

Bulfinch



STATE-OF-THE-ART LIFE SCIENCE BUILDING WITHIN LAB CAMPUS



**14,000 - 60,000 SF LAB / OFFICE SPACE AVAILABLE
AT 100 ACORN PARK DRIVE**

FULLY BUILT OUT | READY FOR OCCUPANCY



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



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



LEED Gold Certified



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



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



20 new Level-2 ChargePoint EV Chargers



WiredScore Silver Certified



A 150-room boutique AC Hotel Boston Cambridge with conference center, restaurant, and bar



Abundant parking onsite - 650 car garage parking spaces: 1.5/1,000 SF parking ratio

EXISTING LAB/OFFICE FLOOR PLAN

Floor 4 14,000 SF

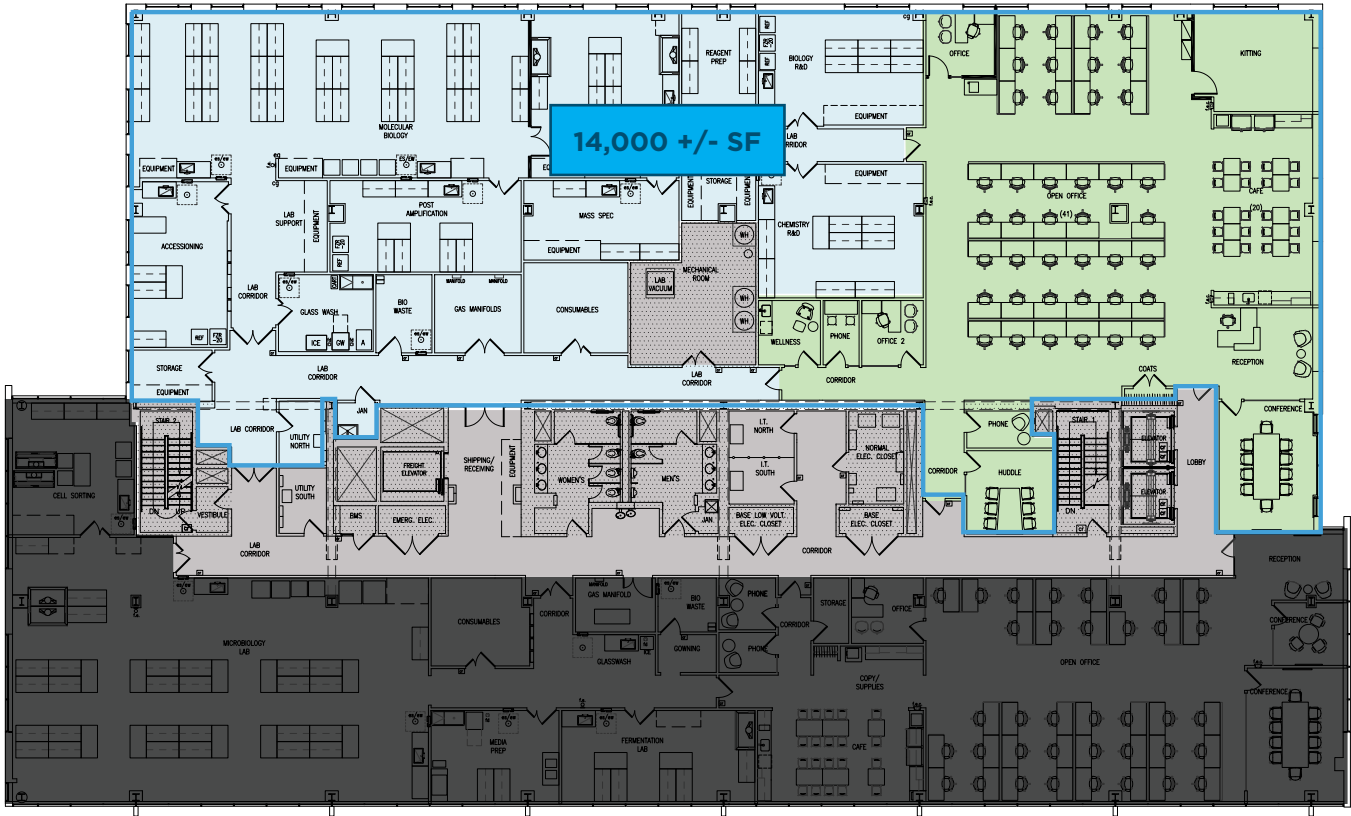


Lab



Office

RECENTLY COMPLETED SPEC SUITE WITH FULL BENCHING



