

CAMBRIDGE, MA

441 MORGAN

HIGH PERFORMANCE
SCIENCE CENTER

441MORGANAVE.COM



 Cambridge Crossing®

 DIVCOWEST.

441MORGAN

MEET 441 MORGAN

Built for the Best

- Set in the core of Cambridge Crossing (CX)
- Purpose-built to support a community of life science visionaries and pioneers
- Delivers the space, connectivity, and infrastructure to match your mission
- Sustainable and flexible





375K SF

lab/office space

5 outdoor

terraces

38K-43K SF

column-free
floor plates

12 floors

including two mechanical
penthouse levels

5-acre

park directly
across the street

3 levels

of below-grade
parking with direct entry

Direct link to Kendall Square

the nation's top innovation cluster*

<1 mile

to Boston

3.5 miles

to Logan International Airport

Free EZ Ride shuttle

between North Station and Kendall Square

2 MBTA stations

Green and Orange lines

<1 mile

to major highways, linking to 6 regional and interstate roadways

Commuter rail hubs

at nearby North Station, South Station, and Back Bay

Bike-friendly campus

with indoor storage, spa shower rooms, bike paths, cycle center, and 2 Bluebikes stations



CAMBRIDGE CROSSING

Where Inspiration Meets Innovation



- 11 acres of open space, including event lawn, picnic grove, play areas, and a dog run
- Recreational amenities, including bocce, sports field, and an OpenGym fitness kiosk
- Multi-use pedestrian and bike paths, plus a cycle center
- A year-round calendar of community events like fitness classes, concerts, outdoor movies, and art exhibits
- Numerous spots to grab a bite to eat, a cup of coffee, a cocktail, or just gather with friends

#1 US LIFE SCIENCE CLUSTER*

The Company We Keep

Located within Cambridge Crossing (CX), a new 4.5M SF innovation hub, 441 Morgan is **directly linked to Kendall Square**, a world-renowned epicenter of life science and discovery.



Neighboring Companies



Make a Statement From the Start



With a vibrant streetscape and a thoughtfully crafted lobby experience, 441 Morgan makes a striking first impression — setting a tone of excellence from the outside in.



PERFORMANCE BUILT-IN

High Performance Systems

- WiredScore Platinum certified
- View Smart Glass on southern façades to reduce solar gain and energy use
- Cooling towers with variable volume fans
- High-efficiency chillers with optimized controls

Sustainability

- **LEED Platinum certified**
- Water-efficient plumbing reduces domestic use by 35%+
- Rainwater reuse systems cut potable irrigation demand by 50%+
- Herbicides and pesticides are banned on-site
- Smoking is prohibited inside and within 25' of entrances

PERFORMANCE BUILT-IN

Health & Wellness

- Targeting WELL Gold certification
- MERV-13 or higher filtration across all ventilation systems
- Floor-to-ceiling windows maximize natural daylight
- 75% of regularly occupied spaces have direct views to the outdoors
- 5 outdoor terraces for wellness and connection to nature
- 5-acre park outside the front door
- Connected to 11+ acres of public open space, including bike paths, sports field, picnic grove, and event lawn
- Outdoor fixed musical instruments provide spontaneous creativity and support mental well-being



