



**Sidney**

CAMBRIDGE, MA

# Cutting-Edge Lab & Office Opportunity

**150,000 RSF Sublease**

- **Space Divisible**
- **Below Market Rent**
- **Possession: Immediate**
- **Term Through 2/29/28**





# Corporate Headquarters Location



150,000 SF Laboratory & Office Space



Available Fully Furnished



1st Floor Café and Lounge, Conferencing Spaces



On-Campus Fitness Center



Outdoor Bike Storage



Lab Expansion Opportunity on the 4th & 5th Floors



Vivarium Facility on the 3rd Floor



Interconnecting Stairwell Between Floors 3 & 4





# Located in the Prestigious University Park

88 Sidney Street is strategically situated within the thriving biotech & tech hub of University Park in Cambridge's Central Square, with close proximity to both MIT and Harvard.

Surrounded by esteemed talent, cutting-edge research, and innovative companies, the building provides every opportunity for partnership with colleagues and future top talent in the area.



40+ Nearby Restaurants



30+ Shopping & Retail Stores



5+ Health & Fitness Centers



Walking distance to Central Square MBTA (Red Line)



Direct access to MBTA bus routes 1,64, 70



Proximity to MIT & Harvard





# Availabilities

## 1ST FLOOR - UP TO 12,722 SF



- Lab Space
- Lobby
- Common Areas
- Solvent Storage Rooms
- 1st Floor Cafe/Amenity Space
- Loading Docks
- Conference Center
- Freight Elevator

