JLL SEE A BRIGHTER WAY

Class A Lab Sublease

Vivarium Access

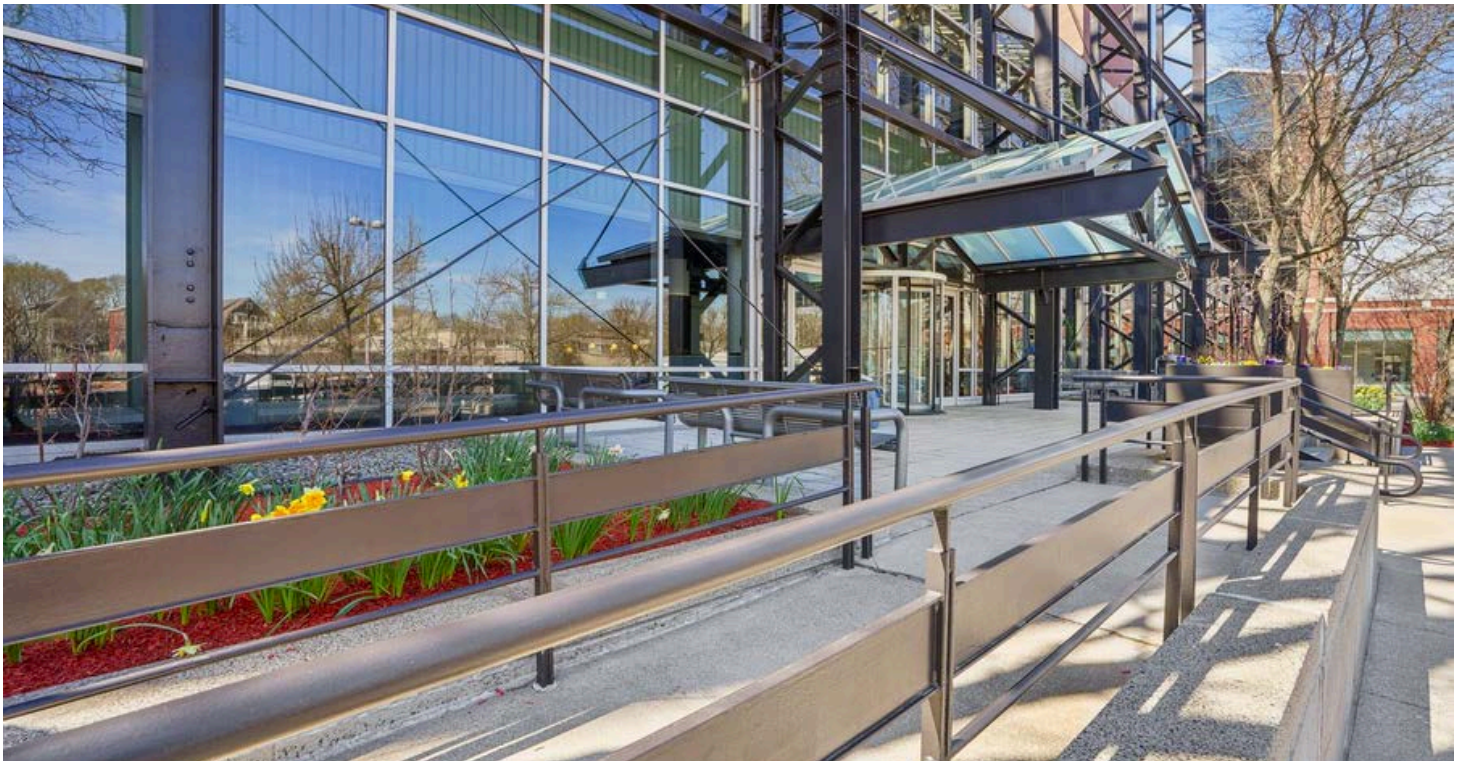
640 Memorial Drive, Cambridge

~17,000 - 47,365 RSF Available Immediately

JLL SEE A BRIGHTER WAY

640 Memorial Drive, Cambridge

Overlooking the Charles River, 640 Memorial Drive is one of the most recognized buildings in Cambridge. Strategically located at the center of the region's life science hubs, the property offers easy access to Kendall Square, MIT, Longwood Medical Area, Boston University and Harvard University. The space offers a flexible design which accommodate the requirements of modern R&D and life sciences laboratories. Commuters will appreciate the ample parking available on site as well as mass-transit access and a shuttle service to the MBTA Red Line.

