

441 MORGAN

CAMBRIDGE, MA

375,000 SF
LABORATORY SPACE



**441 MORGAN AVE:
STATE-OF-THE-ART
LAB/OFFICE BUILDING**

LEED Gold and
WiredScore Platinum
anticipated

375K

SF lab/office space

38-43K

SF of column-free
floor plates

12 total
floors

10 FLOORS PLUS
2 PENTHOUSE FLOORS

5 outdoor
terraces

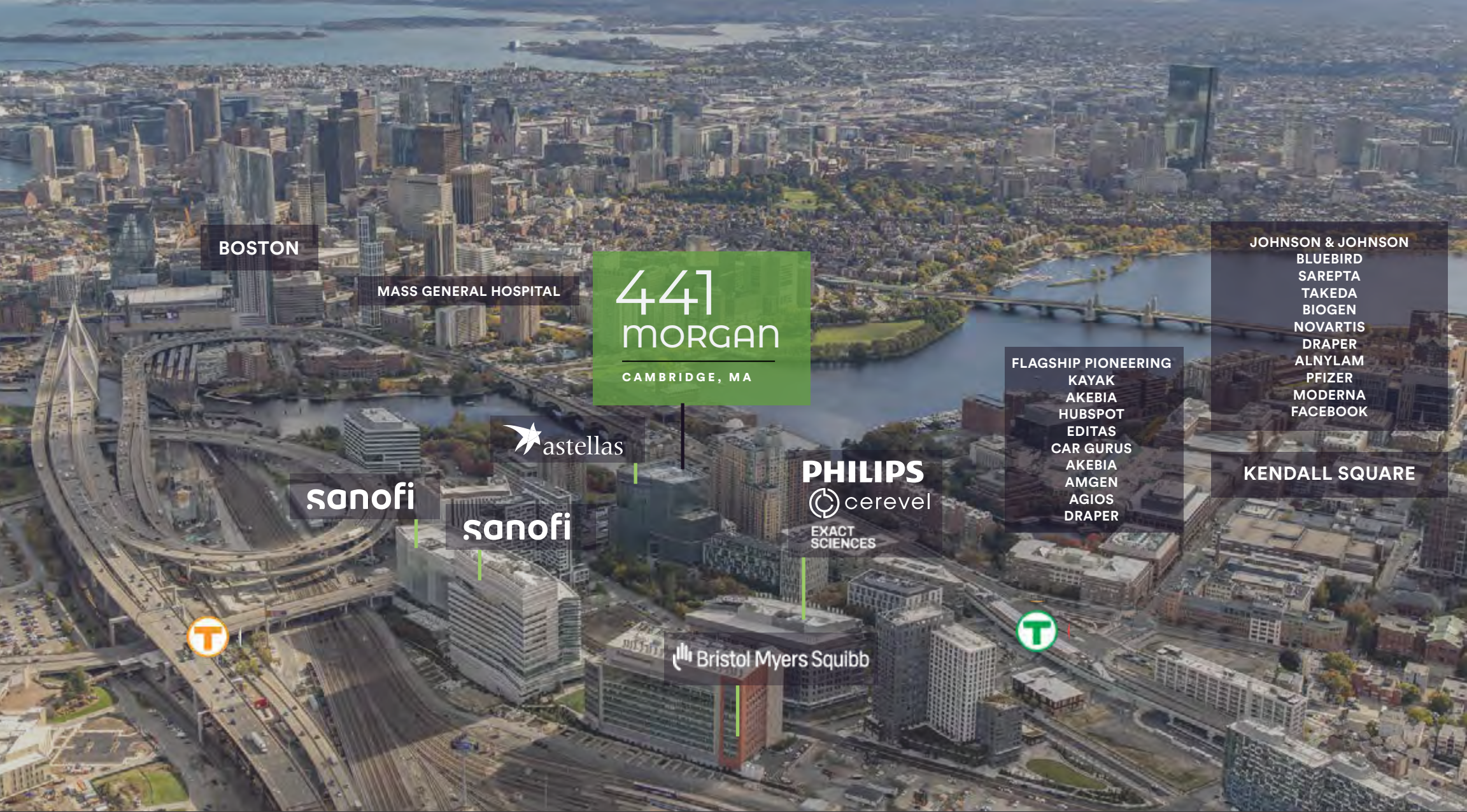
2 MBTA stations within a
5-minute walking distance