OUTDOOR SPACE

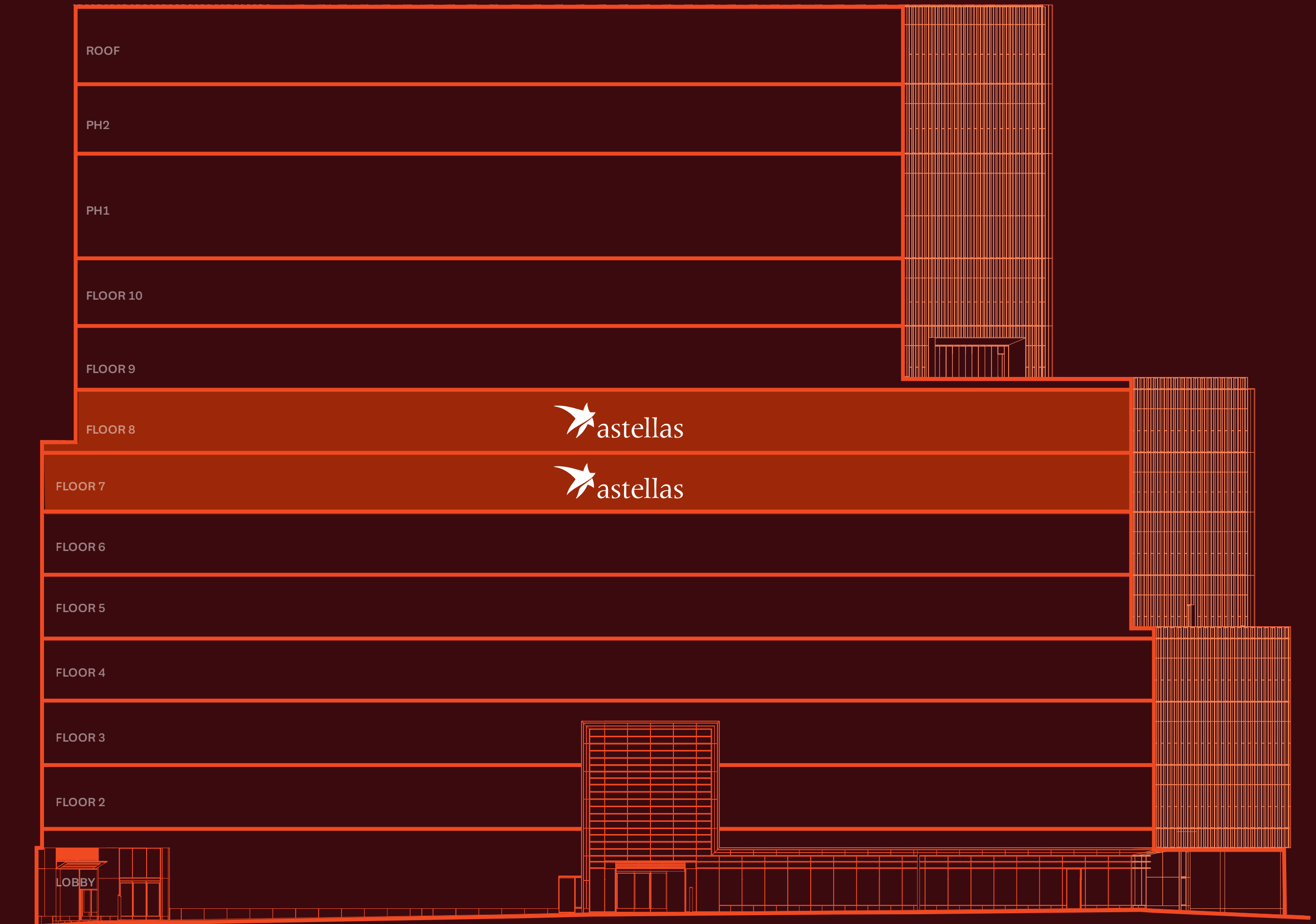
Your Place to Thrive



With five outdoor terraces throughout the building, 441 Morgan offers space to connect with nature, your team, and the work ahead.

