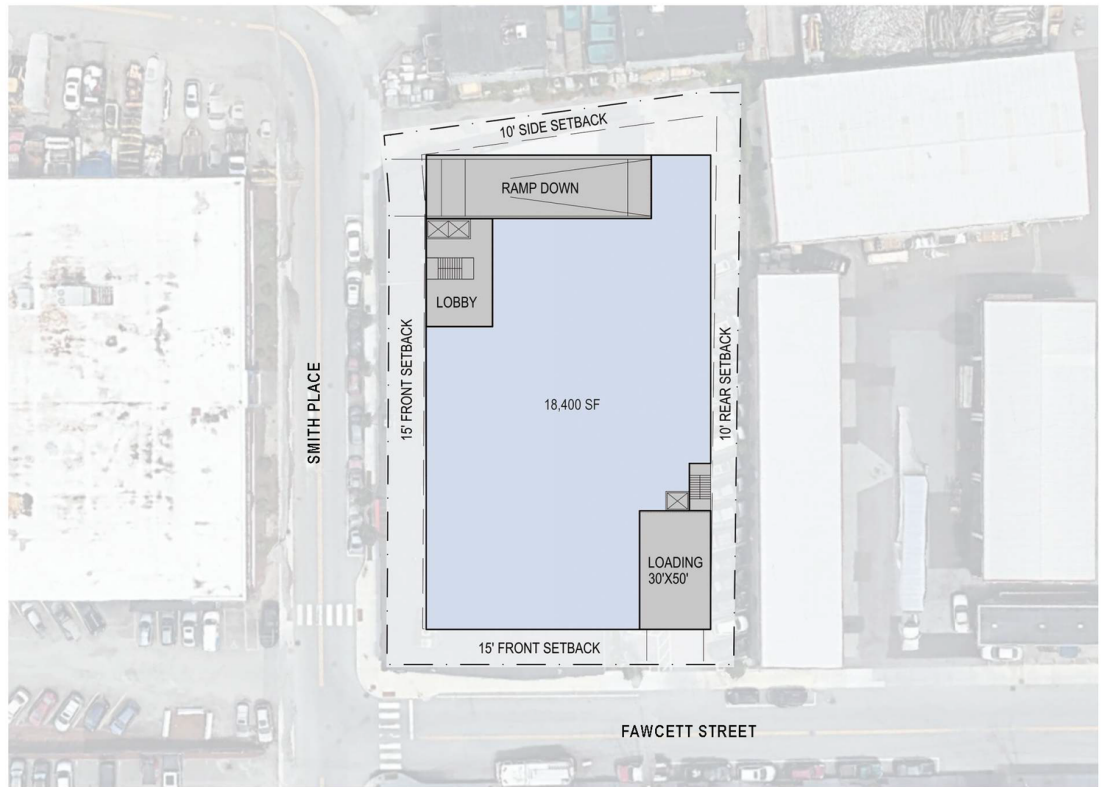
- 4,000 GSF EXTERIOR ROOF DECK

TOTAL GSF - 70,200 GSF

MAX FAR - 70,200 GSF

PARKING:

- 55 SPACES
- 1 SPACE / 1,275 GSF



CC&F - 180 Fawcett St
Cambridge, MA
20 March 2020

Ground Floor Plan

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.985.9300 | cube3.com



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CONCEPTUAL PLAN - MEZZANINE

PROJECT METRICS

OFFICE OVER RETAIL

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MEZZANINE

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ROOF

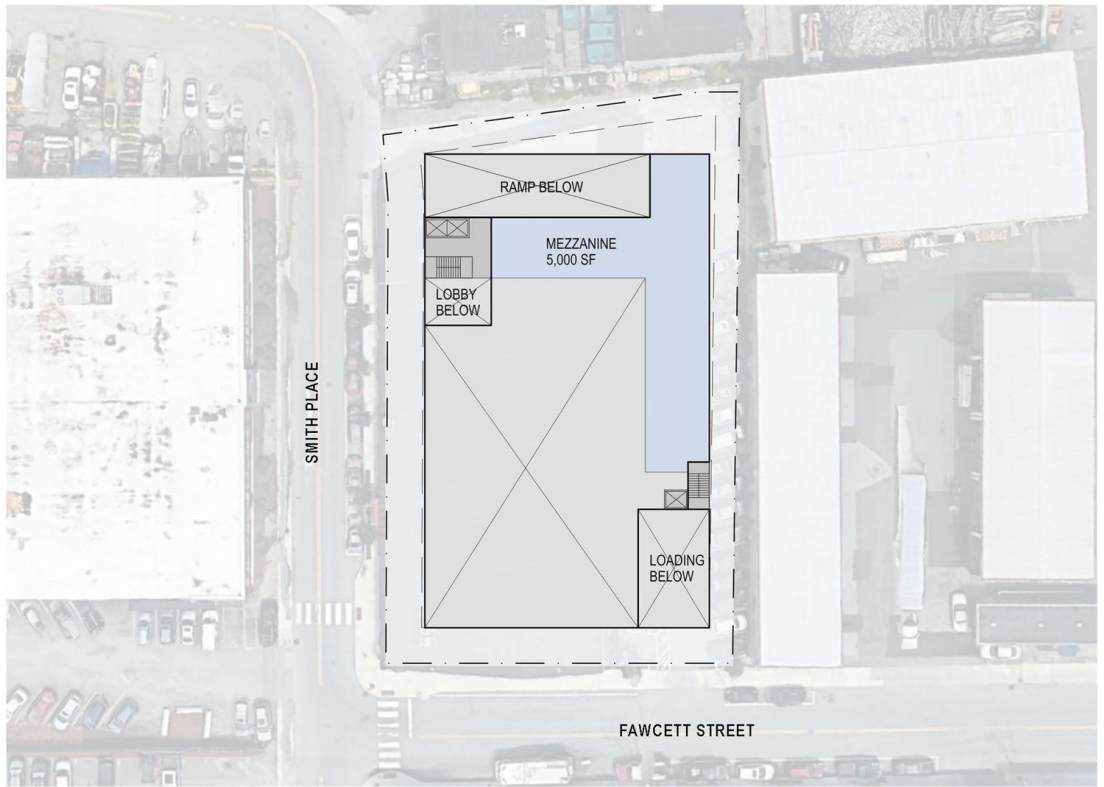
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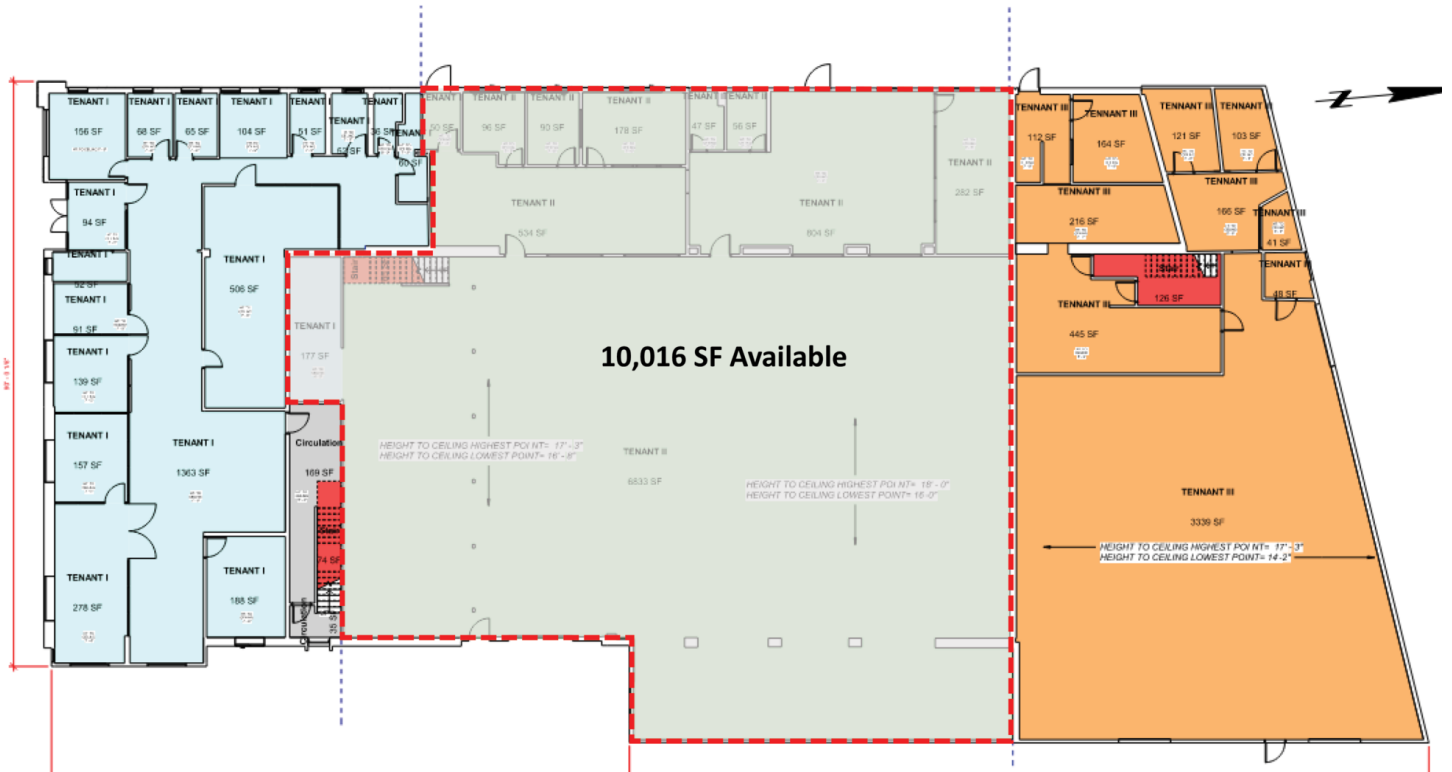
Mezzanine Plan