GREEN LINE (LECHMERE)
ORANGE LINE (COMMUNITY COLLEGE)

5 acre Common directly
across the street

3 below-grade
parking levels





BOSTON

MASS GENERAL HOSPITAL

441
MORGAN
CAMBRIDGE, MA

astellas

sanofi

sanofi

PHILIPS

cerevel

EXACT SCIENCES

Bristol Myers Squibb

FLAGSHIP PIONEERING

- KAYAK
- AKEBIA
- HUBSPOT
- EDITAS
- CAR GURUS
- AKEBIA
- AMGEN
- AGIOS
- DRAPER

JOHNSON & JOHNSON

- BLUEBIRD
- SAREPTA
- TAKEDA
- BIOGEN
- NOVARTIS
- DRAPER
- ALNYLAM
- PFIZER
- MODERNA
- FACEBOOK

KENDALL SQUARE

In Good Company

Connected to the leading life science cluster, Kendall Square, and in the heart of Greater Boston's new innovation hub & neighborhood, Cambridge Crossing.



TRANSIT-ORIENTED SUPERIOR LOCATION



Convenient MBTA access via Green (Lechmere), Orange (Community College), and Red (Kendall/MIT) lines



Dedicated bike lanes and paths plus on-site Bluebikes make it safe and easy to commute on two wheels



Commuter rail hubs at nearby North Station, South Station, and Back Bay Station



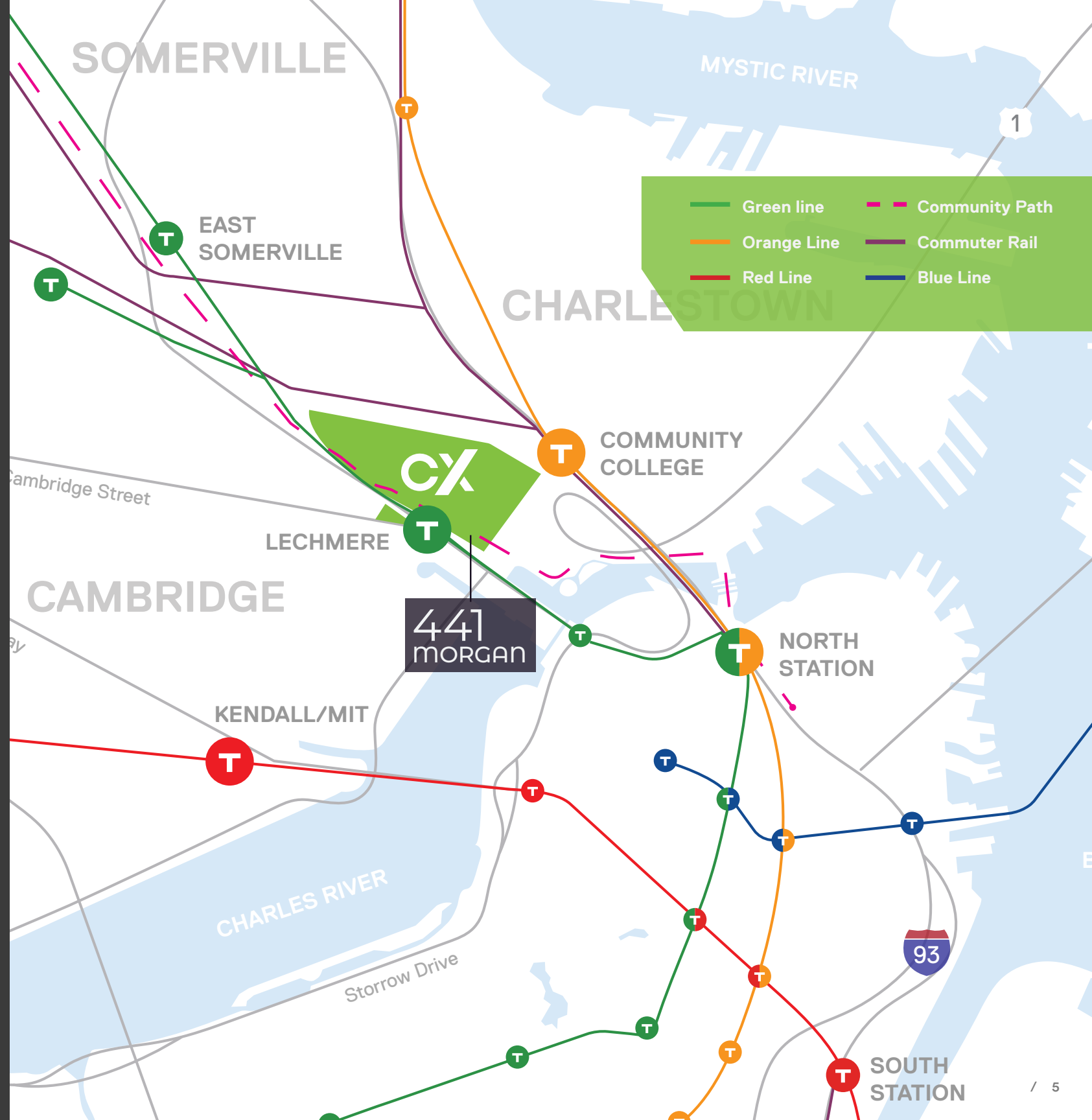
Less than one mile from CX to major highways. Highway links to six regional and interstate roadways.



