



44 R Brattle St

CAMBRIDGE, MA

IN THE HEART OF HARVARD SQUARE

1,414 SF & 2,654 SF

OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS



MBTA
Redline



Academic
Environment



Amenity-Rich
Location

WALKING DISTANCES

5MIN

Harvard Square

1MIN

71 & 73 Bus Stop

4MIN

MBTA Red-Line

DRIVING DISTANCES

19MIN

Logan Airport

14MIN

Storrow Drive

22MIN

I-93

17MIN

I-90

97

Walker's
Paradise

97

Biker's
Paradise

80

Excellent
Transit

BUILDING INFORMATION

Boutique Office Building
with Ready-To-Go Spec
Suites 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.

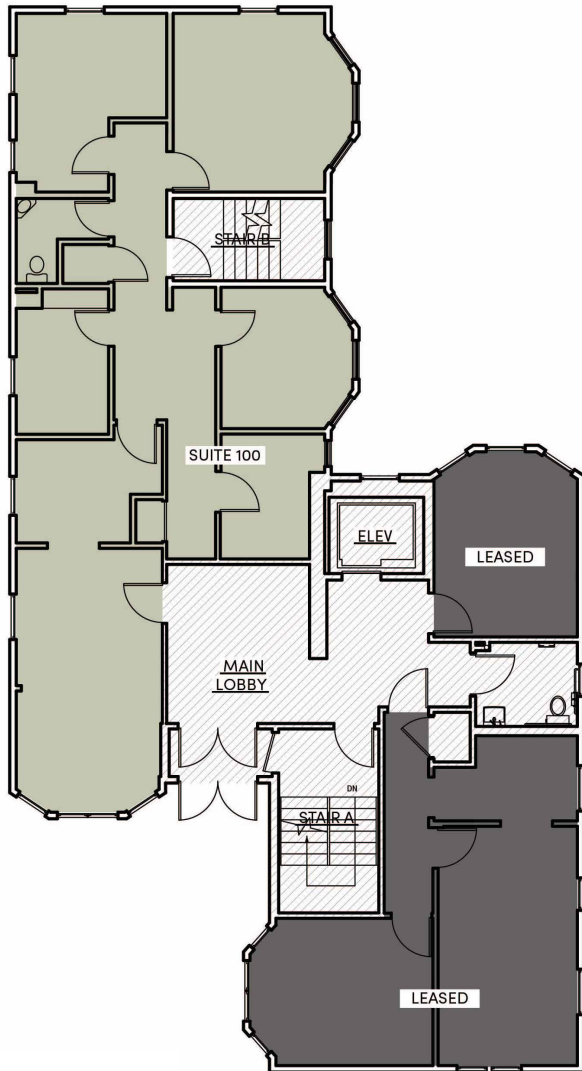
BUILDING SIZE: 9,519 SF

FLOORS: 4

LEASED 1,414 SF LEASED 2,654 SF

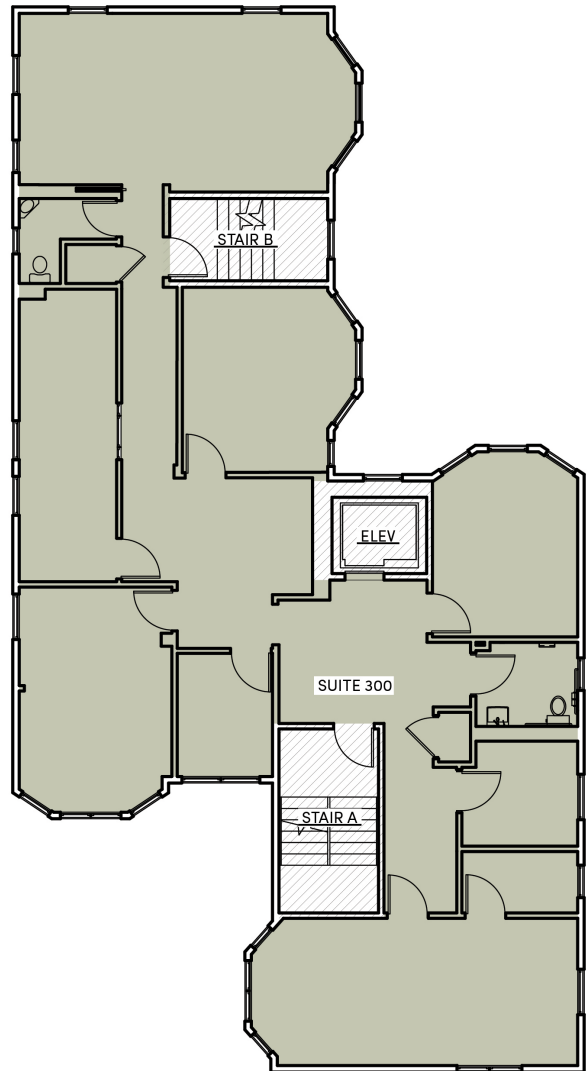
AVAILABLE: IMMEDIATELY

1ST FLOOR



SUITE 100
1,414 SF

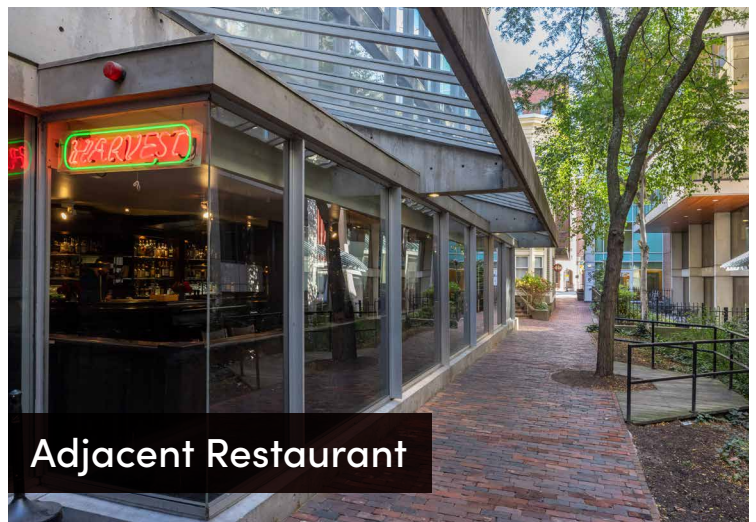
3RD FLOOR



SUITE 300
2,654 SF



Lobby Seating

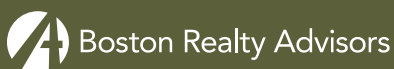


Adjacent Restaurant

ROBERT F. LECLAIR
Managing Director & Partner
617.850.9614
rleclair@bradvisors.com

JUSTIN D. HARLOW
Managing Director
617.850.9613
jharlow@bradvisors.com

MICHAEL WILCOX
Managing Director, Leasing
781.707.4182
MBW@Bulfinch.com



136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



116 Huntington Avenue, Suite 600
Boston, MA 02116 | 781.707.4000
bulfinch.com