



# 44 R Brattle St

CAMBRIDGE, MA

*IN THE HEART OF HARVARD SQUARE*

## 1,204-8,417 SF

OFFICE SPACE FOR LEASE



Boston Realty Advisors

# Bulfinch



# PROPERTY HIGHLIGHTS



Full Building  
Opportunity



MBTA  
Redline



Academic  
Environment



Amenity-Rich  
Location

## WALKING DISTANCES

**5**<sub>MIN</sub>

Harvard Square

**1**<sub>MIN</sub>

71 & 73 Bus Stop

**4**<sub>MIN</sub>

MBTA Red-Line

## DRIVING DISTANCES

**19**<sub>MIN</sub>

Logan Airport

**14**<sub>MIN</sub>

Storrow Drive

**22**<sub>MIN</sub>

I-93

**17**<sub>MIN</sub>

I-90

**97**

Walker's  
Paradise

**97**

Biker's  
Paradise

**80**

Excellent  
Transit

# BUILDING INFORMATION

8,417 SF of  
commercial space  
available.

Premier location in  
the heart of Harvard  
Square with unique  
branding opportunity.

Direct access to  
MBTA Red-Line,  
numerous bus routes,  
and Commuter Rail.

Surrounded by  
world renowned  
shopping, dining,  
culture and historical  
destinations.

Located on Brattle Walkway connecting to the Charles Hotel and Harvard University.