### FLOOR DETAILS



**10**  
Fume Hoods



**OPEN**  
Chemistry Lab



**1**  
Freight Elevator



**1**  
Boardroom



**1**  
Small Conference Room



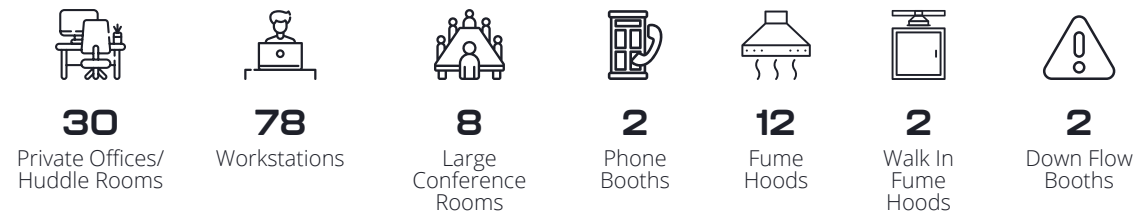


## 2ND FLOOR - UP TO 33,452 SF

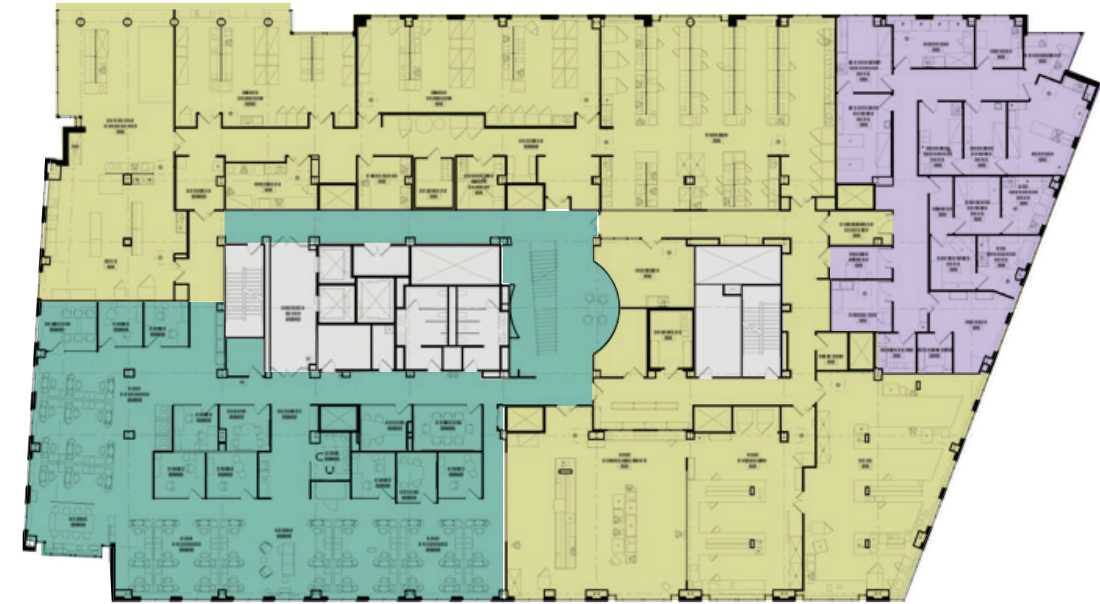


Office Space
  Lab Space
  Common Areas

### FLOOR DETAILS

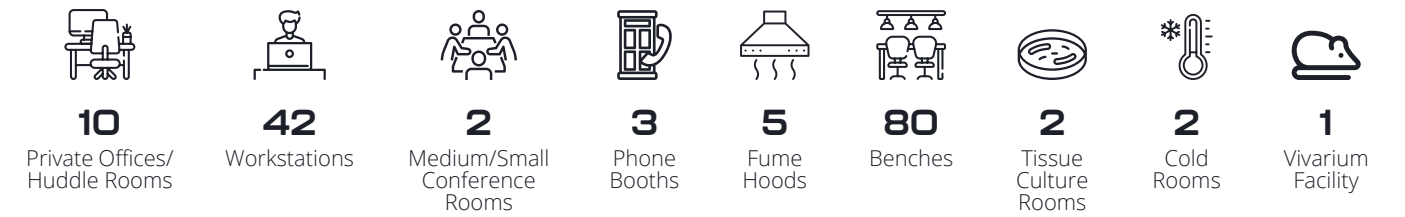


## 3RD FLOOR - UP TO 33,464 SF



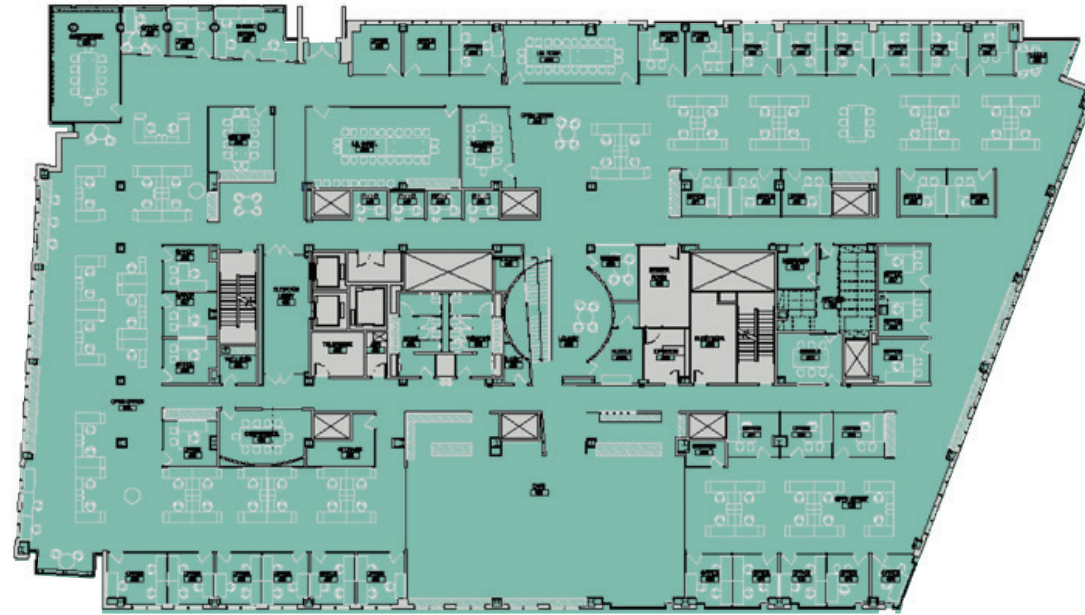
Office Space
  Lab Space
  Common Areas
  Vivarium

### FLOOR DETAILS





## 4TH FLOOR - UP TO 33,530 SF



Office Space    Common Areas

### FLOOR DETAILS

-   
**41**  
 Private Offices/  
 Huddle Rooms
-   
**42**  
 Workstations
-   
**3**  
 Large  
 Conference  
 Rooms
-   
**2**  
 Medium/Small  
 Conference  
 Rooms
-   
**1**  
 Café /  
 Kitchen

