

# 44 R BRATTLE STREET

CAMBRIDGE, MASSACHUSETTS



## PROPERTY HIGHLIGHTS

- 8,400 SF Office Building Available.
- Premier location in the heart of Harvard Square with unique branding opportunity.
- Direct access to Harvard Square MBTA Station (Red Line), numerous Cambridge bus routes, and Porter Square Commuter Rail Station.
- Surrounded by world renowned shopping, dining, culture and historical destinations.



Full Building  
Opportunity



MBTA  
Stations



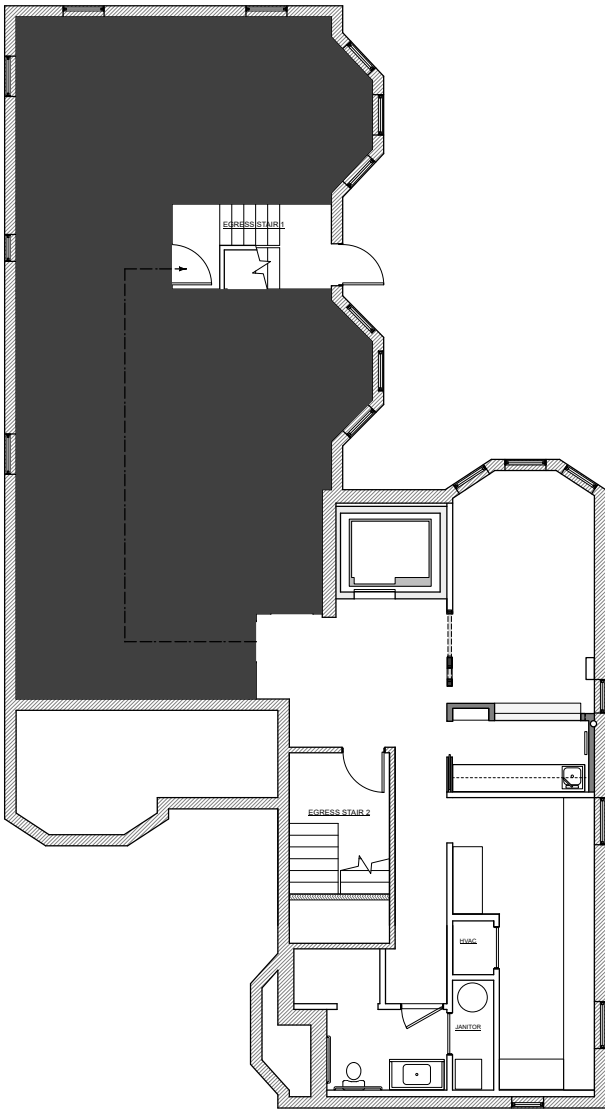
Academic  
Environment



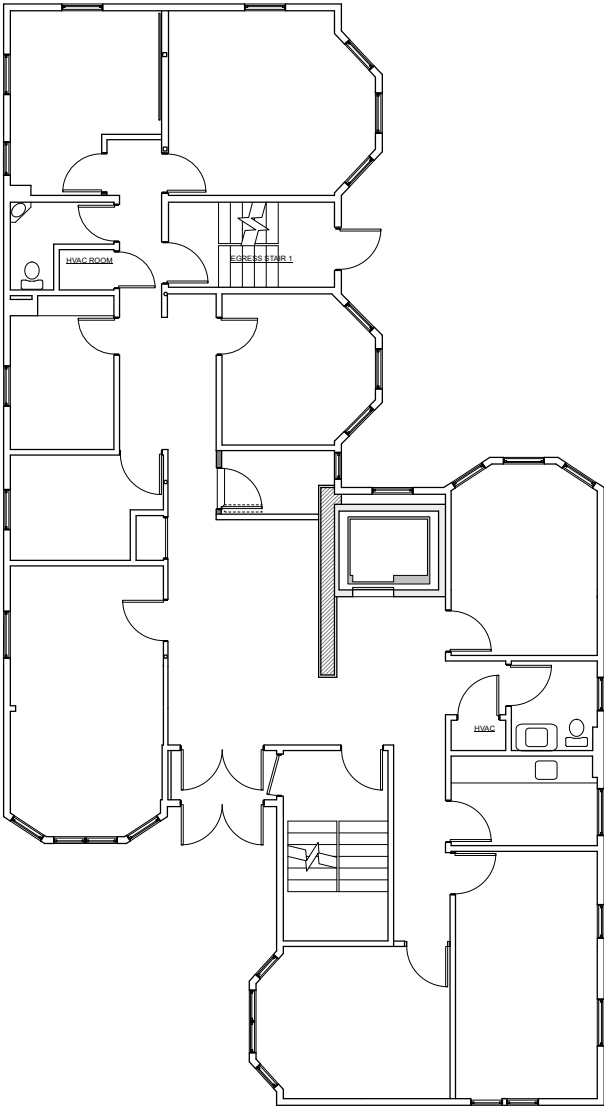
Amenity-rich  
Location

# FLOOR PLANS

**LOWER LEVEL - 1,205 SF**

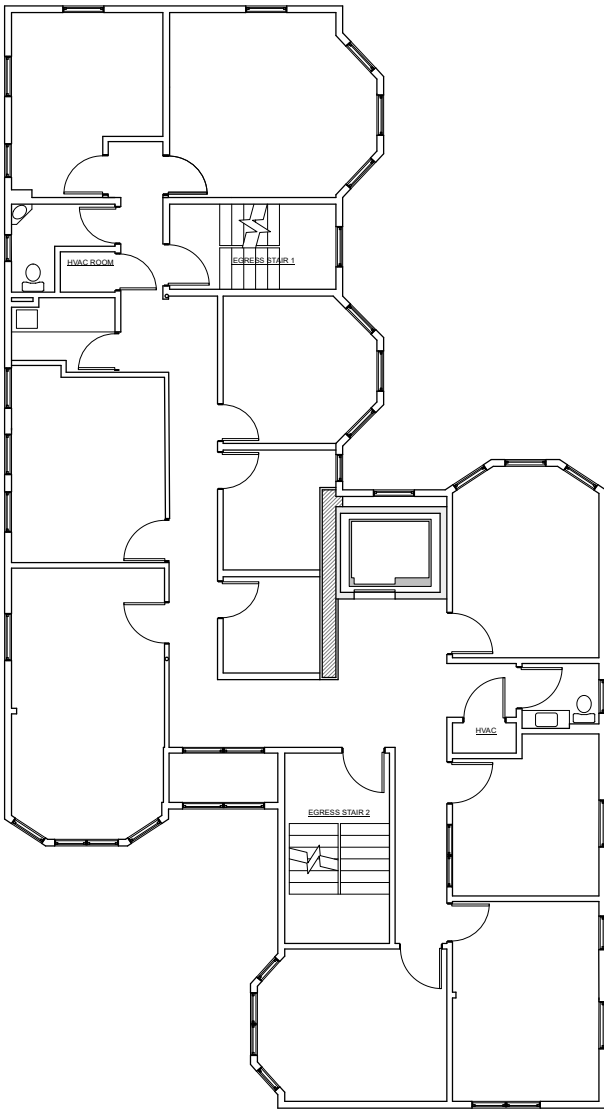


