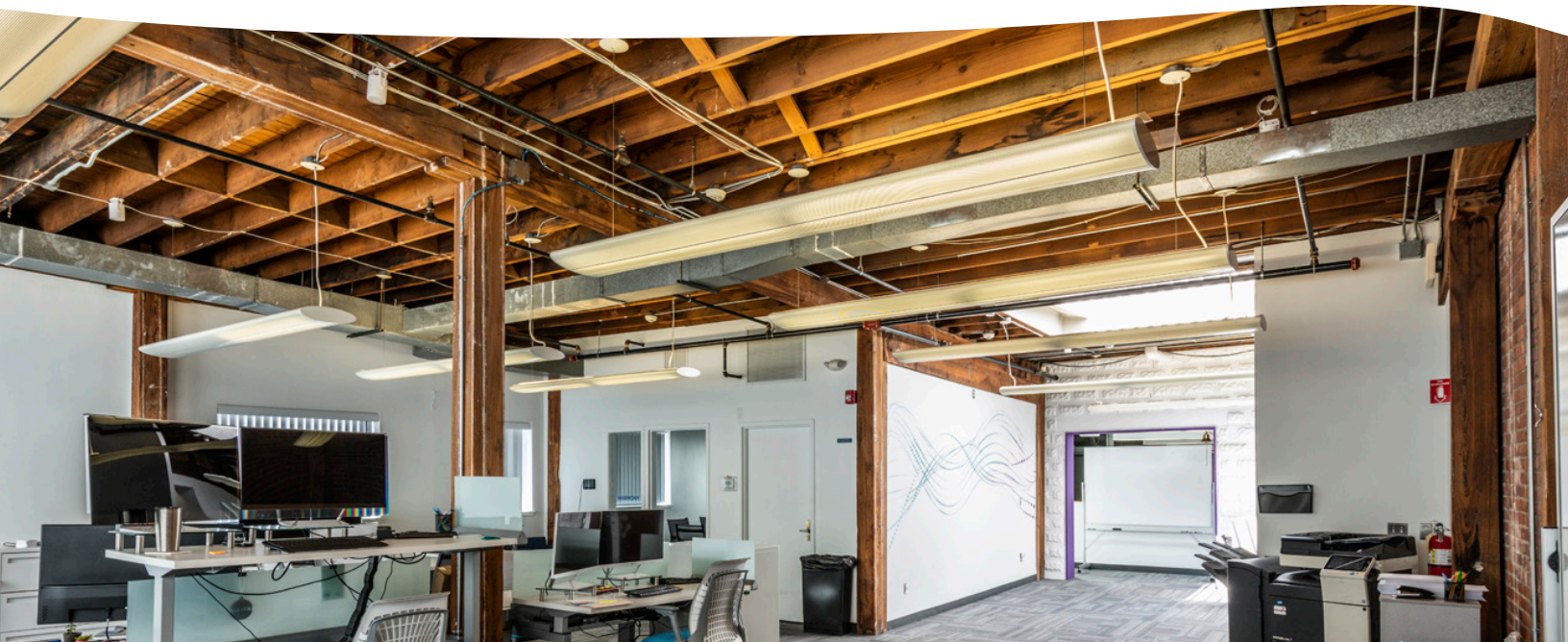


# 60

# hamilton

CAMBRIDGE LAB & OFFICE OPPORTUNITY  
FULL BUILDING AVAILABILITY | 10,445 SF



## PROPERTY HIGHLIGHTS



AMPLE CEILING HEIGHTS ON  
THE FIRST FLOOR



BIKE RACK AREA & SHOWERS



ON-SITE PARKING



60 Hamilton Street is a two-story 10,455 SF building ideally located in the heart of Cambridge in close proximity to the MBTA Red Line, MIT and Harvard as well as Central and Kendall Square. This amenity convenient location provides a variety of walkable options for tenants to enjoy. Brick and beam light-filled interiors create a unique aesthetic with modern design features providing move in ready space. The property includes 6 on-site park spaces with additional parking garage options nearby and direct access to Memorial Drive, Storrow Drive and the Mass Pike.



