

# 125 MOUNT AUBURN ST

CAMBRIDGE, MA

7,000-36,500 SF

*Available*

PREMIER HARVARD SQUARE

*Office & Retail*

**Bulfinch** | **NEWMARK**

# 125 MOUNT AUBURN ST

CAMBRIDGE, MA

*125 Mount Auburn Street* stands as a premier, five-story office and retail building centered in historic Harvard Square. Blending the architectural vision of Elkus Manfredi with contemporary features, it offers tenants immediate connectivity to the MBTA Red Line at Harvard Square and unrivaled proximity to shops, restaurants, and cultural venues.

## BUILDING INFORMATION

|                        |                                                                                                                                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Building Size          | 46,000 SF                                                                                                                              |
| Available Space        | Floor 2 ..... 6,956 SF<br>Floor 3 ..... 10,219 SF<br>Floor 4 ..... 10,219 SF<br>Floor 5 ..... 9,170 SF<br>Total ..... <b>36,564 SF</b> |
| Floors                 | 5                                                                                                                                      |
| Internal Staircase     | 4th & 5th floor connecting                                                                                                             |
| Floor Load             | 100 - 125 PSF <i>Varies by floor</i>                                                                                                   |
| Dropped Ceiling Height | +/- 9' 0" <i>Varies by floor</i>                                                                                                       |
| Floor-to-floor         | 12' 0" 2nd - 4th floors<br>11' 3" 5th floor                                                                                            |
| Certifications         | WiredScore Silver<br>Energy Star Rated                                                                                                 |
| Utilities              | Eversource, Comcast                                                                                                                    |
| Showers                | Floors 2-5                                                                                                                             |
| Parking                | Up to 3 spaces for a full building occupant                                                                                            |





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CAMBRIDGE, MA



# ACCESS & NEIGHBORHOOD



98  
WALKING  
SCORE



98  
BIKE  
SCORE



90  
TRANSIT  
SCORE



5 MIN  
WALK  
MBTA  
RED LINE



7 MIN  
DRIVE  
I-90



16 MIN  
DRIVE  
LOGAN  
AIRPORT

125 MOUNT  
AUBURN ST



Lovestruck  
Books & Cafe

L.A. BURDICK  
Handmade Chocolates  
TOSCANO

MUJI  
無印良品  
Daily Provisions  
harvest  
ALDEN & DARLOW

patagonia  
Emerald  
TESS  
Novel  
WHOLEsome fresh  
MOLESKINE  
WAKU WAKU  
marin layer  
BLUESTONE LANE

PAINTED BURRO  
THE SINCLAIR  
Gong cha  
Rapha  
GAP

CHASE  
CENTRAL ROCK GYM  
CAVA  
UNION SQUARE DOGOUTS  
THE COMEDY CLUB

topdrawer  
Cardullo's  
BANK OF AMERICA  
OTTO  
Popeye Angela  
COOP  
passim  
Santander

pure barre

WUSONG ROAD  
flour  
HARVARD SQUARE  
HOTEL

Park Coffee & Tea

Van Leeuwen  
CHEF CITY  
STUDS

TIAA  
PURA VIDA

verizon  
DOWN UNDER  
SCHOOL OF YOGA

HARVARD  
T



Bonchon  
SHAKE SHACK  
IHOP  
DUNKIN'  
CHARLIE'S KITCHEN

Amorino

WARBY PARKER  
sweetgreen  
BEN & JERRY'S

THE HANDLE BAR

DIG

Capital One  
le macaron  
KYOTO & HAUS  
barre & soul  
Flourly  
CVS  
NEWBURY COMICS  
RUSSELL HOUSE  
TENOC  
lovepop  
Tasty Burger  
SUBWAY  
BLANK STREET  
MKE'S PASTRY

DUNKIN'  
Tatte  
JELICKS  
Snicker Shop  
TD Bank  
BOSSO  
Mr. Bartley's  
csb Cambridge  
HUNG HUNG  
FRUITON  
SANTOCCA

# ACCESSIBILITY TO *PARKING*



125 MOUNT  
AUBURN ST



HARVARD  
LAW SCHOOL



4 MIN WALK  
CHURCH ST LOT



7 MIN WALK  
HOLYOKE CENTER  
PARKING GARAGE



HARVARD  
UNIVERSITY



BLUEbikes.