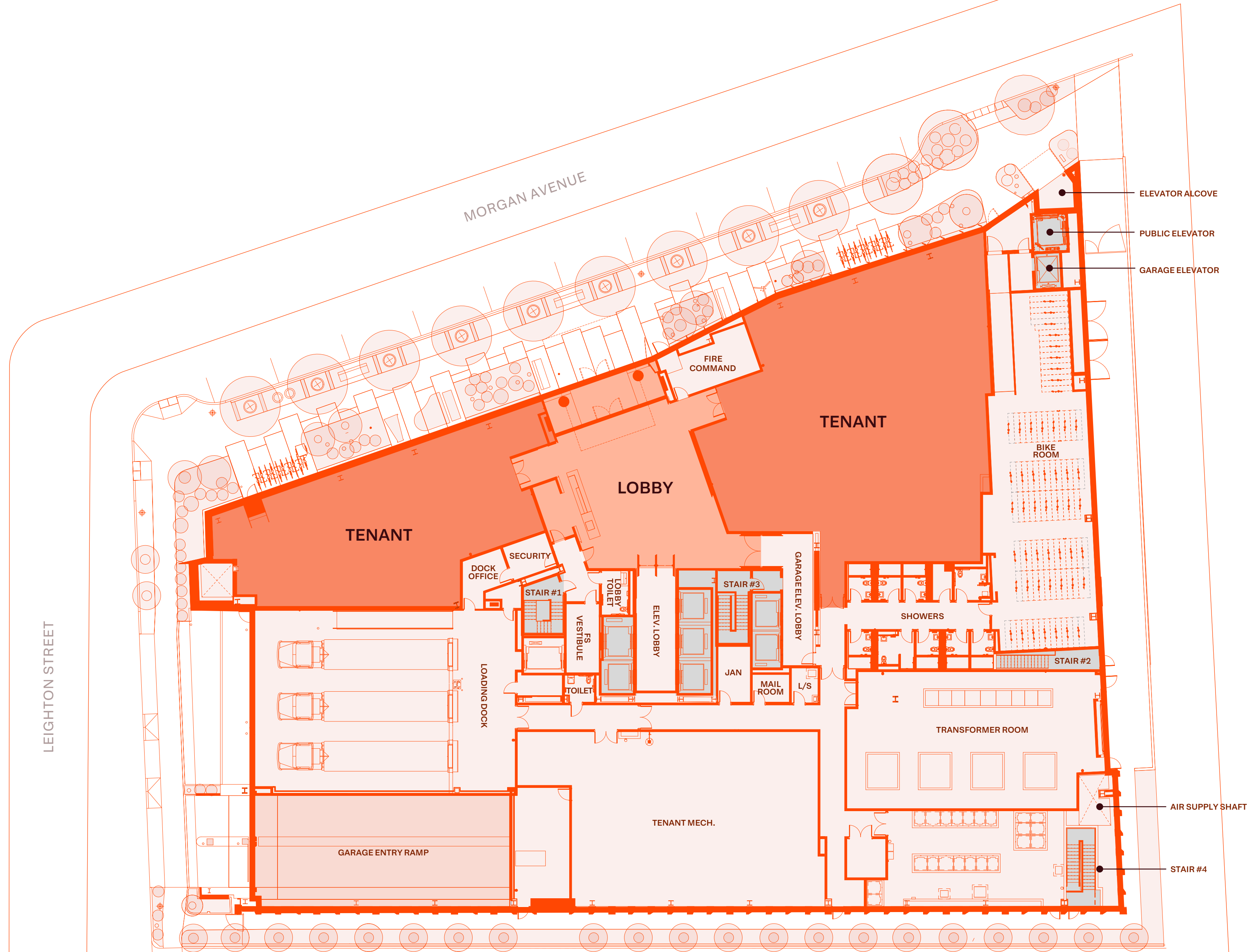
A Foundation for Scientific Breakthroughs

FLOOR	AVAILABILITY
Floor 10	32,000 SF
Floor 9	38,000 SF
Floor 8	Leased
Floor 7	Leased
Floor 6	40,000 SF
Floor 5	44,000 SF
Floor 4	44,000 SF
Floor 3	44,000 SF
Floor 2	44,000 SF
Floor 1	Lobby