CAMBRIDGE DISCOVERY PARK

Bulfinch

Healthpeak
LIFE SCIENCE PROPERTIES

BUILDING SPECS

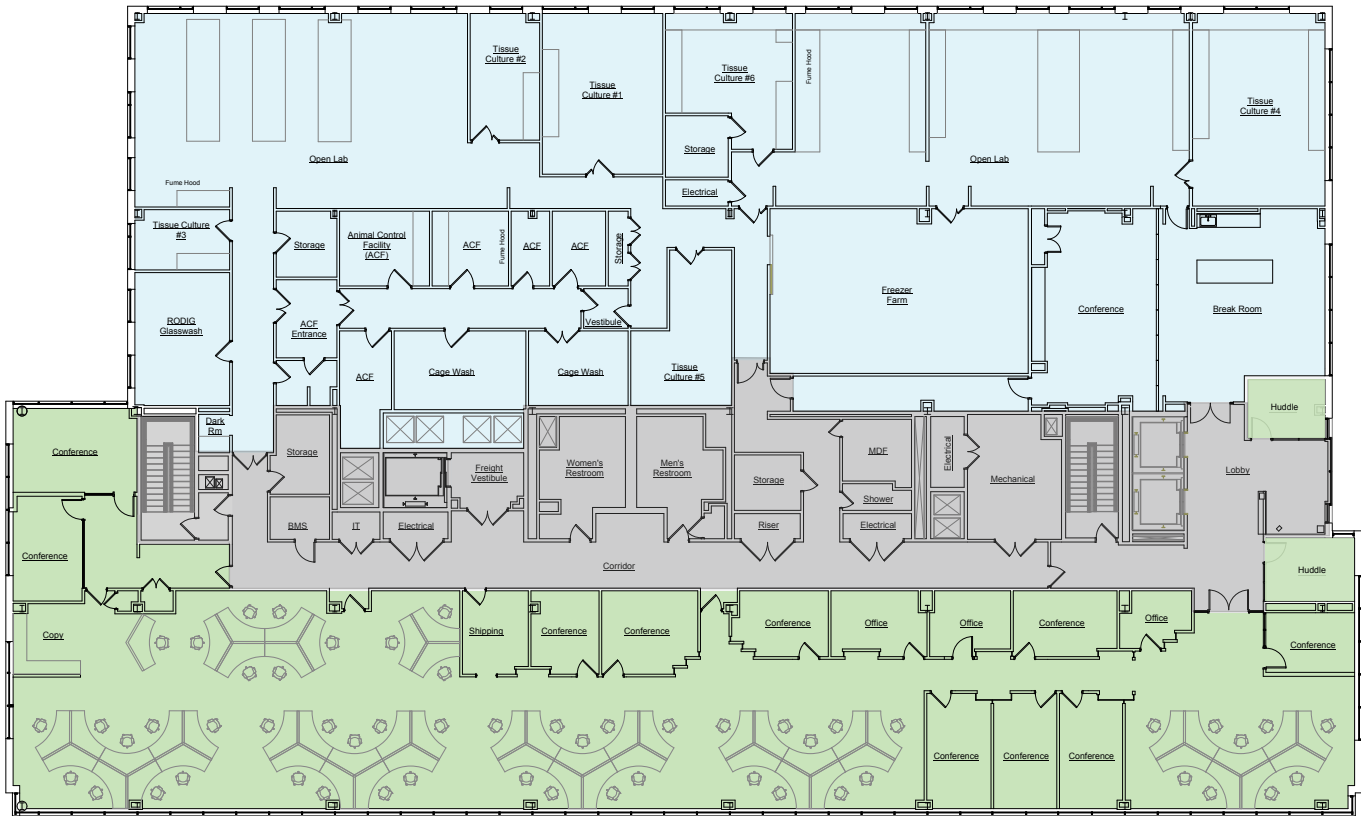
Sustainability	Wired Score Silver Certified
Parking Ratio	1.5/1,000 SF
Bike Storage	Bike storage & Bluebike Bike Share program
Ceiling Heights	13'-8"
Lab/Office Allocation	Lab: 60% Office: 40%
Loading	Finished interior loading area with two truck bays and one rubbish dumpster
Elevators	Passenger: 2 Freight: 1
HVAC	Lab: 2.0 cfm/SF Office: 0.25 cfm/SF
pH Neutralization	Central system for tenants
Electrical	4000 AMPs at 480/277 volt, 3 phase, 4 wire via main switchboards in main electrical room
Backup & Emergency	Standby power generator: 5W/Lab USF Life safety emergency generator to provide stand-by power for code-required egress lighting, fire alarm systems, elevator and fire pump.

