



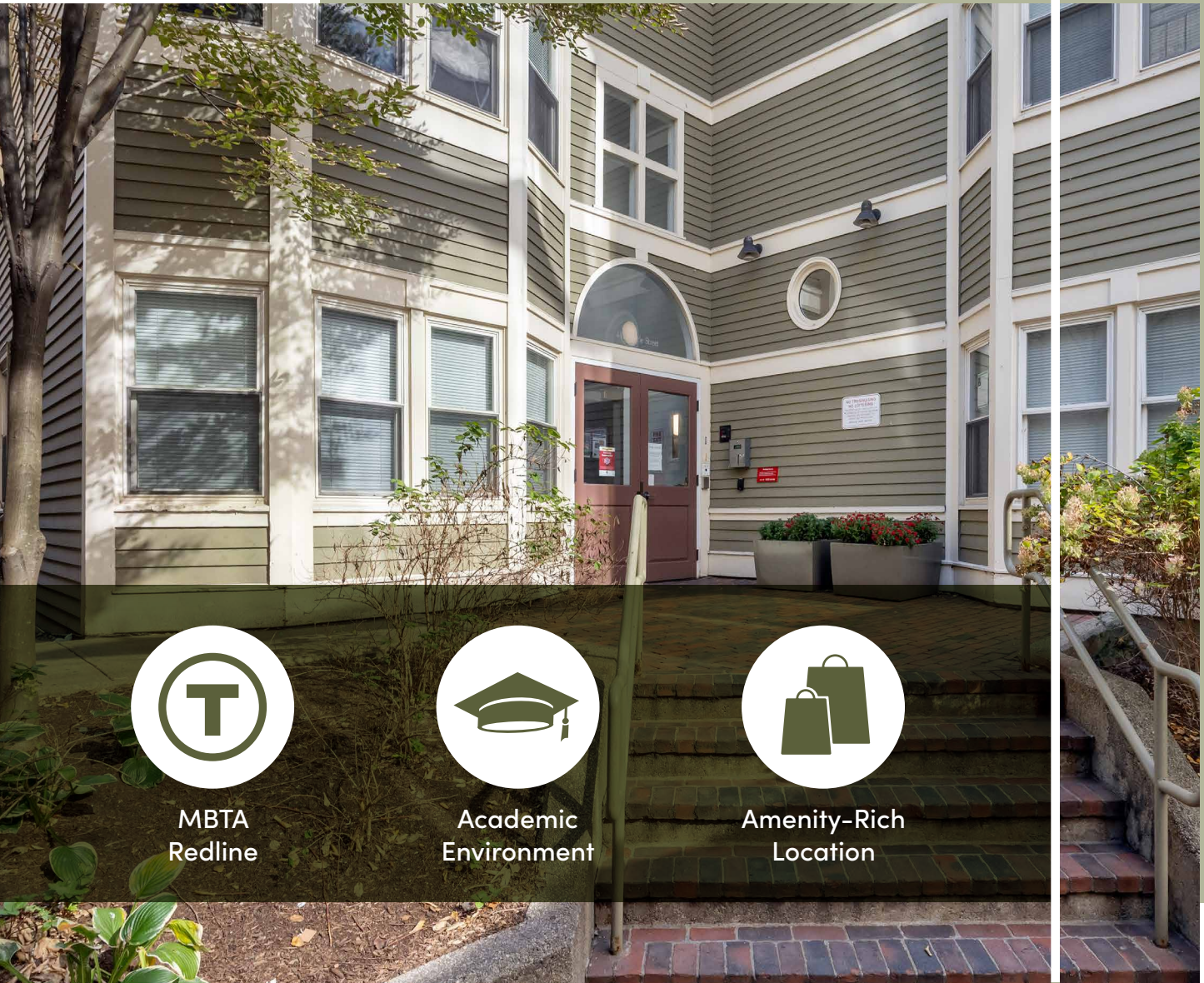
# 44 R Brattle St

CAMBRIDGE, MA

*IN THE HEART OF HARVARD SQUARE*

## 887 SF & 1,414 SF

OFFICE SPACE FOR LEASE



MBTA Redline



Academic Environment



Amenity-Rich Location

## WALKING DISTANCES

**5**MIN

Harvard Square

**1**MIN

71 & 73 Bus Stop

**4**MIN

MBTA Red-Line

**97**

Walker's Paradise

**97**

Biker's Paradise

## DRIVING DISTANCES

**19**MIN

Logan Airport

**14**MIN

Storrow Drive

**22**MIN

I-93

**17**MIN

I-90