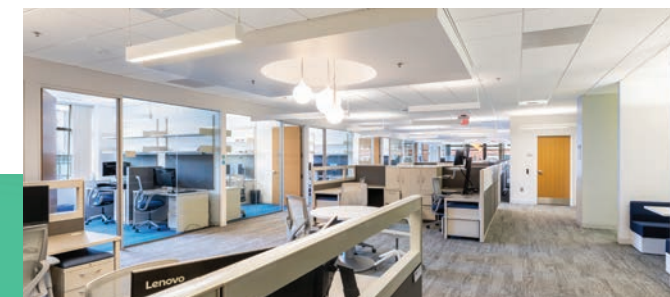
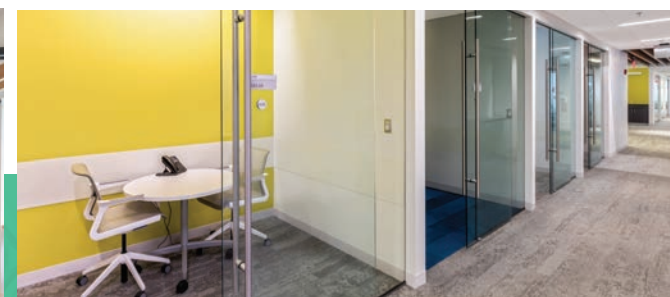
## 5TH FLOOR - UP TO 32,816 SF



Office Space    Lab Space    Common Areas

### FLOOR DETAILS

-   
**37**  
 Private Offices/  
 Huddle Rooms
-   
**68**  
 Workstations
-   
**2**  
 Large  
 Conference  
 Rooms
-   
**2**  
 Medium/Small  
 Conference  
 Rooms
-   
**4**  
 Phone  
 Booths
-   
**1**  
 Autoclave/  
 Glasswash  
 Room



