



STATE-OF-THE-ART LIFE SCIENCE BUILDING





**OVER 60%
LEASED**



DELIVERING A 283,000 SF LAB AND OFFICE PROJECT AT CDP Q1 2020

400-500 Cambridge Discovery Park

is a new Class A lab, R&D and office development in dynamic West Cambridge, located a short walk or shuttle bus ride to Alewife Station. The six-story LEED lab building with unobstructed views of Cambridge and Boston is designed for complete end user flexibility. Join established tenants Forrester, Genoclea Biosciences, Inc., LifeMine, FogPharma, and Smithsonian Astrophysical Observatory. CDP has Opportunity Zone designation, offering tenants the potential for significant tax advantages.

I spend a lot of time outside at CDP. I like to take my computer and work in the green spaces, patios, or just take a walk around the campus.

AVA WELLS
Forrester Research
Customer Success Manager



27 acres of green space and walking trails



Designed for LEED Gold



Typical Floor Plates of 55,000 SF



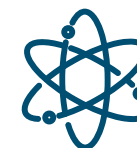
A new garage for 385 vehicles



New ground floor amenities



5 minute walk or shuttle ride to Alewife MBTA station



State of the art lab infrastructure supporting 60/40 lab-to-office ratio



Two distinct lobbies, loading dock and service areas




Opportunity Zone

 **LOGAN AIRPORT**
20 MINUTE DRIVE

 **BOSTON**
20 MINUTE DRIVE

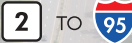
 **16 TO 93**

 **ALEWIFE STATION**
5 MINUTE WALK

 **ACORN WALK PATH**
FROM ALEWIFE STATION

 **WALKING TRAILS**

 **MINUTEMAN**
BIKE PATH

 **2 TO 95**

 **CAMBRIDGE**
DISCOVERY
PARK

 **27 ACRES OF**
GREEN SPACE

 **VOX RESIDENTIAL**
LUXURY APARTMENTS

EXIT 60

Surrounded by Alewife Brook Reservation, CDP is easily accessible by a five minute walk or short shuttle ride to the Alewife MBTA Red Line. It's just twenty minutes from Boston and Logan Airport, and nine minutes to Route 128.

The residential boom in the Alewife section of Cambridge includes approximately 3,000 units either existing, under construction or proposed within a half mile radius of CDP.

TODAY'S CDP

The 27-acre amenities rich office and biotech research CDP campus features:

- 670,000 sf in 3 buildings
- A 150-room boutique AC Hotel Boston Cambridge with conference center, restaurant, bar, and 650-car covered parking garage.
- 27 acres of lush green space
- Walking trails
- A powerful infrastructure
- Public utilities
- Outdoor seating
- An on-site café
- A full service fitness and yoga center
- Zipcar
- Bike sharing with multiple racks
- Electric car charging stations
- ATM banking
- Conservation land
- A new riverfront park with water sculpture
- New ground floor amenities in Building 400-500



CDP. WHERE INNOVATION HAPPENS.

CAMBRIDGEDISCOVERYPARK.COM

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