**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

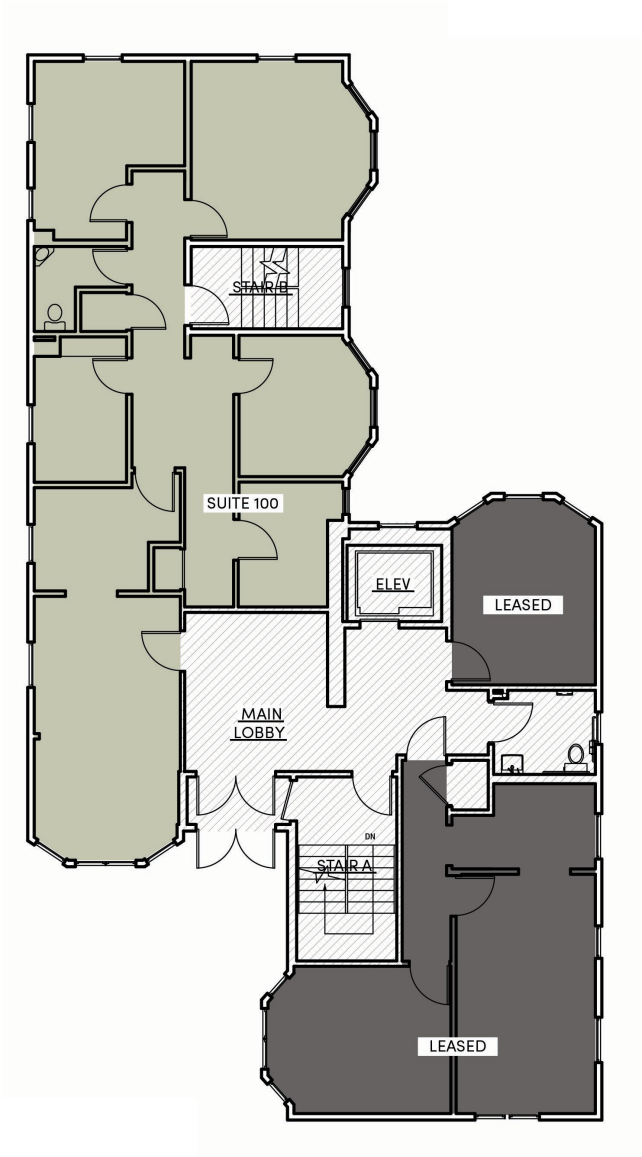
**FLOORS:** 4

LEASED **1,414 SF** LEASED **887 SF**

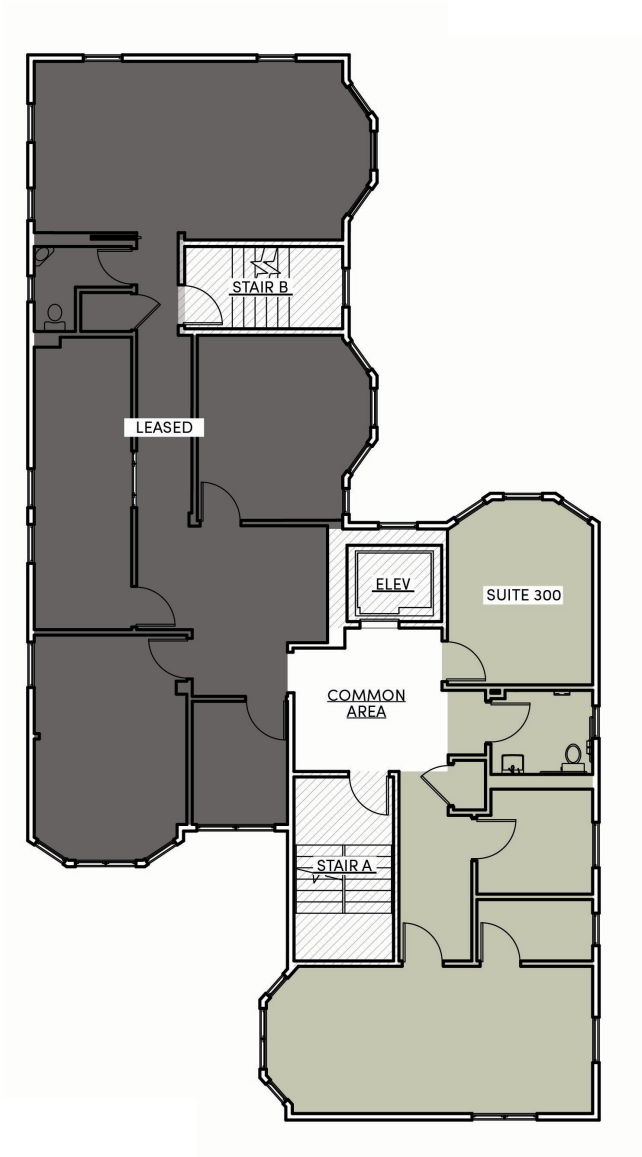
**AVAILABLE:** IMMEDIATELY

# 1<sup>ST</sup> FLOOR

# 3<sup>RD</sup> FLOOR



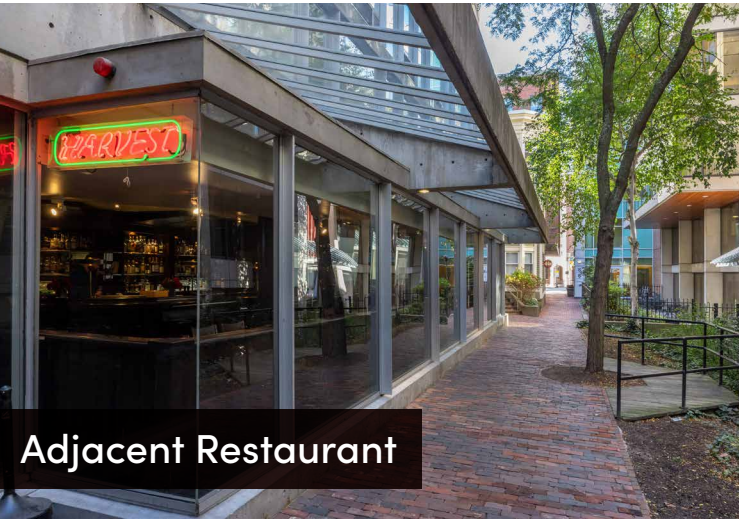
SUITE 100  
**1,414 SF**



SUITE 300  
**887 SF**



Lobby Seating

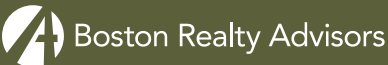


Adjacent Restaurant

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