BLUEbikes.



2 MIN WALK  
UNIVERSITY  
PLACE GARAGE



3 MIN WALK  
CHARLES SQUARE &  
CHARLES HOTEL GARAGES



4 MIN WALK  
HARVARD SQUARE  
PARKING GARAGE



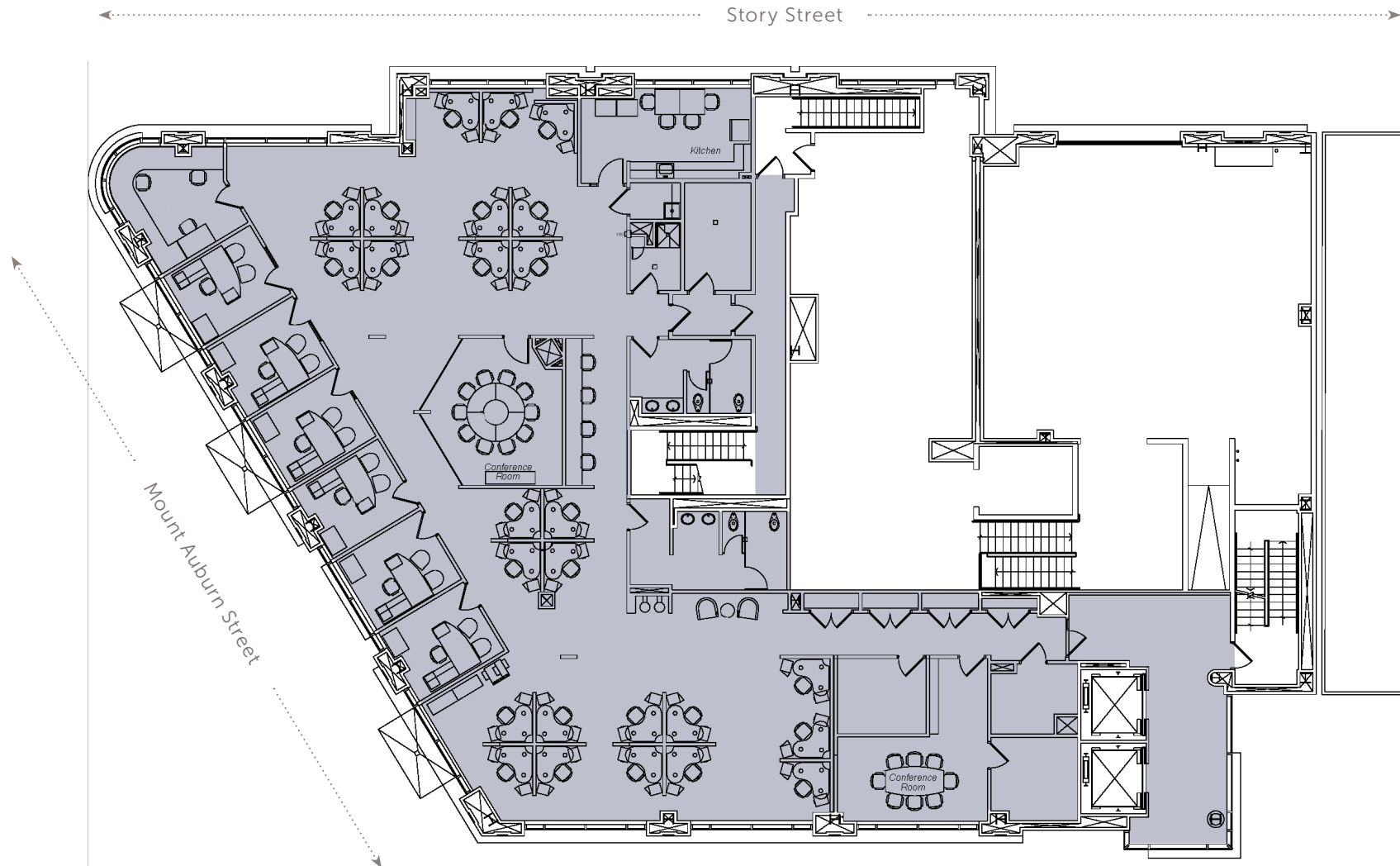