# 60 hamilton

CAMBRIDGE, MA

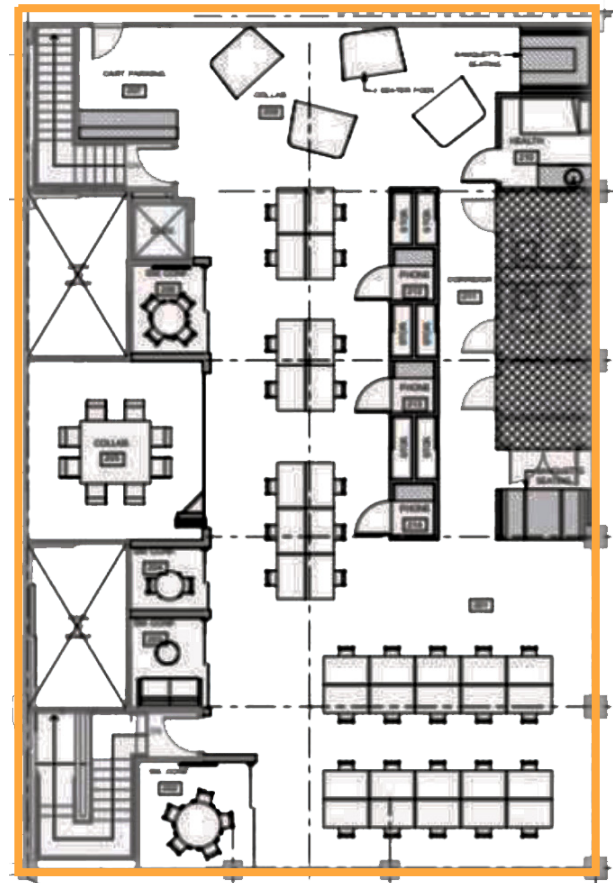
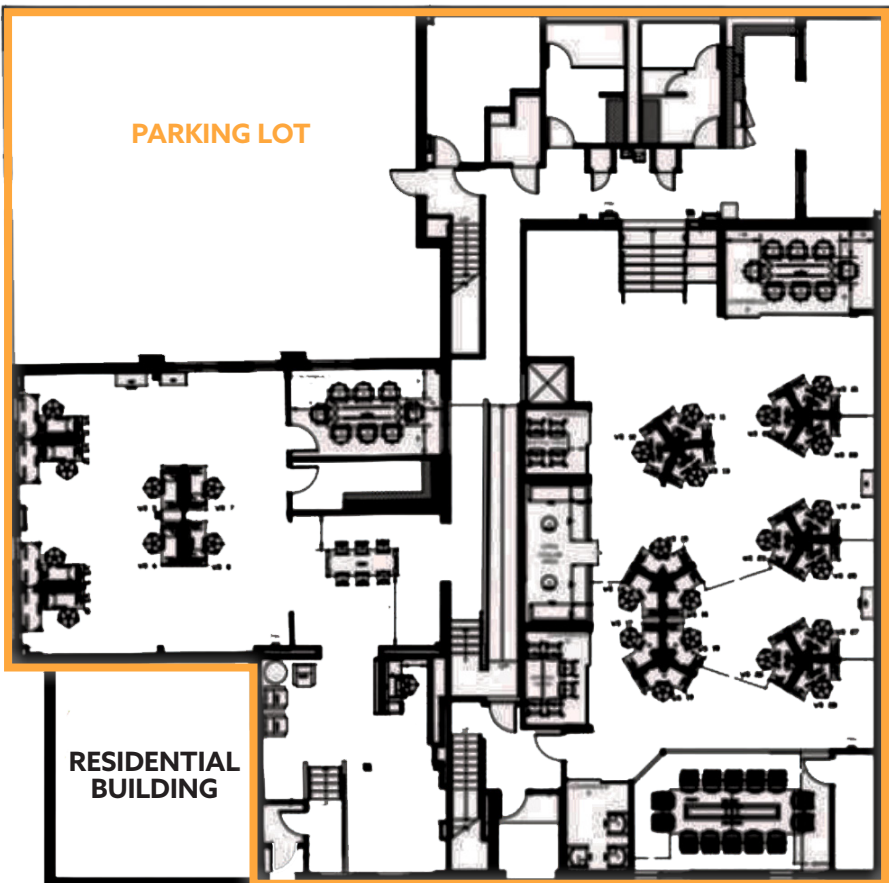