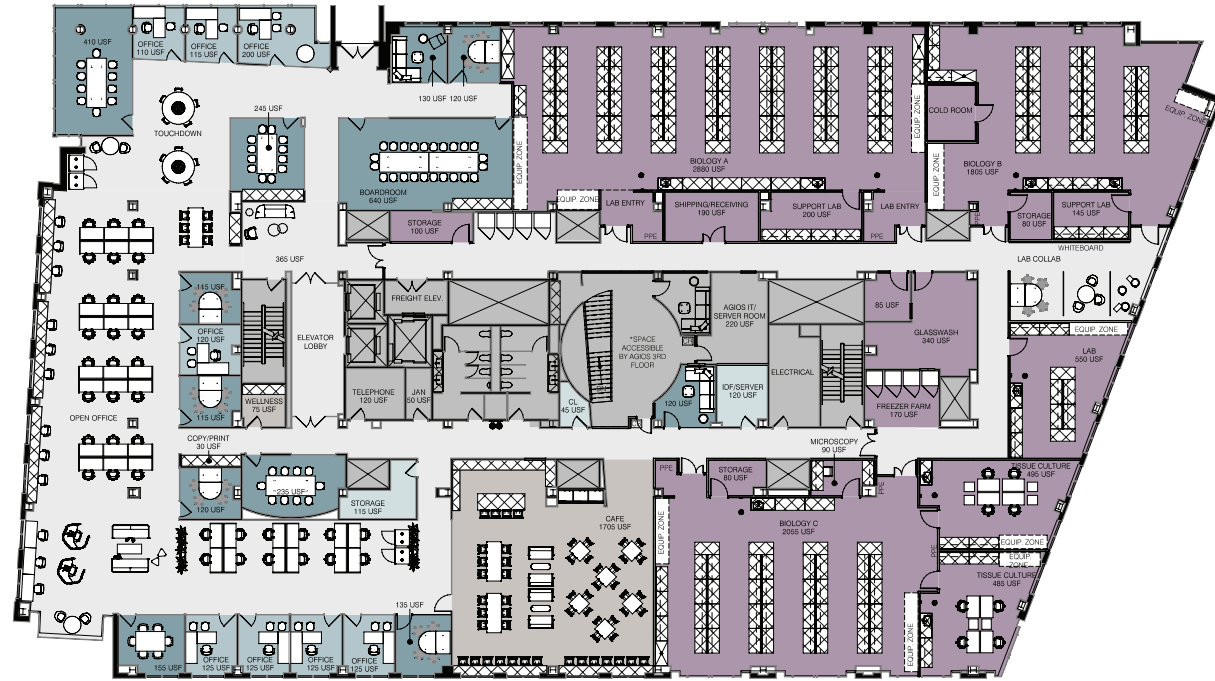




# Lab Expansion Opportunity

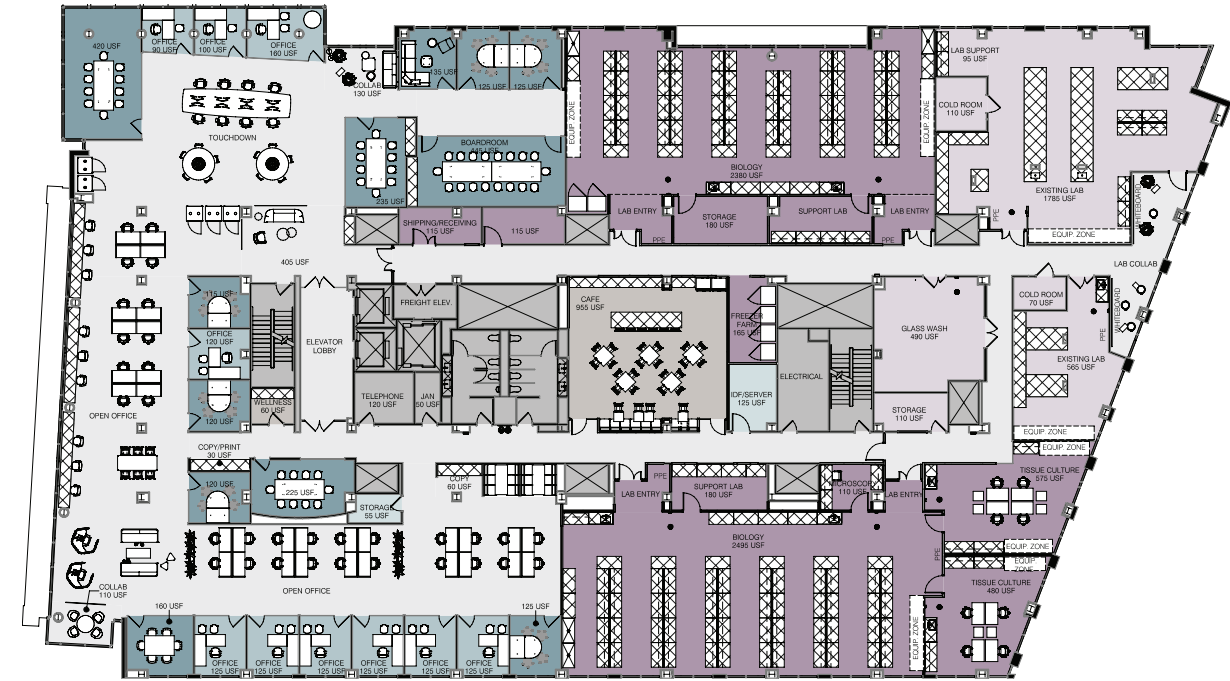
The 4th & 5th floors offer excellent lab expansion capabilities, with ample space for additional layouts.

## 4TH FLOOR



Office Space    Biology Labs    Common Areas

## 5TH FLOOR



Office Space    Biology Labs    Common Areas

### + BIOLOGY LAB A

- 3 | 5' fume hoods
- 42 | 5' benches
- 14 | 4' benches
- 7 | 5' tables
- 1 | support lab

### + BIOLOGY LAB B

- 18 | 5' benches
- 4 | 4' benches
- 3 | 5' tables
- 1 | support lab
- 1 | cold room

### + BIOLOGY LAB C

- 1 | 5' fume hoods
- 1 | microscopy
- 2 | tissue culture
- 35 | 5' benches
- 4 | 5' tables

### + BIOLOGY LAB A

- 2 | 5' fume hoods
- 44 | 5' benches
- 10 | 4' benches
- 6 | 5' tables
- 1 | support lab

### + BIOLOGY LAB B

- 2 | 5' fume hoods
- 4 | 5' benches
- 3 | 4' benches
- 1 | 5' tables
- 1 | support lab
- 1 | microscopy
- 2 | tissue culture
- 1 | cold room

### + EXISTING LAB

- 2 | cold rooms
- 1 | glasswash
- 1 | support lab









# Sidney

CAMBRIDGE, MA

## FOR MORE INFORMATION, PLEASE CONTACT:

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