



STATE-OF-THE-ART LIFE SCIENCE BUILDING





NOW OPEN

286,000 SF LAB & OFFICE BUILDING

33,525 SF (including 1,209 SF 1st floor chemical storage) available with private roof-deck and unobstructed views. Cambridge Discovery Park Building 400-500 is a new, 286,000 SF Class A Lab, R&D and office development in the Alewife life science cluster. The six-story building is 88% leased with the 6th floor available for immediate lab build-out and expedited occupancy.

Join building 400-500 tenants:



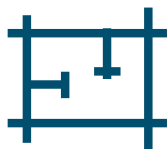
I spend a lot of time outside at CDP. I like to take my computer and work in the green spaces, patios, or just take a walk around the campus.

AVA WELLS

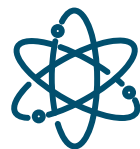
Forrester Research
Customer Success Manager



Exclusive roof deck



Efficient floor plates and
shared lab infrastructure



State of the art lab
infrastructure



New food & fitness
ground floor amenities



5 minute walk to
Alewife MBTA



New adjacent garage for
400 vehicles and bikeshare



LEED Gold
Certified



150-room AC Hotel
by Marriott



Opportunity
Zone



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
- Blue bikes
- 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

LEASING:

PETE BEKARIAN

617.531.4195

peter.bekarian@am.jll.com

JOHN OSTEN

617.531.4107

john.osten@am.jll.com

MOLLY HEATH

617.316.6489

molly.heath@am.jll.com

ANDREW WHIPPLE

617.316.6422

andrew.whipple@am.jll.com

OWNER/DEVELOPER:

MICHAEL WILCOX

781.707.4182

mbw@bulfinch.com