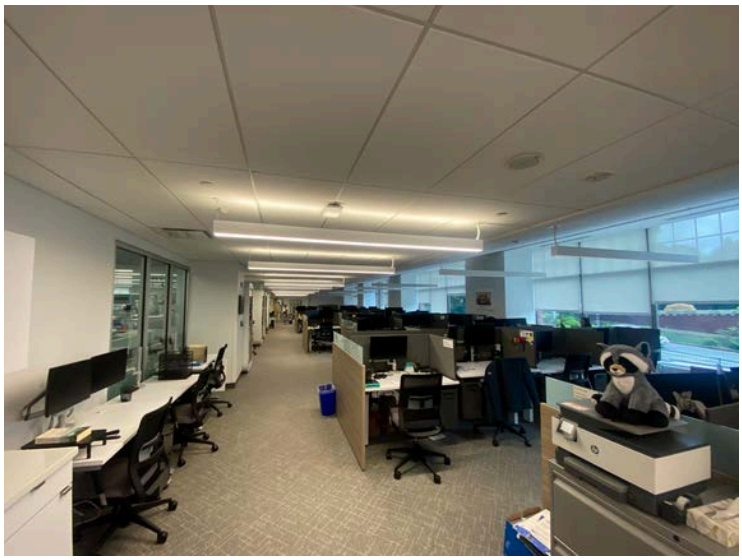


Sublease Details

- Size: Floor 1 - ~17,000 SF
  Floor 2 - 30,000 SF
- Available: Immediately
- Term: Through 8/31/2027 (longer terms available)
- Parking: 1.00/1,000 s.f.
- Vivarium Operator: MISPRO in building