3.5 miles to Logan International Airport and minutes to downtown Boston



On-site **EZ Ride shuttle** provides quick transport between North Station and Kendall square



An architectural rendering of a modern multi-story building. The building features a glass facade with vertical copper-colored accents. A prominent entrance on the left has a wooden slat facade. The ground floor is a glass-fronted retail or public space. The scene includes a sidewalk with pedestrians, a wheelchair user, and cyclists, along with trees and purple flowering plants. A green overlay in the top right corner contains the text 'VIBRANT PEDESTRIAN EXPERIENCES'.

**VIBRANT
PEDESTRIAN
EXPERIENCES**

EASY ACCESS
TO GILMORE BRIDGE
VIA 2ND FLOOR CONNECTION

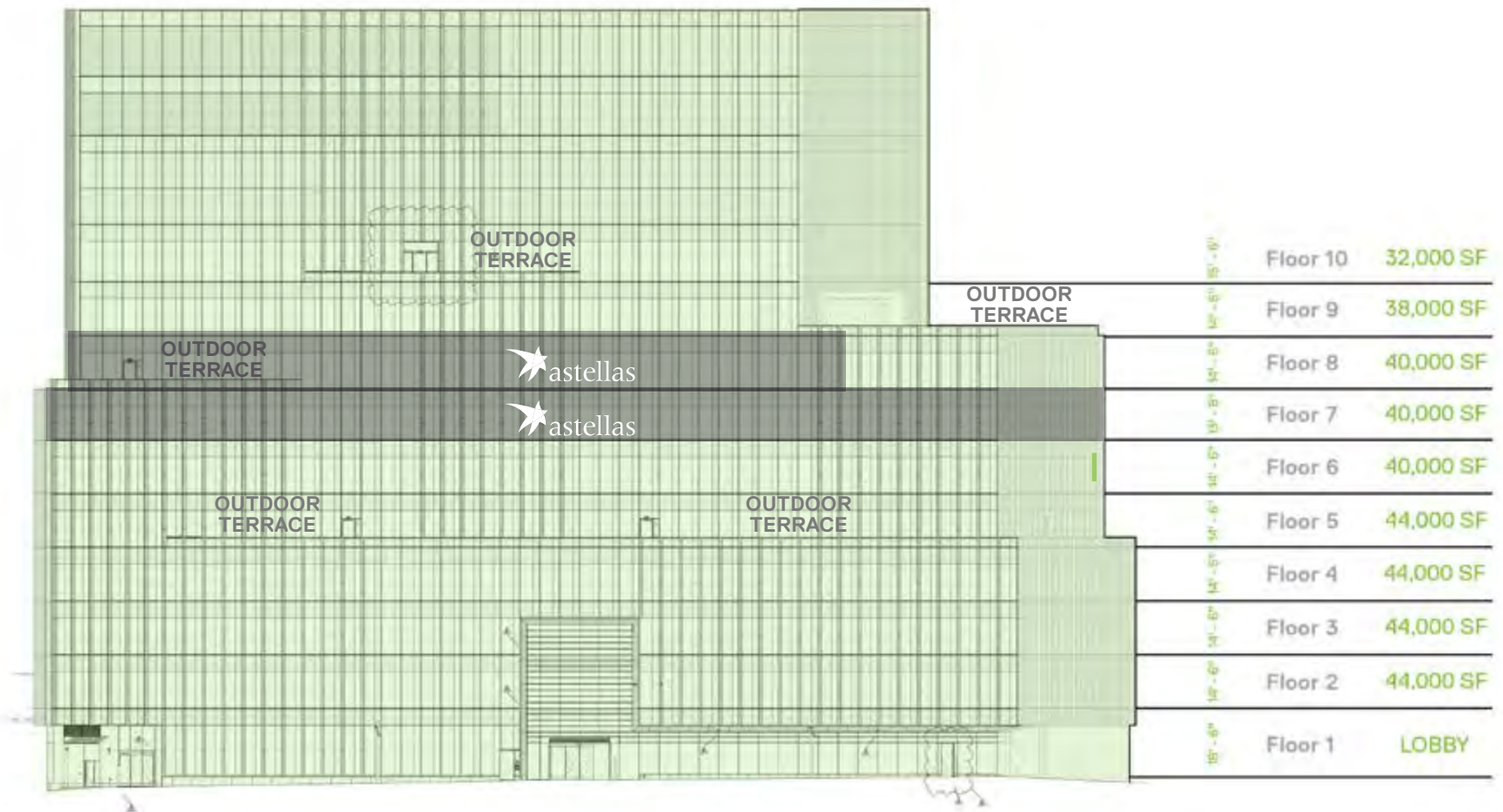


ABUNDANCE OF
NATURAL LIGHT
THROUGHOUT THE WORKPLACE

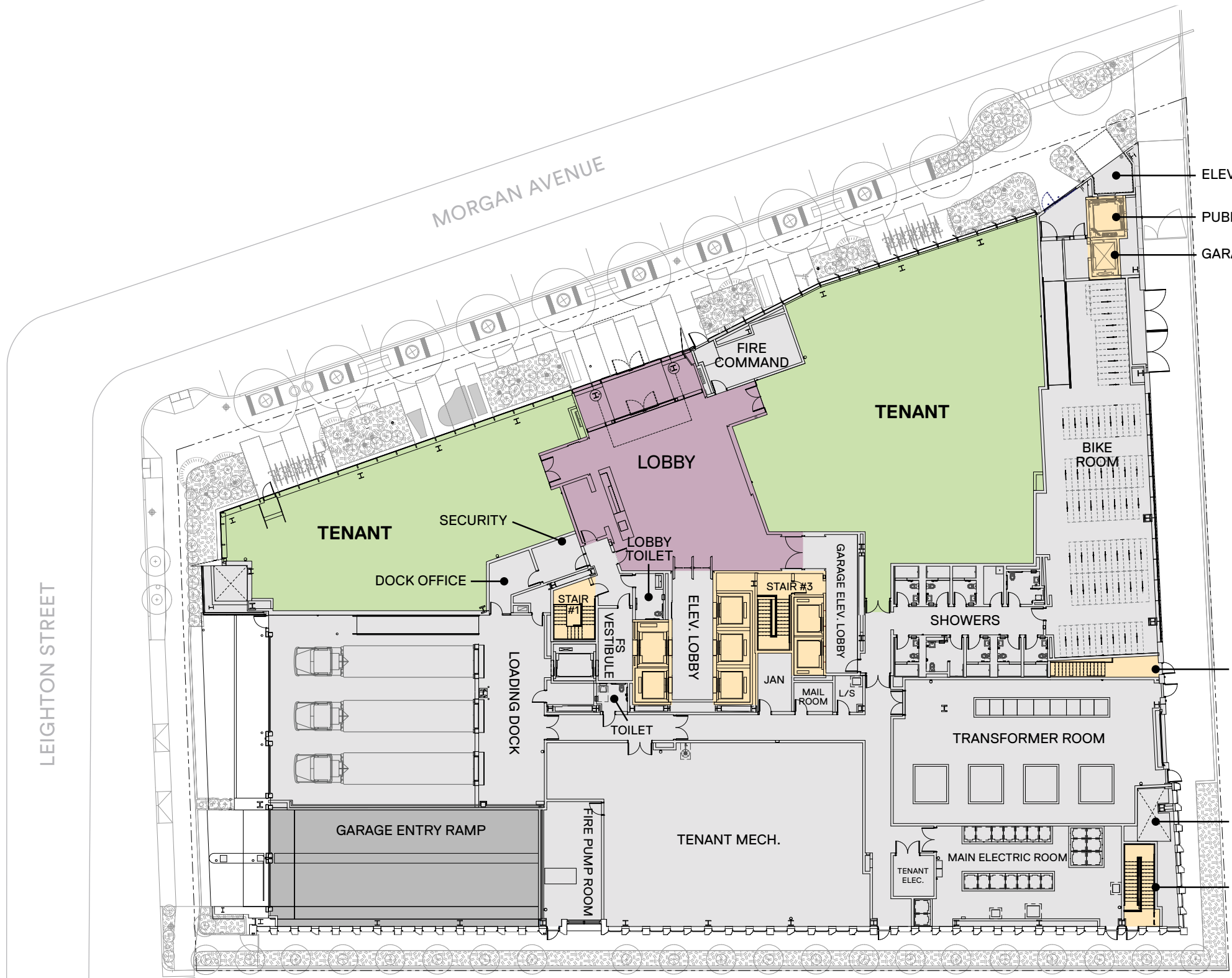


**LUSH OUTDOOR
TERRACES CREATE
INSPIRING GATHERING SPACES**





FLOOR



- ELEVATOR ALCOVE
- PUBLIC ELEVATOR
- GARAGE ELEVATOR

STAIR #2

AIR SUPPLY SHAFT

STAIR #4

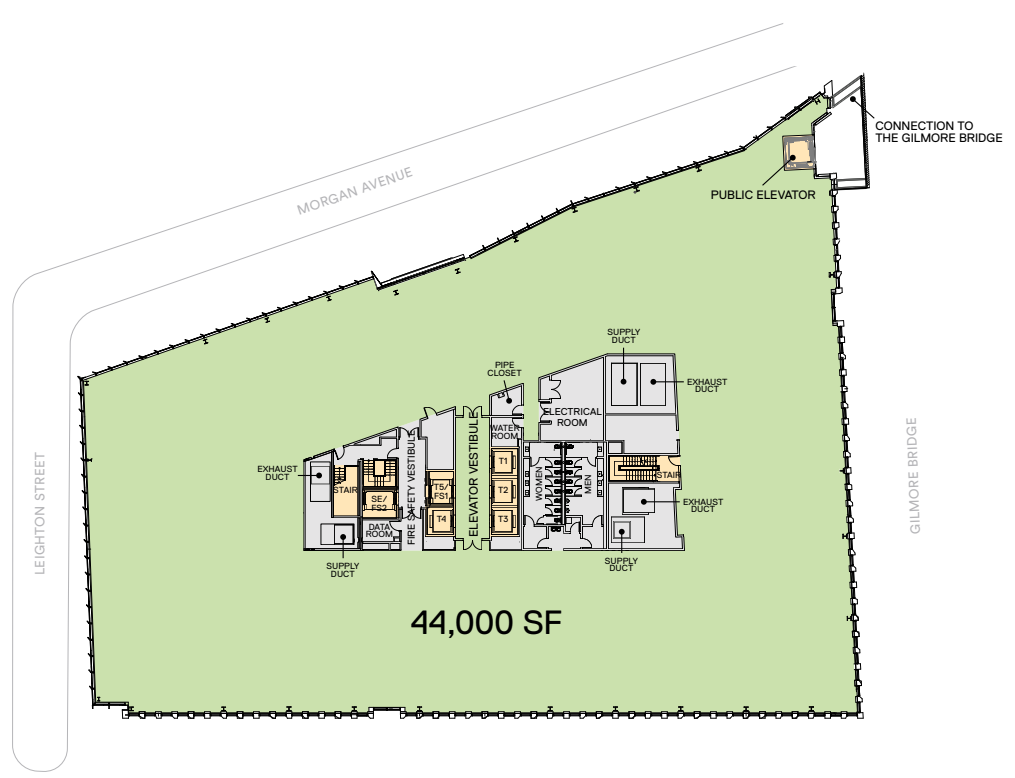
GILMORE BRIDGE

LEIGHTON STREET

