FOR LEASE
ONE BROADWAY
Cambridge, Massachusetts

OFFICE SPACE AVAILABLE

FOR LEASE
ONE BROADWAY
Cambridge, Massachusetts

92,963 SF OF OFFICE SPACE AVAILABLE

The information contained herein has been given to us by the owner of the property or other source we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. (8-1-08)

Colliers Meredith & Grew, a member of Colliers International, is a worldwide affiliation of independently owned and operated companies.
On behalf of M.I.T., Colliers Meredith & Grew is pleased to offer for lease 92,963 square feet at One Broadway, Cambridge, Massachusetts. This 16-story, 335,000 square foot building is ideally situated in the heart of vibrant Kendall Square and across the street from the M.I.T. campus. One Broadway offers excellent access to numerous urban service amenities, including: hotels, countless eateries and restaurants, conference facilities, public parking, fitness centers and convenience retail, all within a short walk. The MBTA Red Line subway station is located one-half block away.

One Broadway currently presents contiguous leasing opportunities for tenants ranging in size from 2,557 to 56,892 square feet. Floors 3 and 4 totalling 56,892 square feet were recently vacated by the property owner in order to complete the building’s exterior facade renovations as described below.

M.I.T. is in the process of constructing major upgrades to the sidewalks and streetscapes surrounding the building, to the building entrances, and to the exterior façade from the ground level up to the fourth floor. The work will include replacing the existing retail storefronts and installing a new exterior curtain wall with a new floor to ceiling window line for the third and fourth floors. These improvements are targeted to be completed in the fourth quarter 2008.

**AVAILABLE SPACE**

- **FLOOR 3:** 23,845 SF
- **FLOOR 4:** 33,047 SF
- **FLOOR 6:** 2,557 SF
- **FLOOR 7:** 19,194 SF
- **FLOOR 8:** 2,625 SF
- **FLOOR 9:** 8,395 SF
- **FLOOR 12:** 3,300 SF

**ONE BROADWAY AMENITIES**

- Garage / lot parking ratio of 1 space / 1,000 rsf.
- MBTA Red Line subway station at Kendall Square is one-half block away.
- 24/7 building security - main lobby security station.
- Served by EZ Ride - shuttle connection to Cambridgeport, East Cambridge, Lechmere and the commuter rail at North Station.
- Banking services - Wainwright Bank and Trust Company.
- Food services - ZIGO, Dunkin Donuts, Baskin-Robbins, Domino's Pizza.
- The building is home to the Cambridge Innovation Center, that provides unique space solutions for young, growing technology tenants.
- Superior owner in the Massachusetts Institute of Technology.
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Our Knowledge is your Property