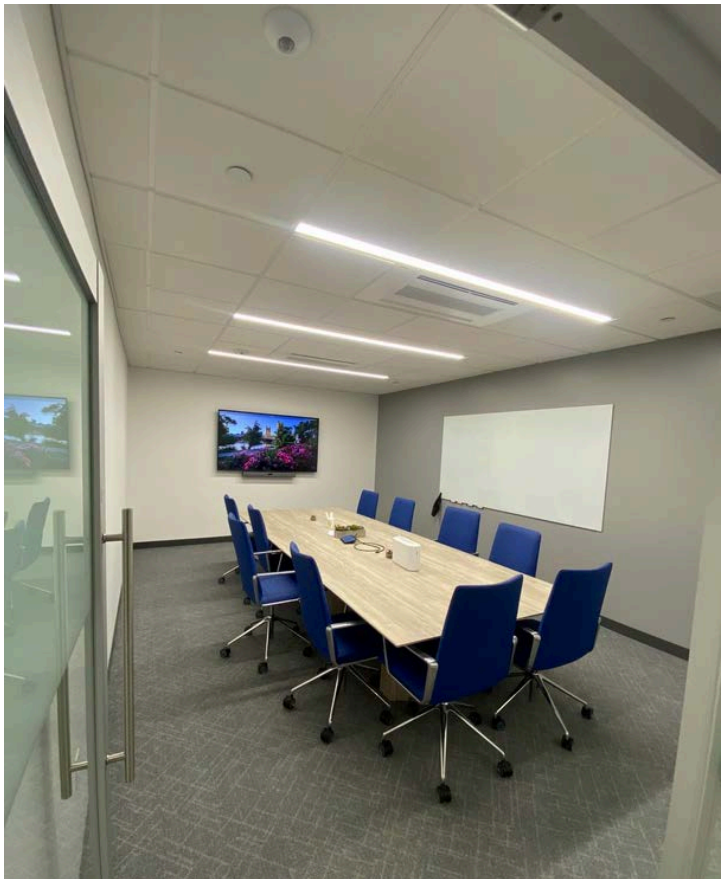
JLL SEE A BRIGHTER WAY

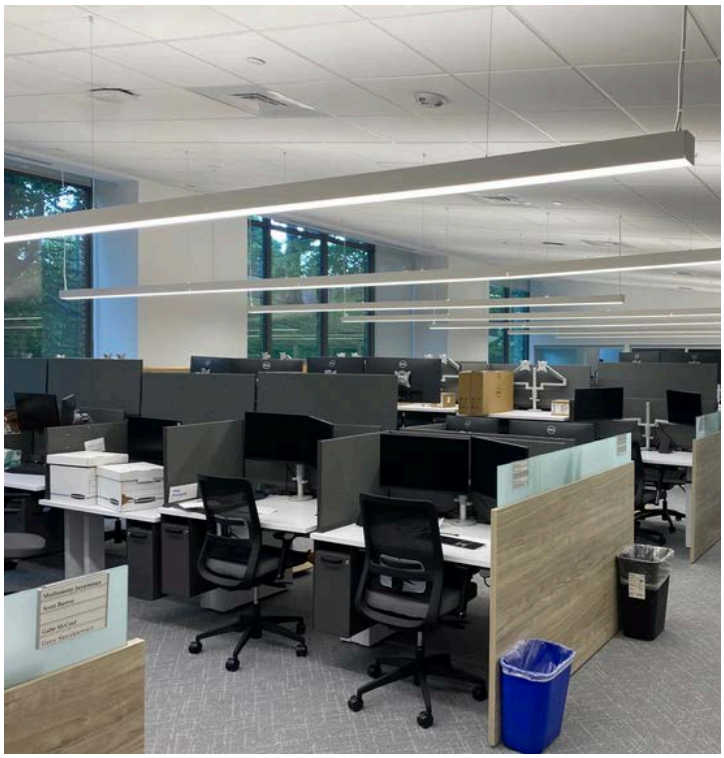
640 Memorial Drive, Cambridge



JLL SEE A BRIGHTER WAY

640 Memorial Drive, Cambridge



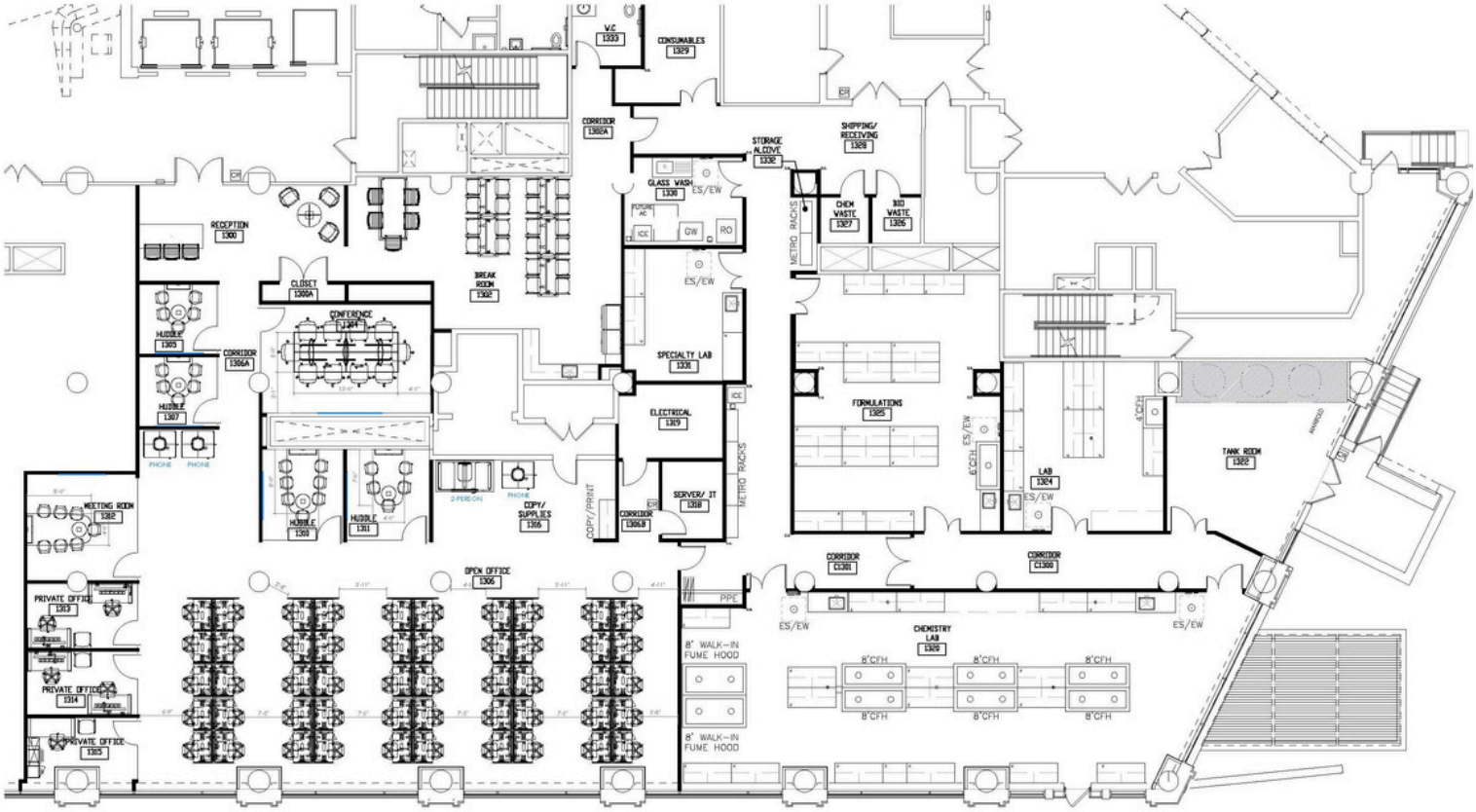


JLL SEE A BRIGHTER WAY

640 Memorial Drive, Cambridge

Floorplan

1st Floor: ~17,000 SF



Lab Space Details

- Chemistry space
  - Six 8' hoods
  - Two 8' Walk-in Hoods
- Formulation Lab
- Analytical lab
- Glasswash/Autoclave