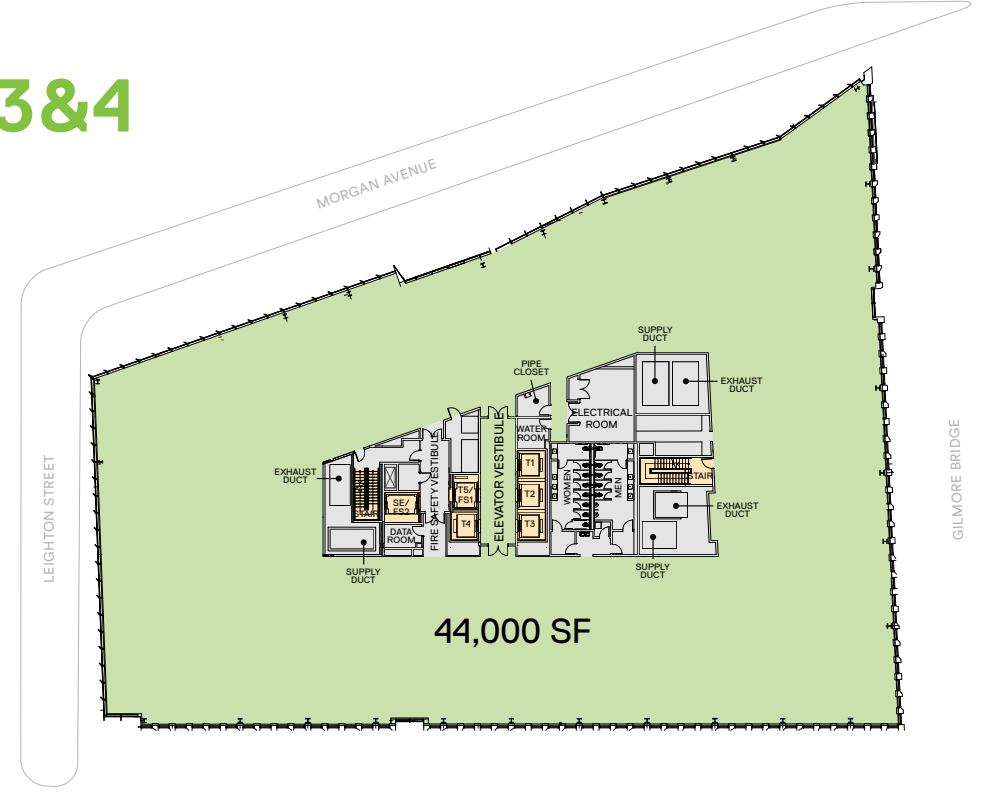
MORGAN AVENUE



FLOOR 2



FLOOR 3&4



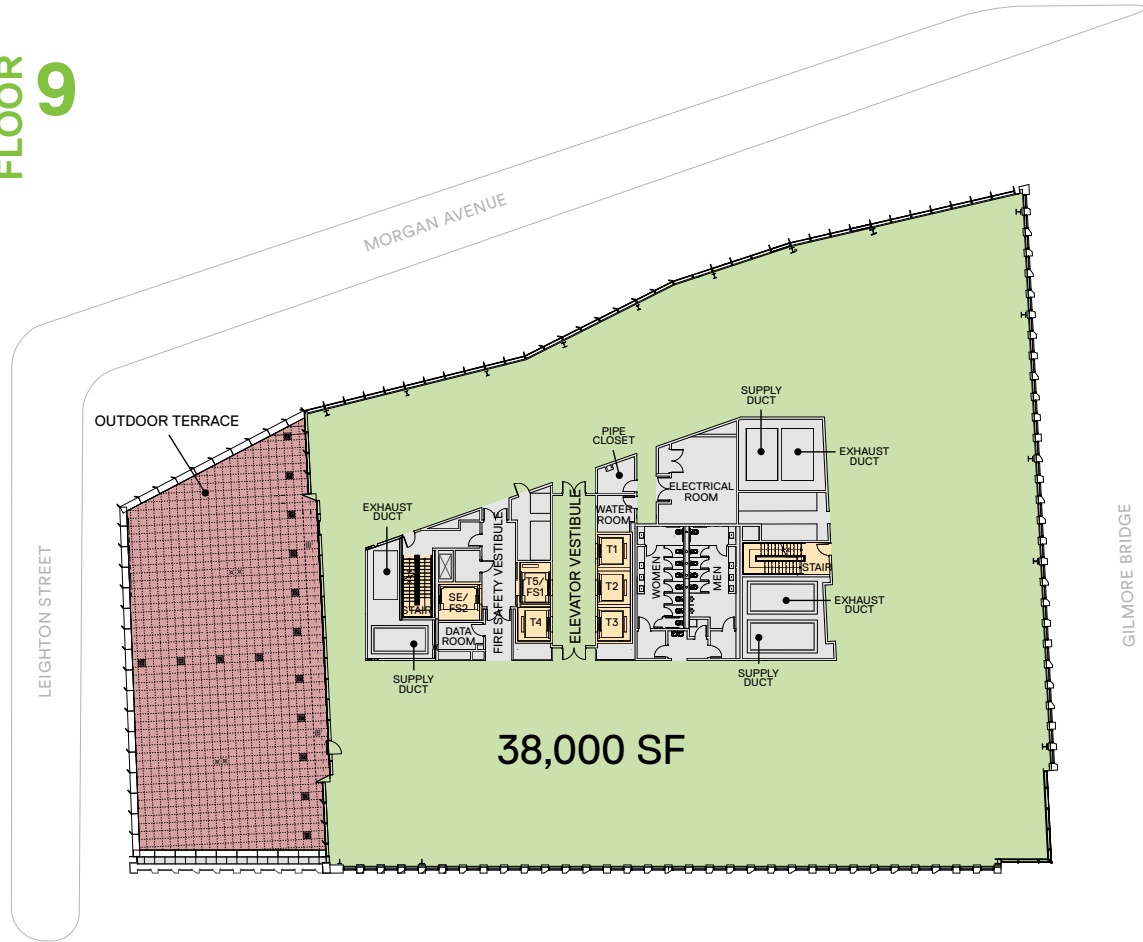
FLOOR 5



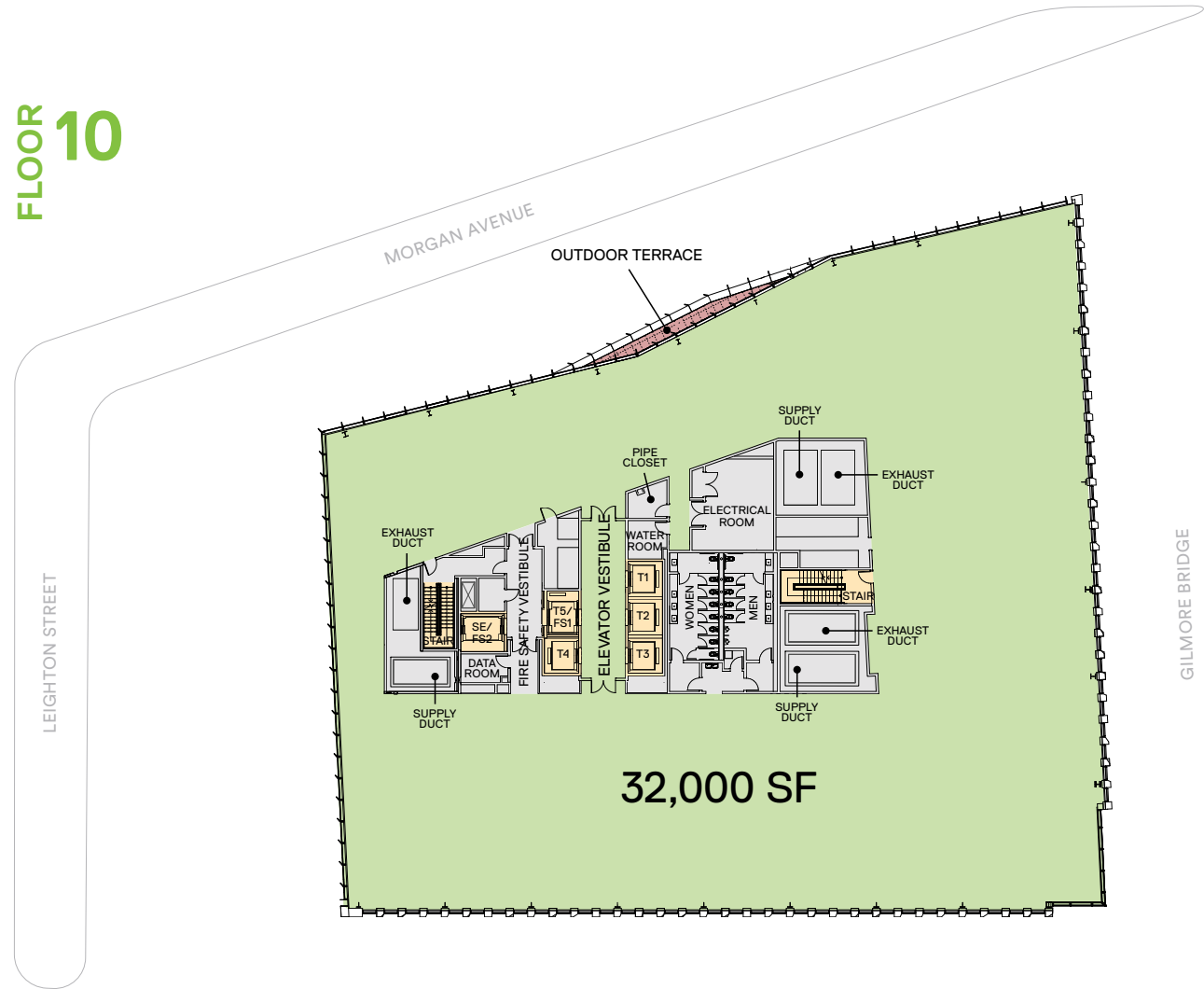
FLOOR 6&7



FLOOR 9



FLOOR 10



WHY 441 MORGAN AT CX



A+ Talent & Location

Retain and attract top talent in a prime location proximate to MIT and Harvard



New Innovation Hub

Join the likes of Sanofi, Bristol Myers Squibb, Philips and Cerevel Therapeutics at CX



Easy Access

CX provides easy access with two MBTA stations (one on site), a bus terminal hub, cycling and walking paths, bike storage and shower rooms, and proximity to Rte 93