HARVARD Kennedy School

JOHN F. KENNEDY SCHOOL OF GOVERNMENT

# FLOOR PLANS

SECOND FLOOR | AS-BUILT | 6,956 SF

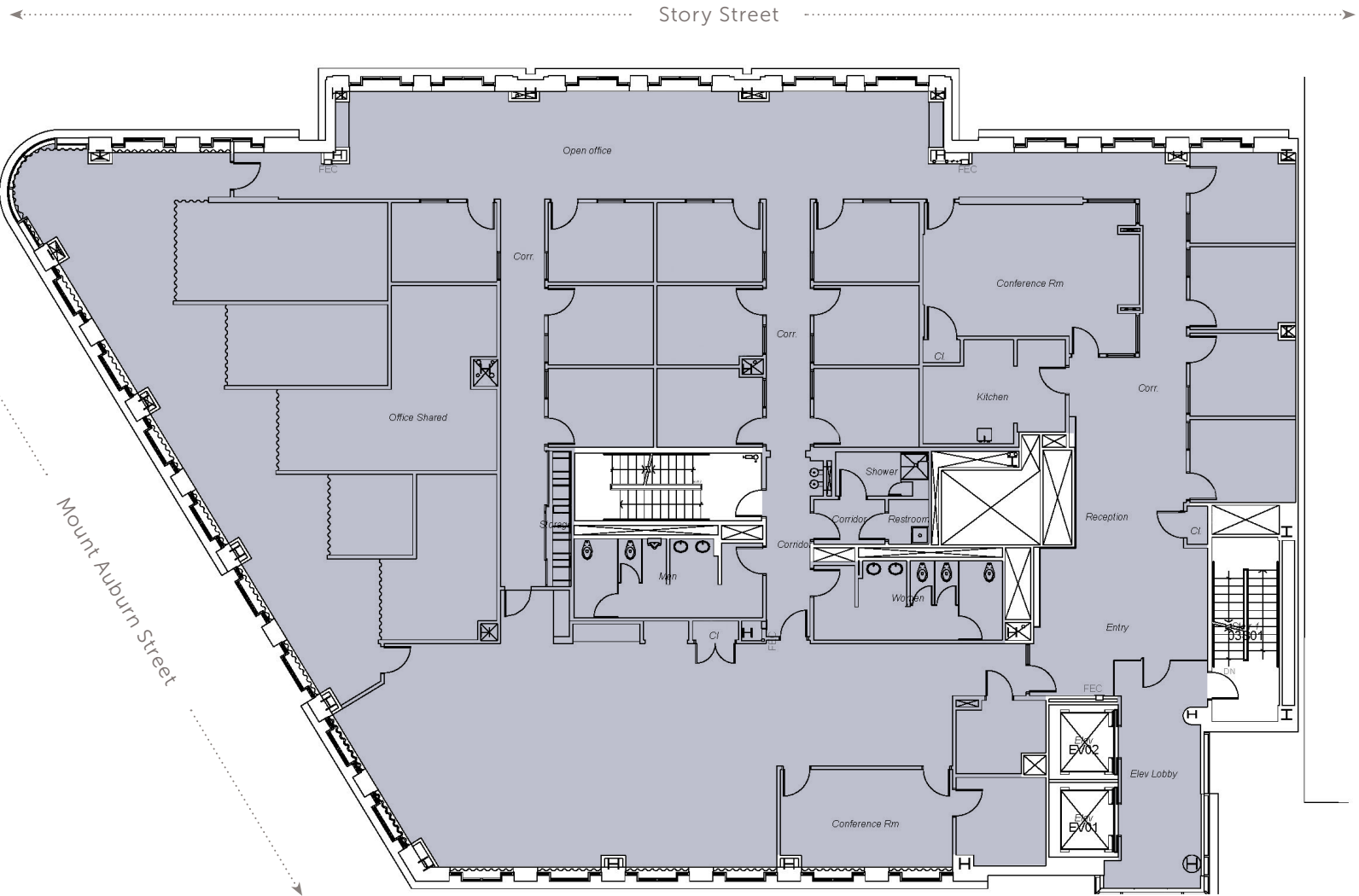
125 MOUNT  
AUBURN ST