Office Space Details

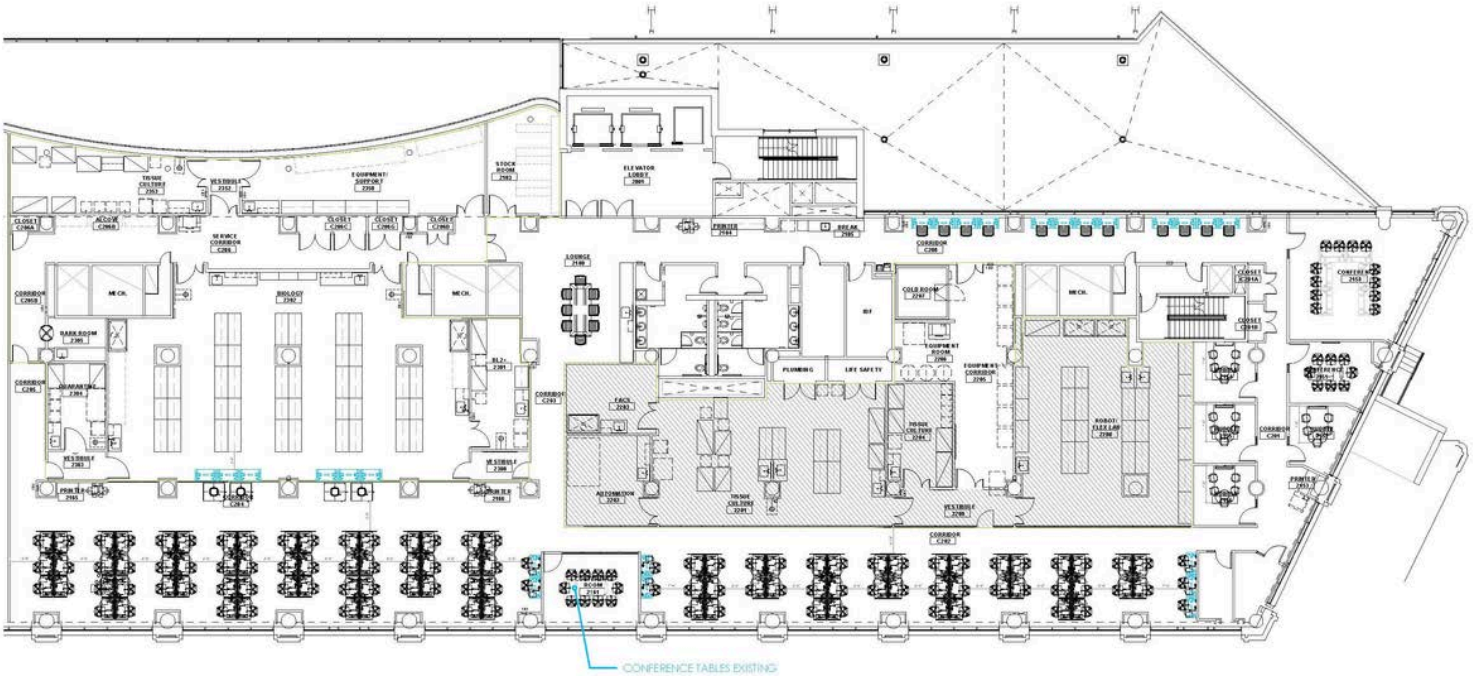
- Delivered Furnished
- One large conference room
- Two medium conference rooms
- Three small conference rooms
- Three private offices
- 50 desks
- Cafe/break room
- Basement storage space

JLL SEE A BRIGHTER WAY

640 Memorial Drive, Cambridge

Floorplan

2nd Floor: 30,000 SF



Lab Space Details

- Two large biology lab
- Three tissue culture suites
- One chemistry lab (four 6' hoods)
- Cold Room
- Freezer farm

Office Space Details

- Delivered furnished
- Two large conference rooms
- One medium conference room
- Four small conference rooms
- Cafe/break room
- 100 desks
- Basement storage space

JLL SEE A BRIGHTER WAY

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of $20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY℠. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Contact Us

Tucker Hansen
Tucker.Hansen@jll.com
617.699.6846

Peter Bekarian
Peter.Bekarian@jll.com
617.512.8787

Anslee Krouch
Anslee.Krouch@jll.com
617.316.6479

Jones Lang LaSalle Americas, Inc. License #: CO508577000