



STATE-OF-THE-ART LIFE SCIENCE BUILDING



33,525 SF LAB
SPACE REMAINING
88% LEASED



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:



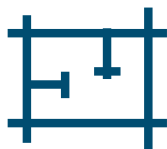
I spend a lot of time outside at CDP. I like to take my computer and work in the green spaces, patios, or just take a walk around the campus.

AVA WELLS

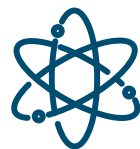
Forrester Research
Customer Success Manager



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

 **LOGAN AIRPORT**
20 MINUTE DRIVE

 **BOSTON**
20 MINUTE DRIVE

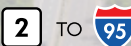
 **16 TO 93**

 **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
↓

Located in the Alewife Life Science Cluster, 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
- 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

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