.5 miles

to the epicenter of Kendall Square



Vibrant Community

Take advantage of a growing amenity-rich neighborhood with restaurants, cafés, a brewery, and more



Abundance of Open Sapce

Work inside and out with 11 acres of open space outside your front door and multiple terraces in the workplace



FINANCIAL DISTRICT

BACK BAY

BOSTON

441 MORGAN

4.5M total square feet

KENDALL SQUARE

2.1M sq. ft. of science and tech space

EAST CAMBRIDGE

43 total acres

11 acres of open space

SOMERVILLE

2.4M square feet of residential space

2400 future state-of-the-art residences

2500 existing residences on site

100K square feet of retail



This is Cambridge Crossing, a mixed-use, transit-oriented neighborhood purposefully designed to empower interactions and spark breakthroughs.

CX is conveniently located in East Cambridge, immediately adjacent to Kendall Square, the #1 life science cluster in the United States.

CAMBRIDGECROSSING.COM



From Silicon Valley to Cambridge, MA, DivcoWest, a DivCore Capital Company, invests in high growth markets where the world's leading technology and life sciences companies thrive.

DivcoWest is a vertically integrated real estate investment and development firm headquartered in San Francisco, CA. Since 1993, we have built long-term partnerships with select investors and some of the most innovative companies in the world.



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250 Water Street
Cambridge, MA



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Austin, TX



540 Madison Avenue
New York, NY



222 Jacobs Street
Cambridge, MA



LEASING

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