Floor 1

LOBBY



Floor 2

44,000 SF



Floor 3&4

44,000 SF



Floor 5

44,000 SF



Floor 6

40,000 SF



Floor 9

38,000 SF



LEIGHTON STREET

MORGAN AVENUE

GILMORE BRIDGE

OUTDOOR
TERRACE

EXHAUST
DUCT

STAIR

SE/
FS2

DATA
ROOM

SUPPLY
DUCT

FIRE SAFETY VESTIBULE

T5/
FS1

T4

ELEVATOR VESTIBULE

T1

T2

T3

PIPE CLOSET

WATER ROOM

WOMEN

MEN

ELECTRICAL ROOM

SUPPLY
DUCT

EXHAUST
DUCT

STAIR

EXHAUST
DUCT

DUCT

TENANT

Floor 10

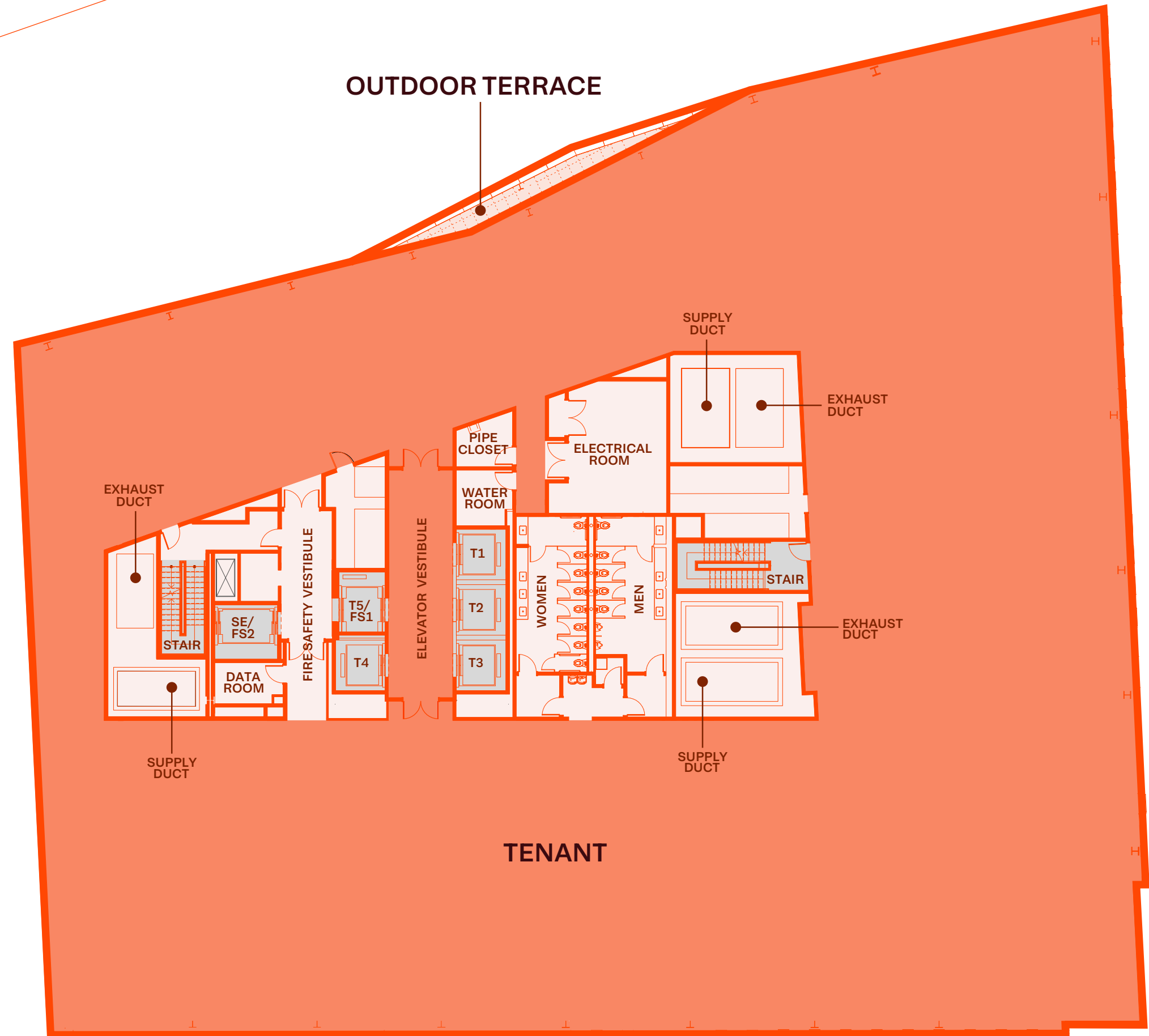
32,000 SF

MORGAN AVENUE

OUTDOOR TERRACE

LEIGHTON STREET

GILMORE BRIDGE



TENANT





Bring Your Mission Here

Leasing

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*Source: CBRE Research, Q2 2025.

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