**BUILDING SIZE:** 8,417 SF

**FLOORS:** 4

1,205 SF

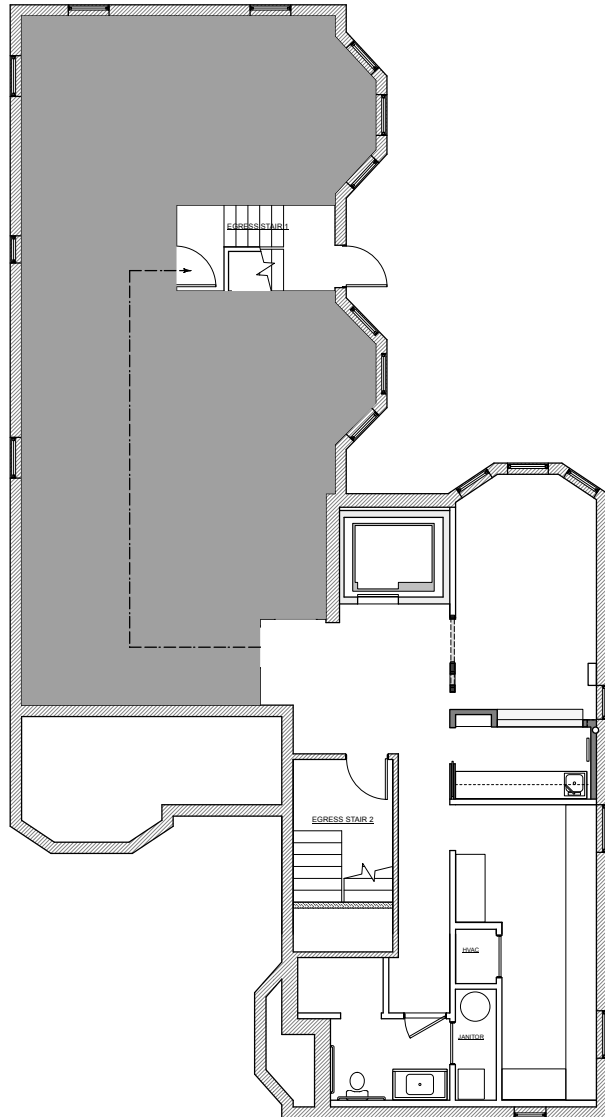
2,404 SF

2,404 SF

2,404 SF

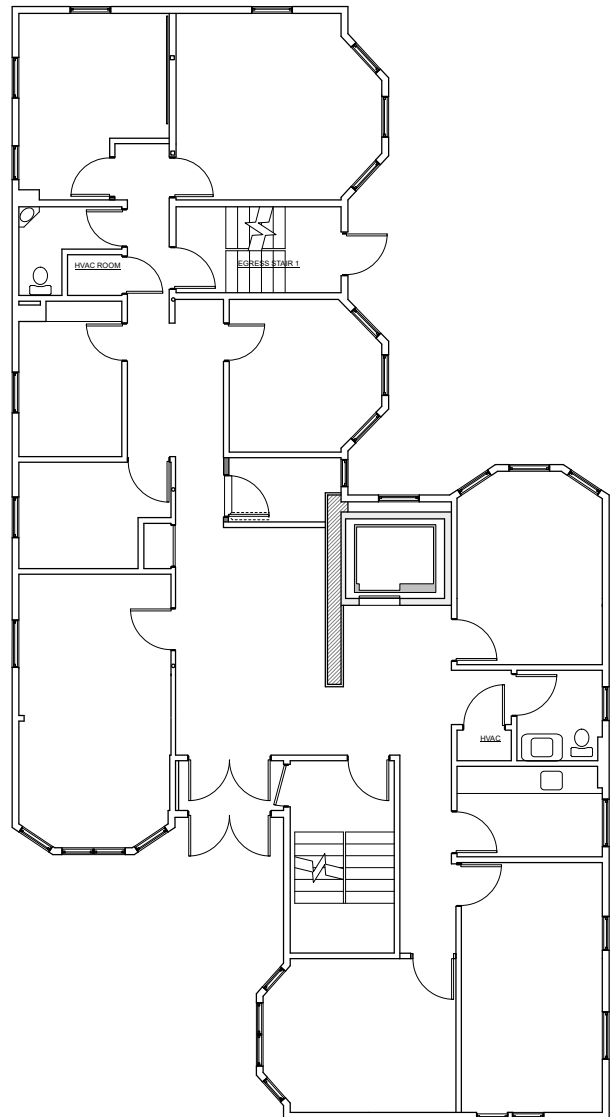
**AVAILABLE:** IMMEDIATELY

# LOWER LEVEL



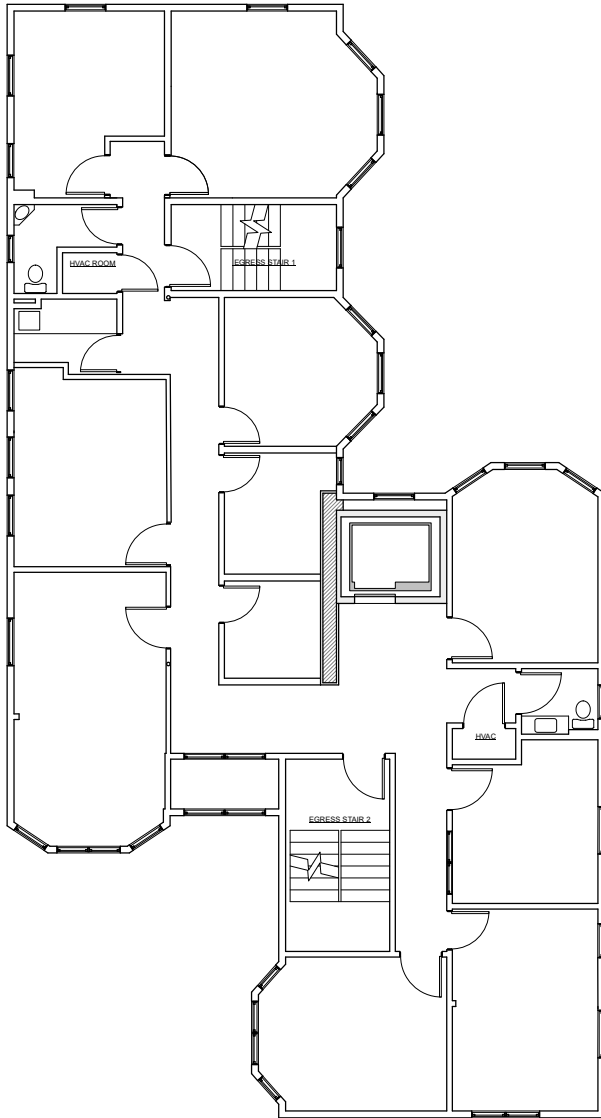
1,205 SF

# 1<sup>ST</sup> FLOOR



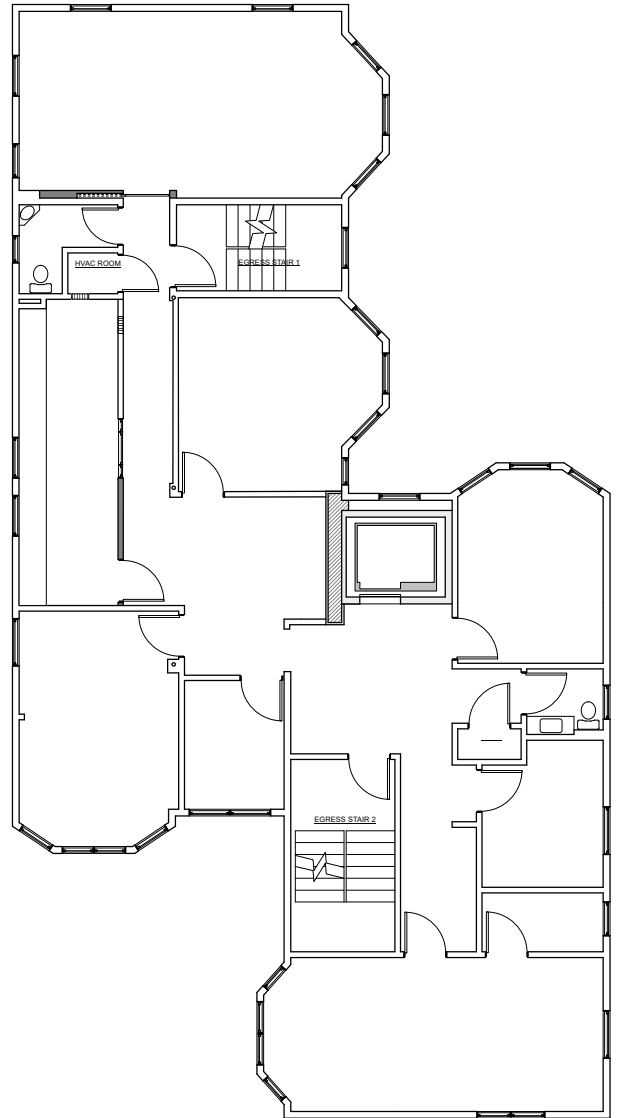
