

**Bulfinch**



**10,000 - 70,000 SF LAB / OFFICE SPACE AVAILABLE  
AT 100 ACORN PARK DRIVE**

FULLY BUILT OUT | READY FOR OCCUPANCY



**STATE-OF-THE-ART  
LIFE SCIENCE BUILDING**





## LIFE SCIENCE NEIGHBORS



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.





## CDP HIGHLIGHTS

CDP is a 27-acre first-class lab, office and research campus located on Route 2 in Cambridge. CDP delivers top-tier amenities both on and off site in a richly landscaped environment.



Easy access to Alewife MBTA and free MBTA shuttle service and Bluebike Station



670,000 sf in 3 buildings and 27 acres of lush green space



Outdoor seating, walking trails, conversation land & green space including a new riverfront park with water sculpture



A 150-room boutique AC Hotel Boston Cambridge with conference center, restaurant, bar, and 650-car covered parking garage



WiredScore Silver Certified



New ground floor amenities in Building 400-500



Cafe, fully equipped gym, and other on-site and nearby amenities



Garage parking and electric car charging stations

# SAMPLE LAB/OFFICE FLOOR PLAN

Floor 4 10,000 – 23,605 SF



Lab

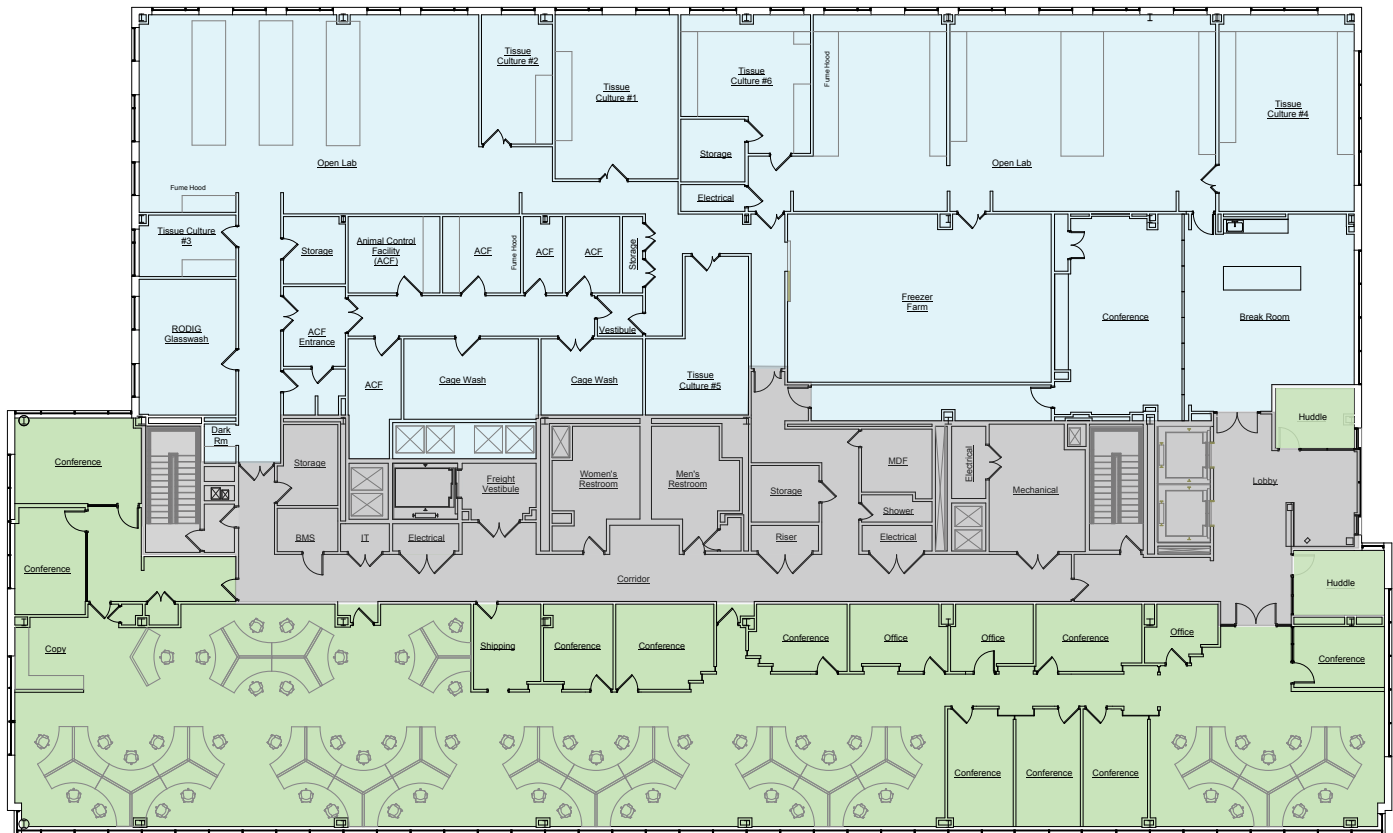


Office

# EXISTING LAB/OFFICE FLOOR PLAN

**Floor 5** 23,666 SF

Move-in ready



Lab



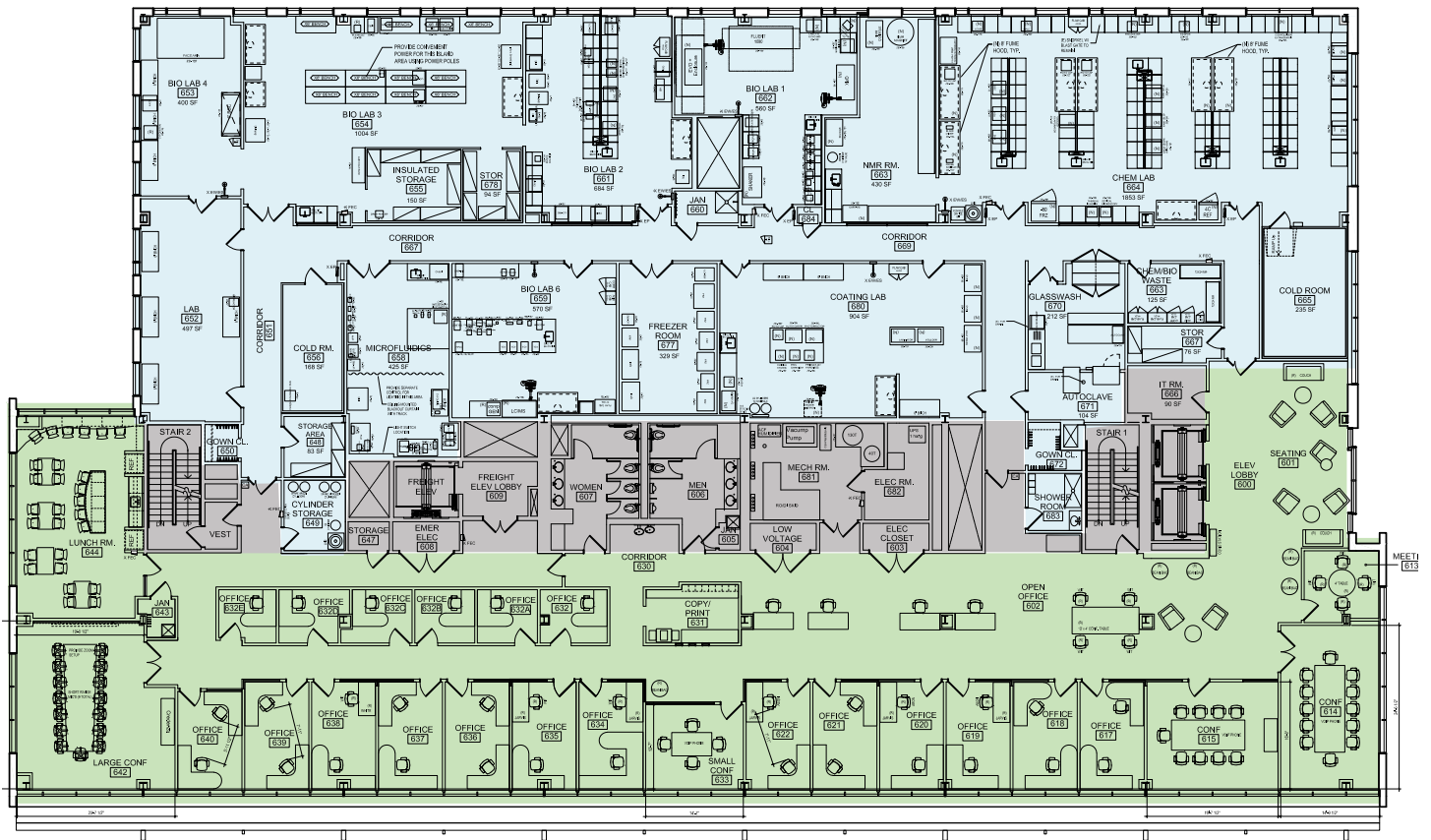
Office



# EXISTING LAB/OFFICE FLOOR PLAN

## Floor 6 22,442 SF

Move-in ready



Lab



Office

# CONTACT US

**CDP.** WHERE INNOVATION HAPPENS.  
**CAMBRIDGEDISCOVERYPARK.COM**

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