# FLOOR PLANS

THIRD FLOOR | AS-BUILT | 10,219 SF

125 MOUNT  
AUBURN ST



# FLOOR PLANS

THIRD FLOOR | TECH OPEN LAYOUT TEST FIT | 10,219 SF

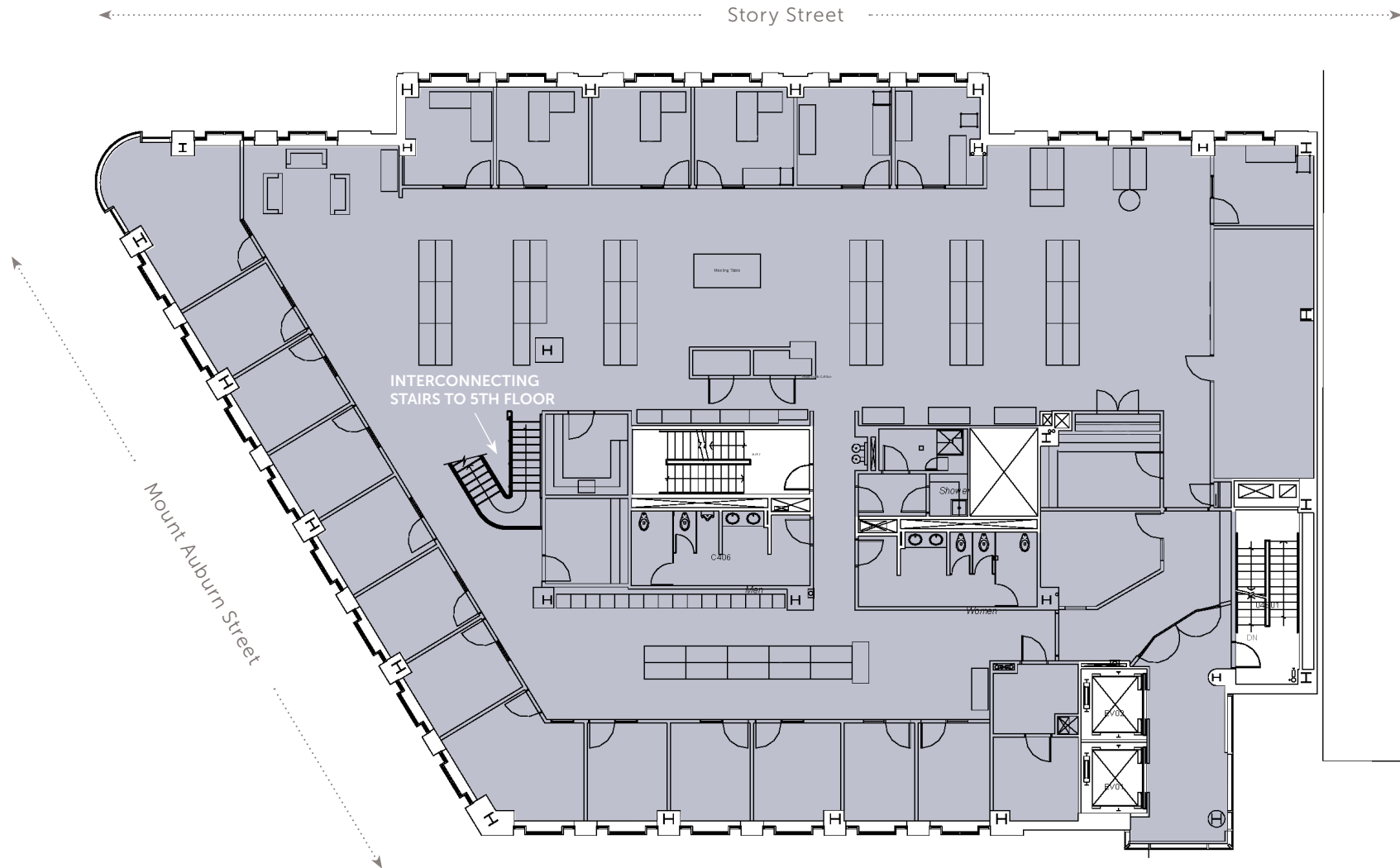
125 MOUNT  
AUBURN ST