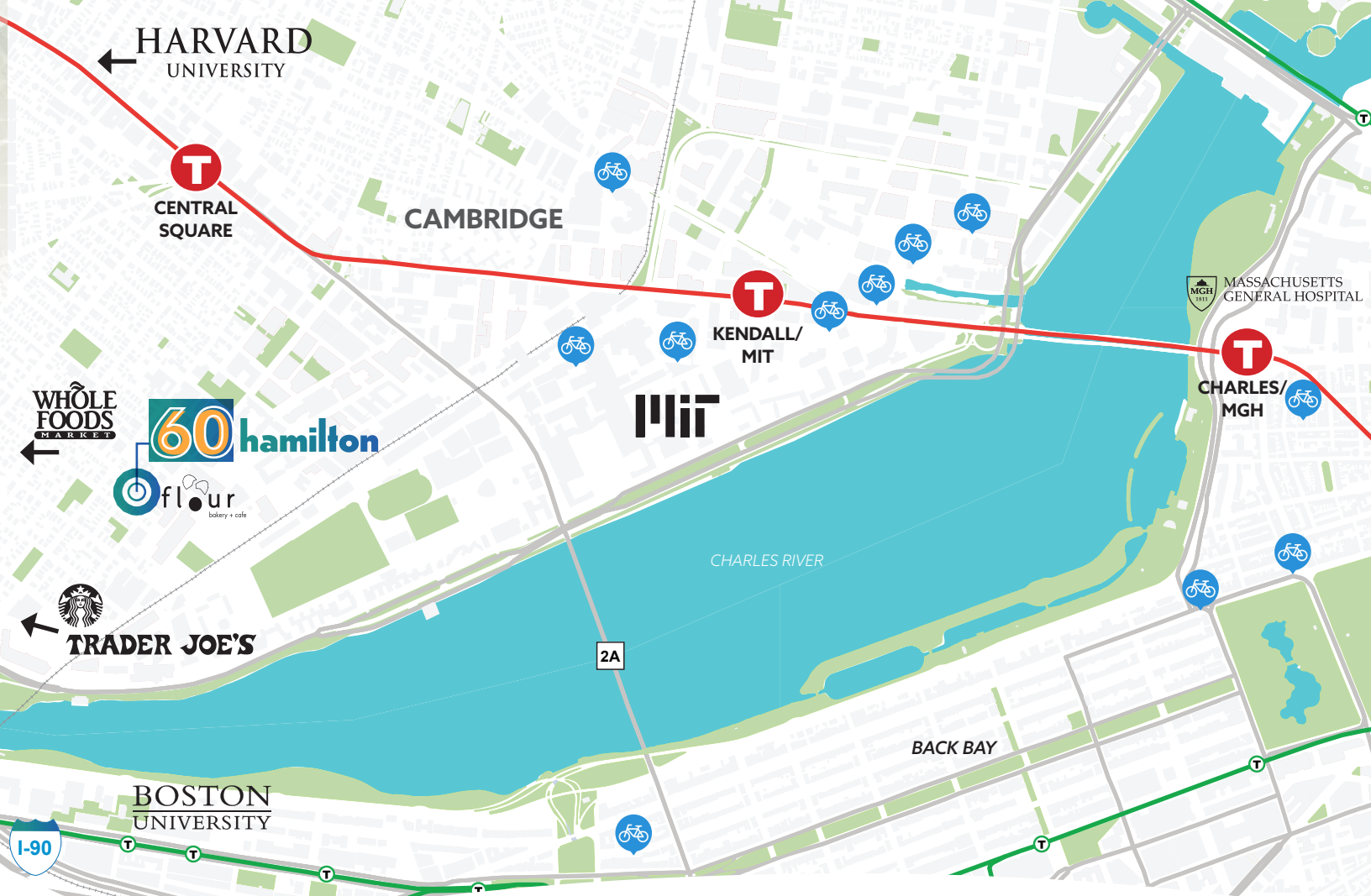
<b>Building Area:</b>	1st Floor: 6,784 SF 2nd Floor: 3,661 SF <b>Total: 10,445 SF</b>
<b>Year Built:</b>	1925, Renovated in 2016
<b>Substructure:</b>	Steel/wood columns
<b>Clear Heights:</b>	14'-6" first floor
<b>Parking:</b>	6 on-site spaces
<b>Gas / Electric:</b>	Eversource
<b>Electric:</b>	800 amp, 10/340 v
<b>Water/Sewer:</b>	City of Cambridge
<b>HVAC:</b>	Electric and gas train RTUs
<b>Fire &amp; LifeSafety:</b>	Multiple zone fire alarm control pane, fully sprinklered



FIRST FLOOR: 6,784 SF

SECOND FLOOR: 3,661 SF






  
 89
   
 Walk Score

# biotech neighbors

abbvie


 Sumitomo Dainippon  
 Pharma Oncology

**Intelia**
  
 THERAPEUTICS


 Fulcrum  
 Therapeutics

**SmartLabs**



**Takeda**


**ACCELERON**


 agios


**blueprint**<sup>™</sup>  
 MEDICINES



CENTRAL  
SQUARE



MASS AVE

# 60hamilton

ON-SITE PARKING

SIDNEY STREET



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