



301 **Binney**

301 Binney, Cambridge, MA

Space for the **Life** **Science** **Industry**

LOCATION

The life science markets of Boston and Cambridge, Massachusetts are global epicenters of biotechnology innovation.

With laboratory and office facilities, strategic urban planning and investment, and a wide variety of events, shared spaces, amenities and restaurants, Boston/Cambridge provides the world's most diverse live-work-play environment for the life science community.



INARI
BILL & MELINDA GATES Foundation
REMIX THERAPEUTICS
KORRO

BROAD INSTITUTE

301 BINNEY

REPERTOIRE
CAMP4 SOLID BIOSCIENCES

MERCK

be BIOPHARMA

RubiusTherapeutics RELAY

KRONOS-BIO generation bio Affinivax
Biogen Momenta Scholar Rock synlogic

FOUNDATION MEDICINE

AMGEN

Biogen

Alnylam TANGO therapeutics
bluebirdbio TCR² sigilon therapeutics

bluebirdbio

Schlumberger DRAPER

Biogen

SANOFI

Lonza
SURFACE ONCOLOGY ANOKION

brammer DRAPER
Biogen

DRAPER
WINTHROP INSTITUTE

cic
Johnson & Johnson

Takeda

BlueRock Bayer
Beam Lab Central

FOGHORN verve
THERAPEUTICS

Casma Epizyme
Rayon Institute

BROAD INSTITUTE

Lilly MPM

RHEOS Akebia Cedilla
SARTORIUS Forsyth

gsk GlaxoSmithKline Caraway
MYELCID Sana
ATLAS VENTURE

NOVARTIS moderna
Sana Pfizer semma THERAPEUTICS

SAREPTA FAZE
Lilly GARUDA THERAPEUTICS

Steps From Kendall Square

UNPARALLELED CONVENIENCE TO AMENITIES & ACCESSIBILITY

Tenants will enjoy excellent access via Interstate 93, proximity to the MBTA Red Line (Kendall) and Green Line (Lechmere) as well as the EZ Ride Shuttle Bus. Tenants participate in a thriving neighborhood community with shops, restaurants and cinemas at Kendall Square.

Neighboring institutions and corporations include MIT, Sanofi, Amgen, Merck, Biogen, Broad Institute, Moderna Therapeutics, Bristol-Myers Squibb and Bayer Pharmaceuticals.



KENDALL/MIT MBTA STATION
0.5 MILES/10-MINUTE WALK

● BLUEbikes.
●●● Walk to MBTA



301 Binney

OVERVIEW




301 Binney Street features 417,290 SF of first class office/R&D space in the heart of the Kendall Square/East Cambridge biotechnology market. The building sits over a subgrade garage and features a superior laboratory base building shell.