EXISTING LAB/OFFICE FLOOR PLAN

Floor 5 23,666 SF

Move-in ready

 Lab  Office



CAMBRIDGE DISCOVERY PARK

Bulfinch

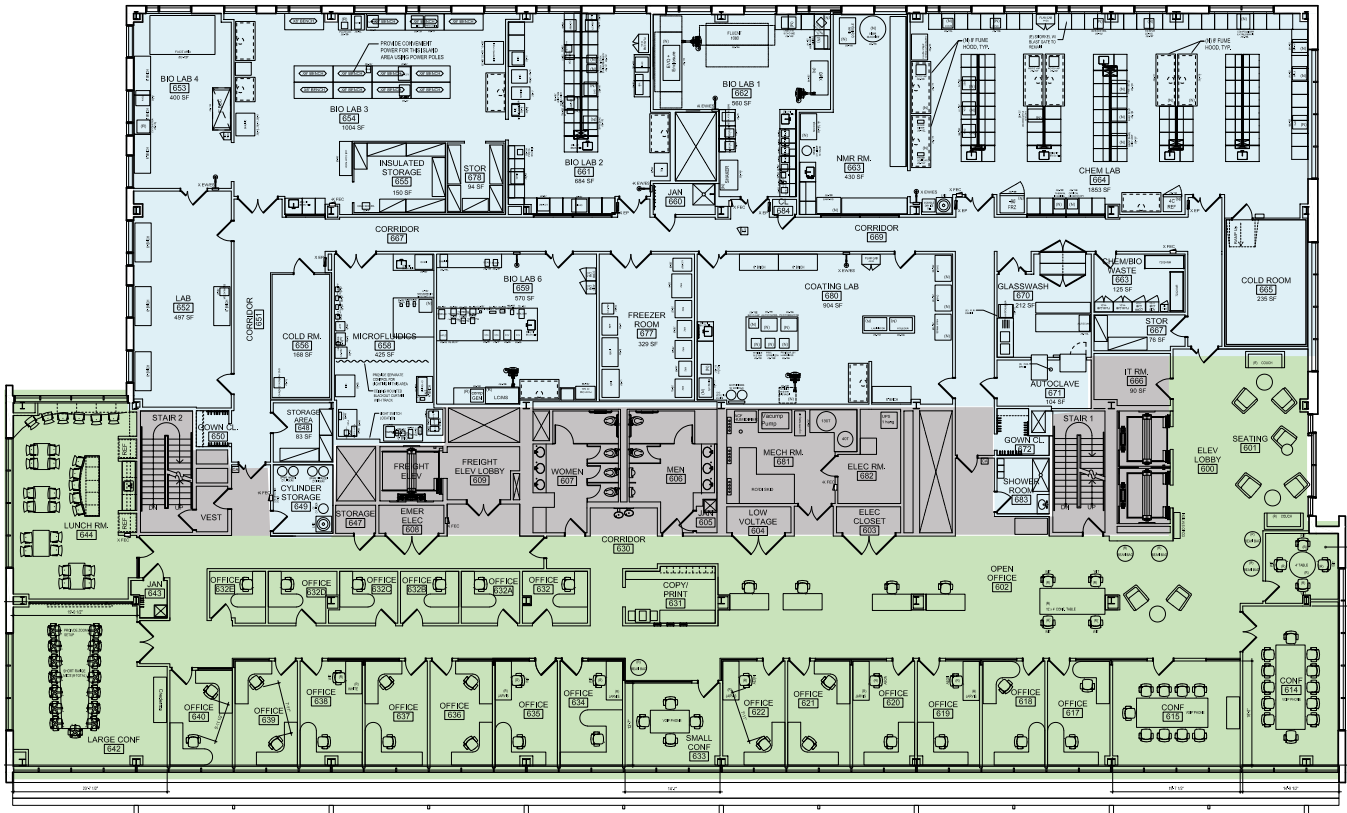
 **Healthpeak**
LIFE SCIENCE PROPERTIES

EXISTING LAB/OFFICE FLOOR PLAN

Floor 6 22,442 SF

Move-in ready

 Lab  Office



CAMBRIDGE DISCOVERY PARK

Bulfinch

 **Healthpeak**
LIFE SCIENCE PROPERTIES

CDP. WHERE INNOVATION HAPPENS.
CAMBRIDGEDISCOVERYPARK.COM



CONTACT US

LEASING:

PETER BEKARIAN

617.531.4195

peter.bekarian@jll.com

MOLLY HEATH

617.316.6489

molly.heath@jll.com

JOHN OSTEN

617.531.4107

john.osten@jll.com

ANSLEE KROUCH

617.316.6479

anslee.krouch@jll.com

OWNER/DEVELOPER:

MIKE WILCOX

781.707.4182

mbw@bulfinch.com