# FLOOR PLANS

FOURTH FLOOR | AS-BUILT | 10,219 SF

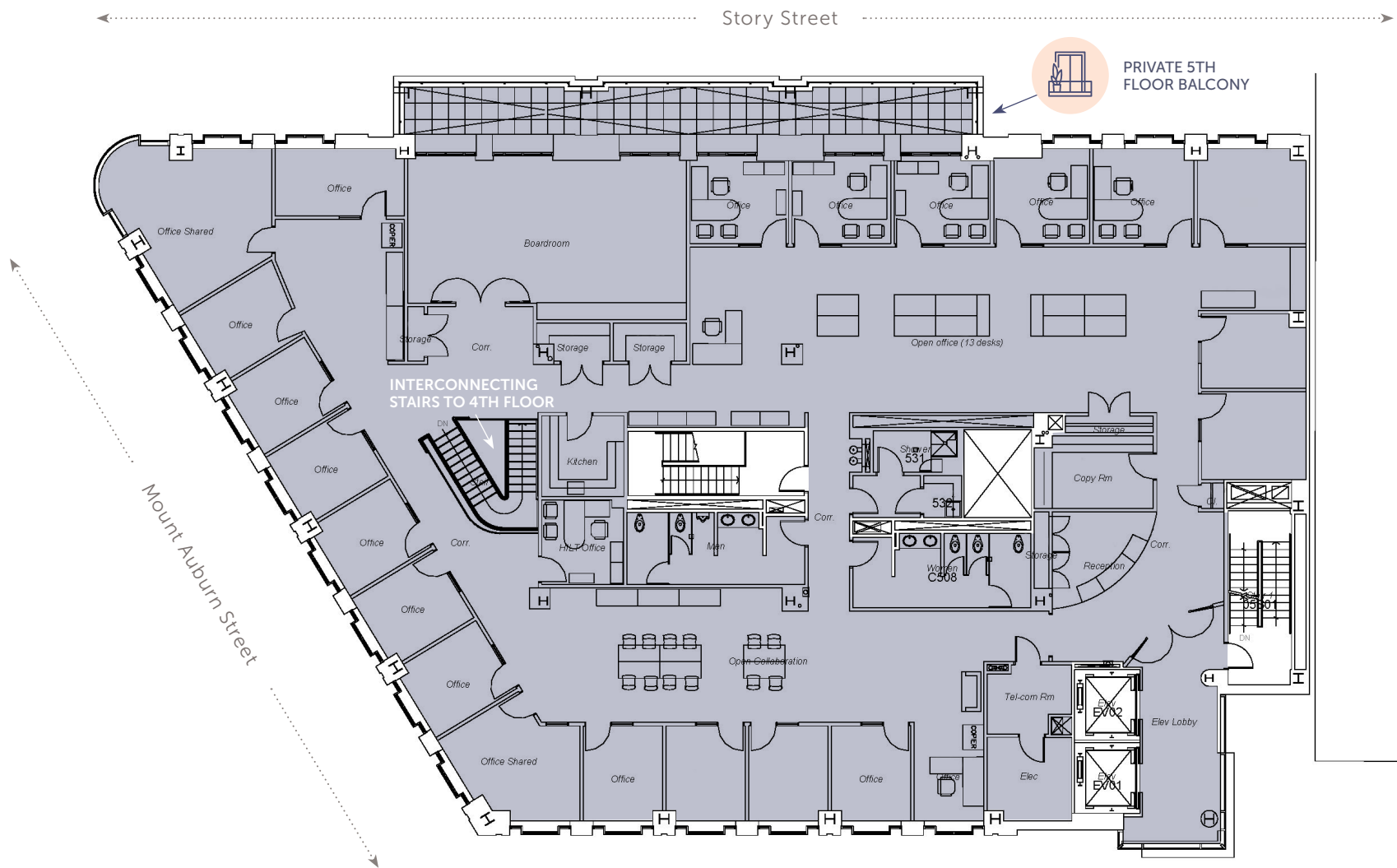
125 MOUNT  
AUBURN ST



# FLOOR PLANS

FIFTH FLOOR | AS-BUILT | 9,170 SF

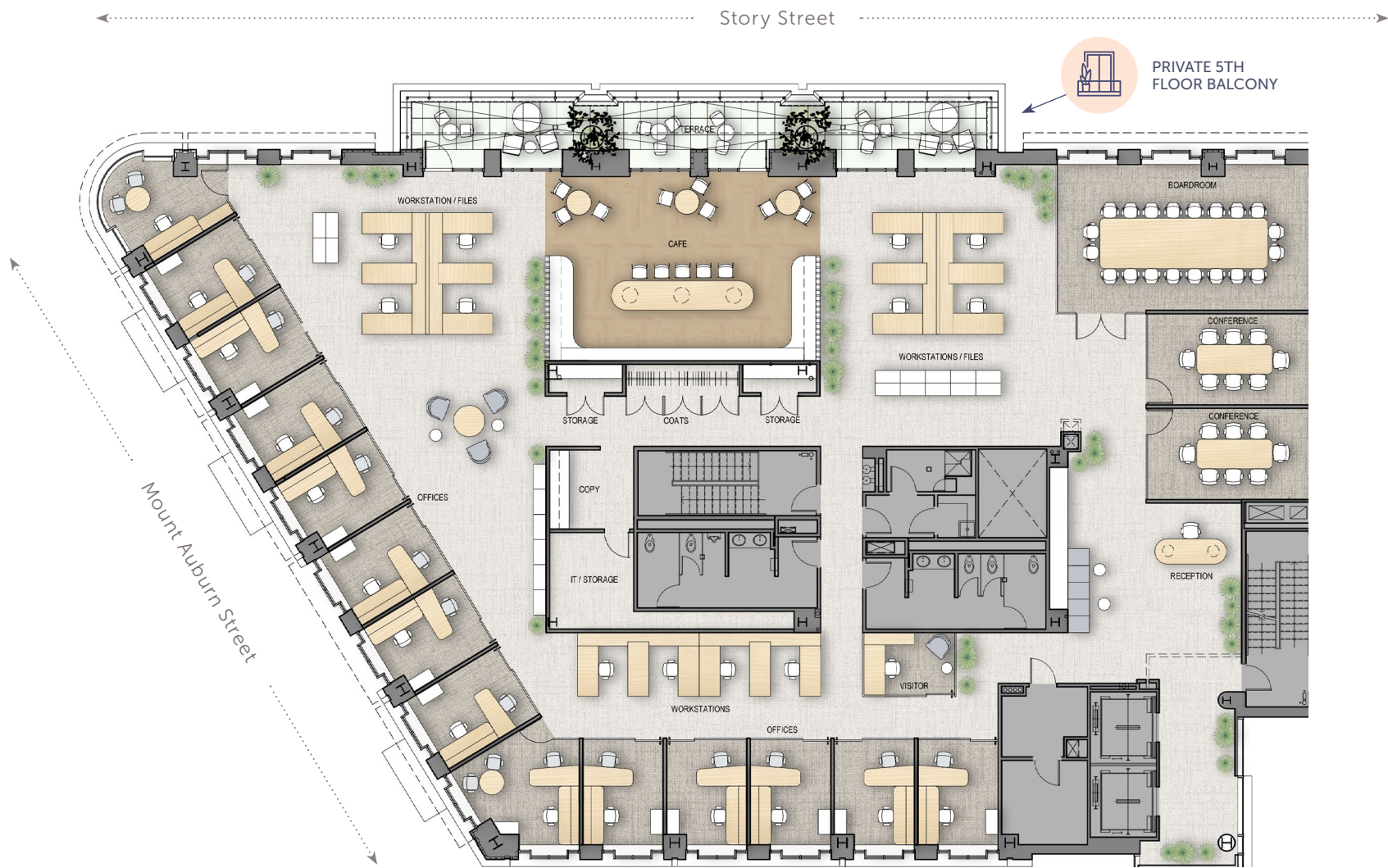
125 MOUNT  
AUBURN ST



# FLOOR PLANS

FIFTH FLOOR | PROFESSIONAL SERVICES LAYOUT TEST FIT | 9,170 SF

125 MOUNT  
AUBURN ST





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