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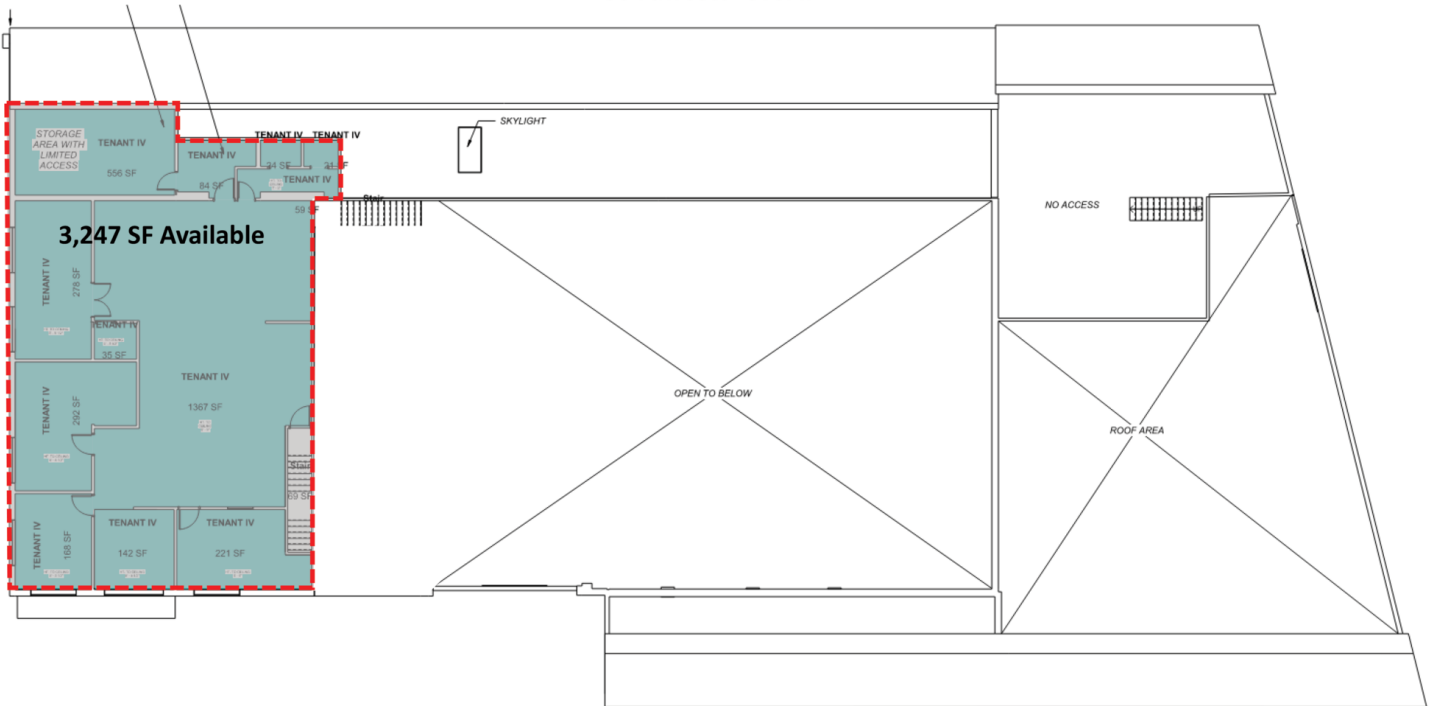


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FLOOR PLANS



180 Fawcett Level II



LOCATION MAPS



NEARBY TENANTS



180 FAWCETT STREET

CAMBRIDGE, MA



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