

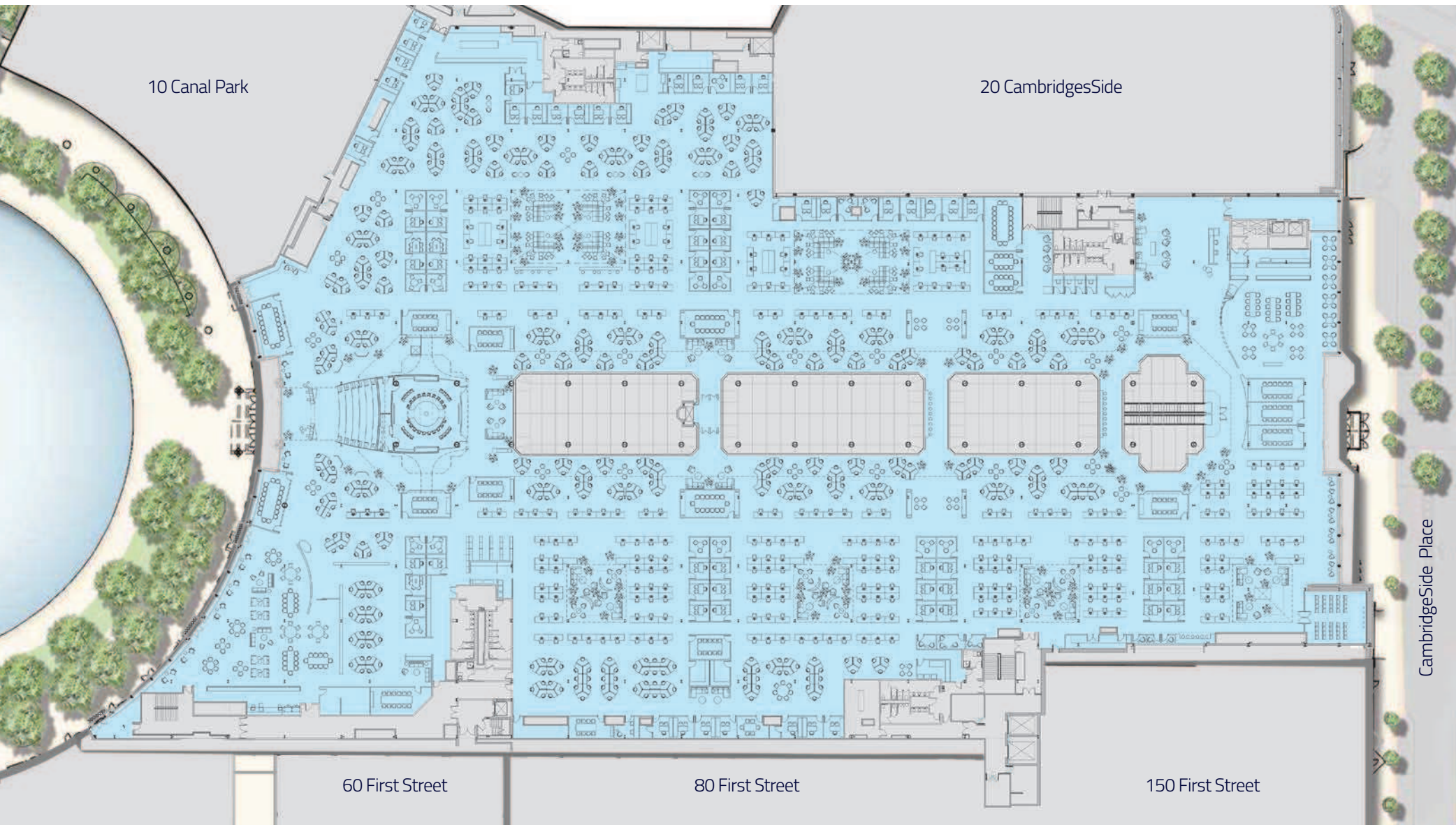
100

CAMBRIDGESIDE



Where Lifestyle Meets Innovation

165,000 Square Feet



Third Floor

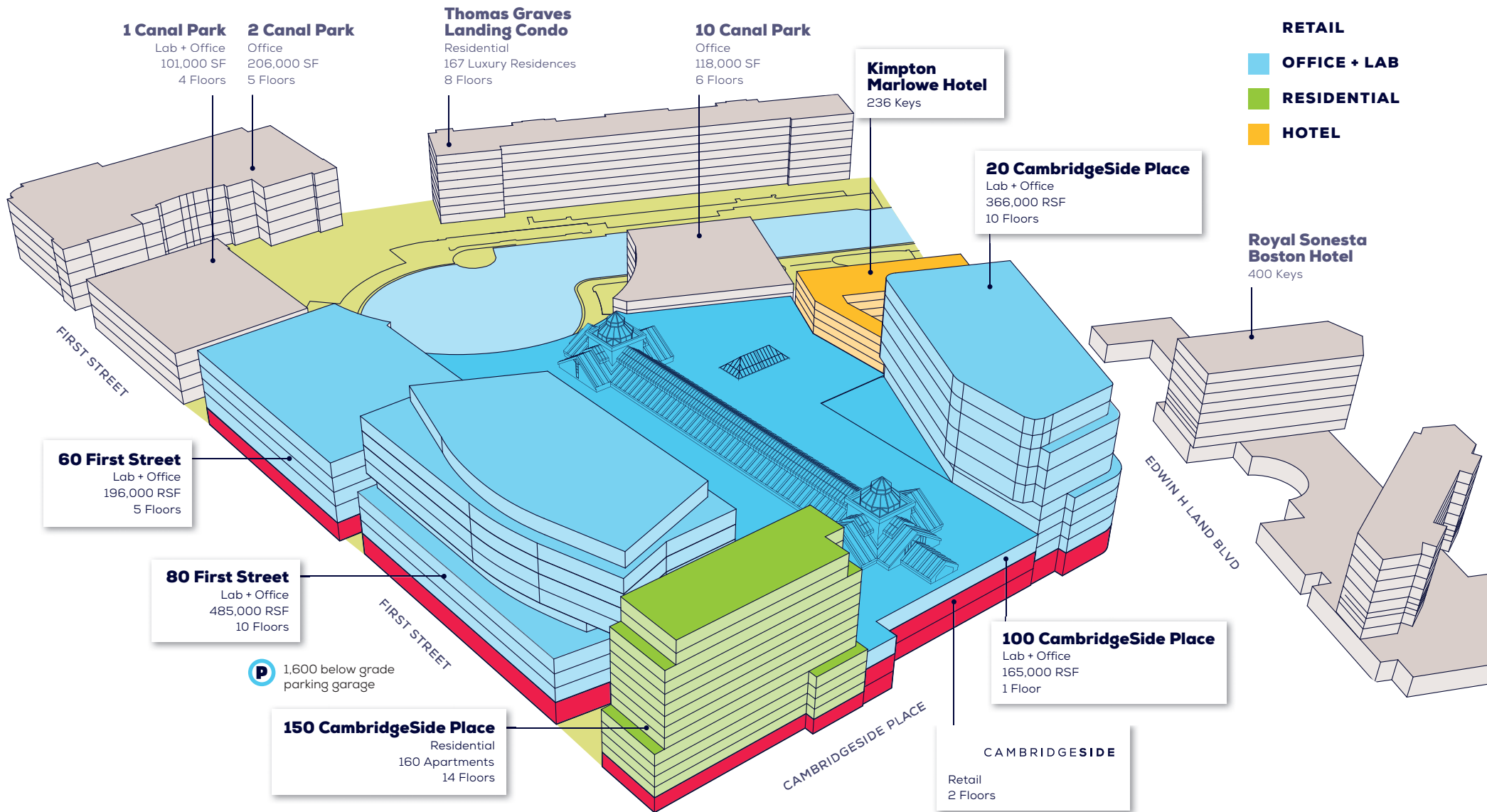


100 CambridgeSide - View From Second Floor



100 CambridgeSide – Interior Spaces

The CambridgeSide Campus



20 CambridgeSide Place

READY FOR FIT OUT

Lab + Office
10 Floors
366,000 RSF



60 First Street

FULLY LEASED

Lab + Office
5 Floors
196,000 RSF



80 First Street

PERMITTED

Lab + Office
10 Floors
485,000 RSF

East Cambridge

20 CAMBRIDGESIDE PLACE