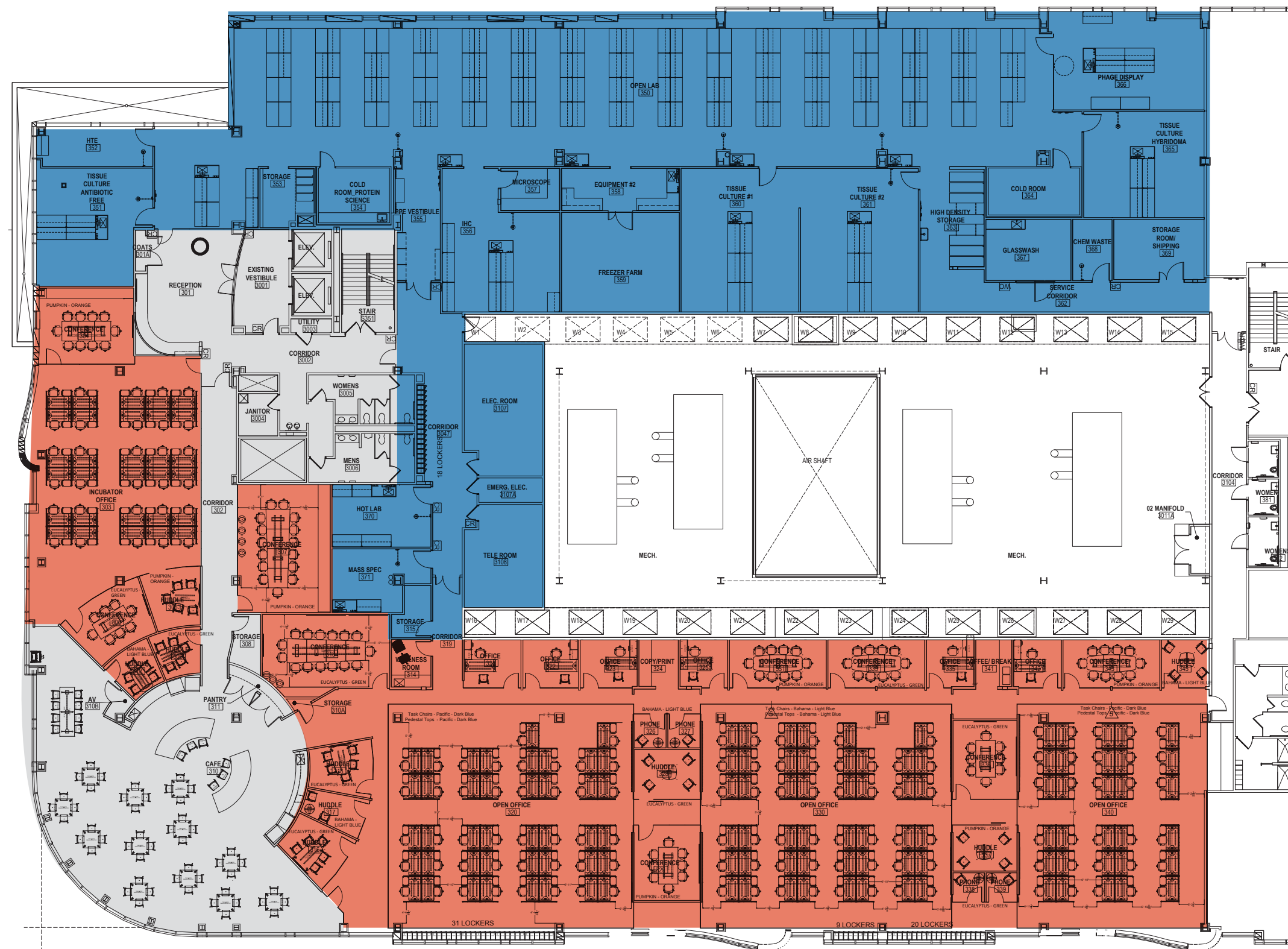
RENTABLE SQUARE FOOTAGE
417,290

301 Binney

FLOOR PLAN (THIRD FLOOR)

LEGEND

- Office Space 
- Lab Space 
- Common Space 



301 Binney

BUILDING SPECS

BUILDING TYPE

Lab/Office

BUILDING SIZE

417,290 SF

FLOOR TO FLOOR HEIGHT

14' on floors 1-5
18' for the mechanical penthouse

COLUMN SPACING

33' x 33'

FLOOR LOADING

100 lbs./SF on floors 1-5
100 lbs./SF on roof
250 lbs./SF on enclosed mechanical penthouse

ELEVATOR

4 traction passenger elevators with 3,500-lb. capacity
2 traction freight elevators with 10,000-lb. capacity

ELECTRICAL

Two shared 3000 Amp bus duct riser for tenant loads

UNDERGROUND PARKING

0.7/1,000 SF

HVAC

Four 1,500-ton chillers
Four 600 bhp boiler units
Eight cooling towers on rooftop
Six AHUs designed to deliver 1.5 CFM/SF of outside air
Six AHUs per floor

FIRE PROTECTION

Common Area: Automatic wet-pipe sprinkler and manual wet standpipes

LOADING DOCK

One shared central dock equipped with three vehicle access spaces

AMENITIES

On-site fitness center
Discovery Café



BioMed Realty Portfolio Map



15.9 MILLION SF
across 101 operating portfolio assets

3.8 MILLION SF
of active development pipeline

7.1 MILLION SF
of future development pipeline

Other: 572k SF existing portfolio (includes all assets operated by BioMed)

About BioMed Realty

BIOMED REALTY, A BLACKSTONE PORTFOLIO COMPANY, IS A LEADING PROVIDER OF REAL ESTATE SOLUTIONS TO THE LIFE SCIENCE AND TECHNOLOGY INDUSTRIES.

As of October 31, 2022, BioMed owns and operates high-quality life science real estate comprising 15.9 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

In addition, BioMed maintains a premier in process development platform with 3.8 million square feet of Class A properties in active construction and 7.1 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.

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