**FLOOR 1 - 2,404 SF**

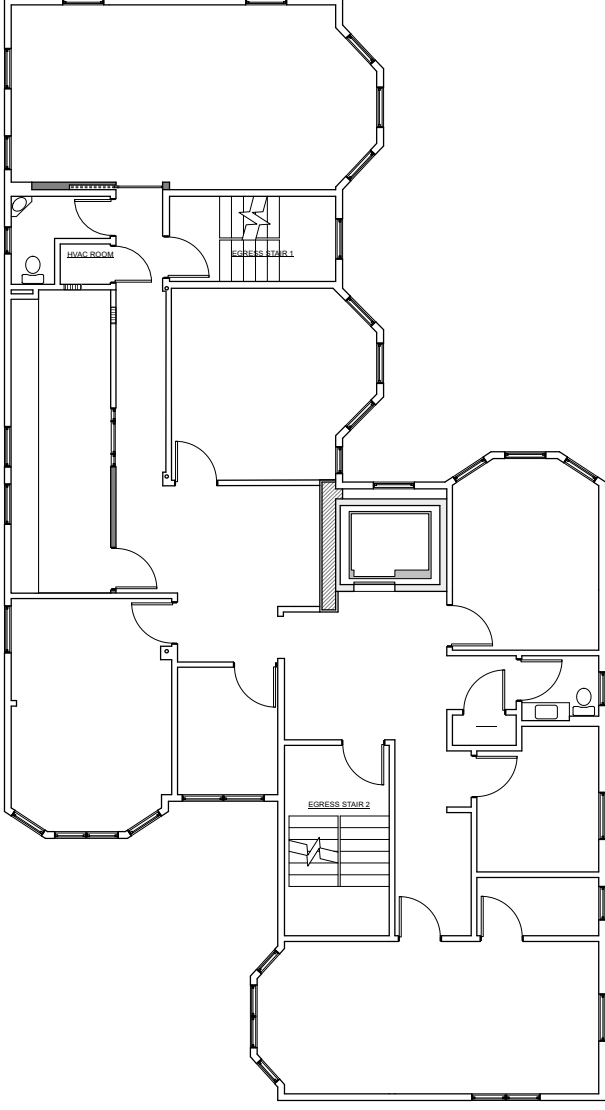


# FLOOR PLANS

**FLOOR 2 - 2,404 SF**



**FLOOR 3 - 2,404 SF**





**NEIGHBORING RETAIL**

SHAKE SHACK | HARVEST | Marine Layer | BLACKBIRD DOUGHNUTS

flour bakery + cafe | Tasty Burger | DUNKIN' | MOTHER JUICE

ALDEN & HARLOW | patagonia | Saloniki GREEK

Tatte BAKERY & CAFE | Felipe's HARVARD SQUARE | BON M M | STARBUCKS

## BUILDING INFORMATION

- **Building Size:** 8,417 SF
- **Floors:** 4
- **Availability Break Down**
  - Lower Level:** 1,205 SF
  - Floor 1:** 2,404 SF
  - Floor 2:** 2,404 SF
  - Floor 3:** 2,404 SF
- **Available:** Immediately