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## 2<sup>ND</sup> FLOOR



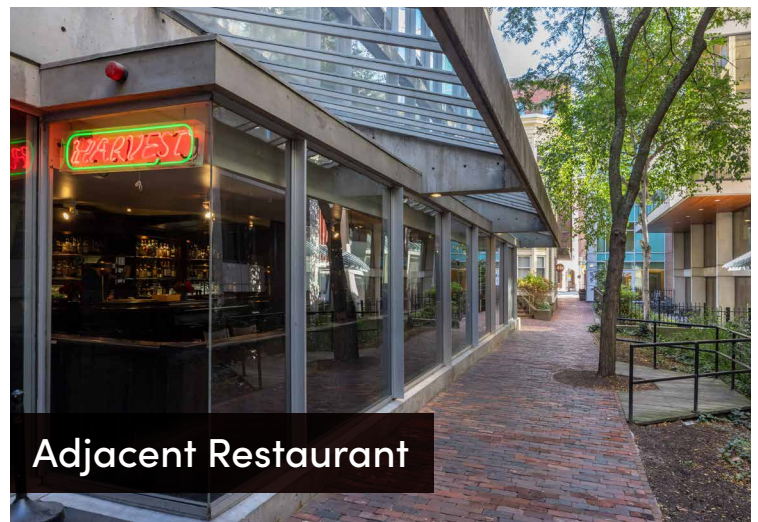
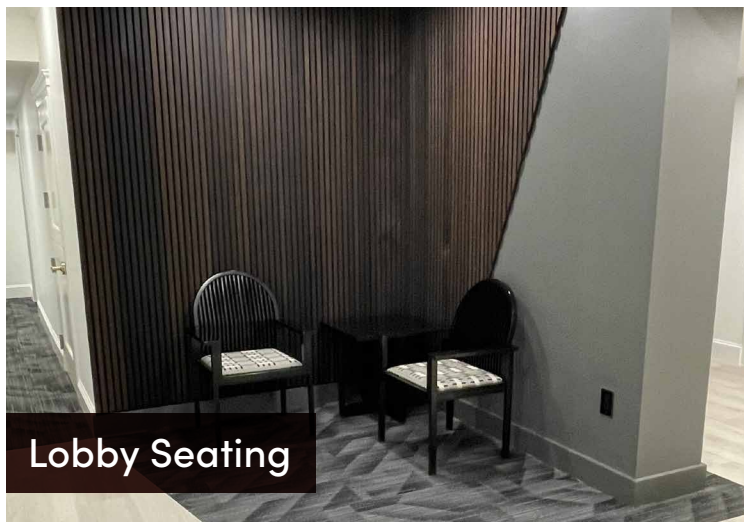
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## 3<sup>RD</sup> FLOOR



2,404 SF

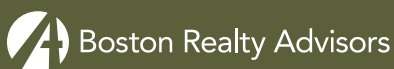




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