LAB

100 CAMBRIDGESIDE PLACE
LAB

80 FIRST STREET
LAB

150 CAMBRIDGESIDE PLACE
RESIDENTIAL

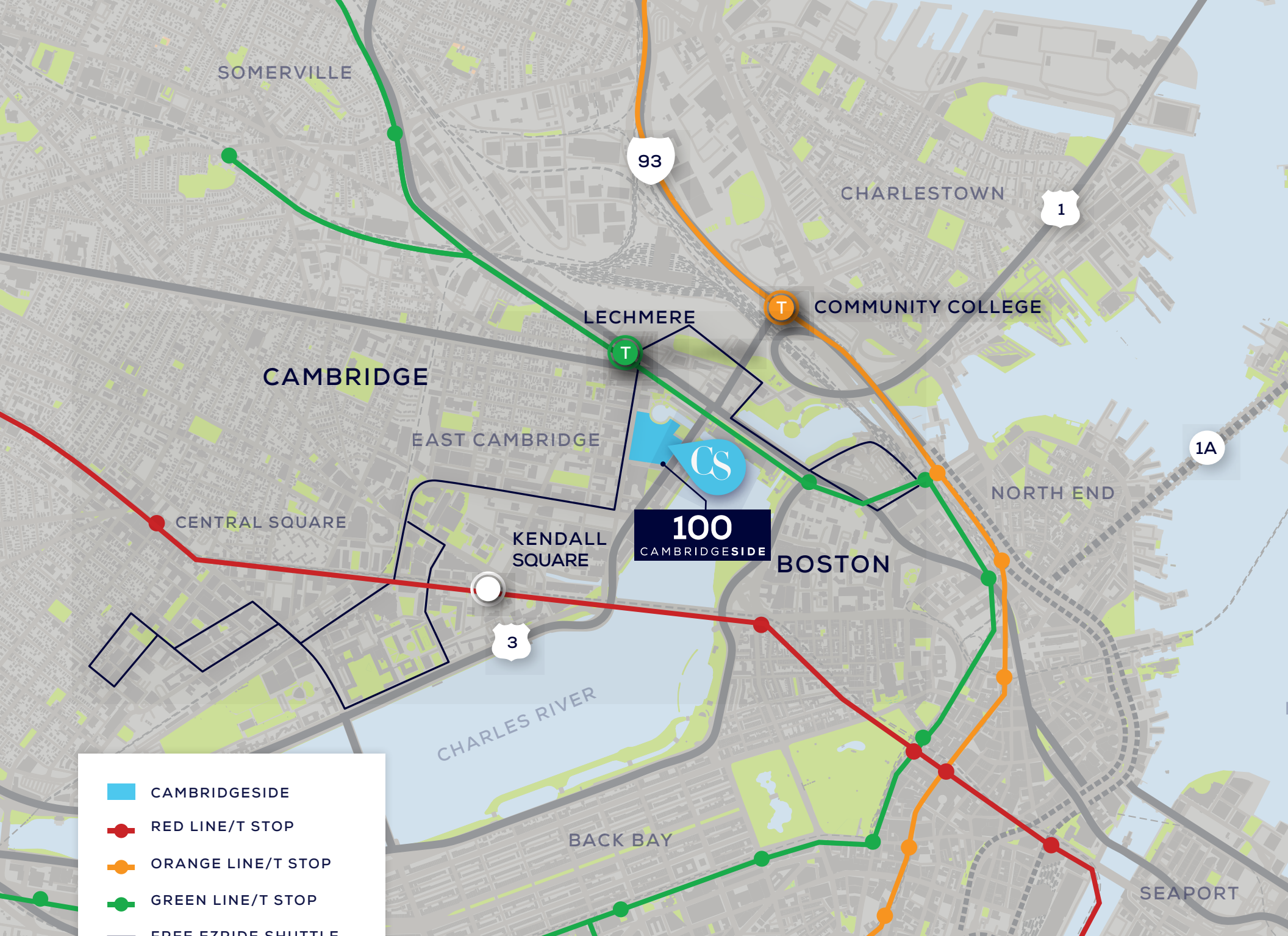
60 FIRST STREET
KORRO BIO
PRIME MEDICINE

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. 100 CambridgeSide is conveniently situated in a world-class location that will change the way you think about where and how you work.





-  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 EZ Ride Shuttle from
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)

Unrivaled Flexibility and Amenities

CambridgeSide is evolving into one of the region's most dynamic mixed-use developments. 100 CambridgeSide offers flexibility for growth today and in the future. Next door, 20 CambridgeSide offers 366,000 SF of Lab + Office. 80 First, a fully entitled 480,000 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 7.5 acres of the newly renovated Canal Park and to the banks of the 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



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



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