

134 COOLIDGE

Watertown, Massachusetts

16,459 SF OF 2ND GENERATION
CLASS A LAB SPACE

 BioMed Realty **CBRE**

134 COOLIDGE

BioMed Realty and CBRE are pleased to present 16,459 square feet of laboratory space available at 134 Coolidge Avenue in Watertown, Massachusetts. 134 Coolidge Avenue is a two-story, 37,684 square foot laboratory building with with 1200 amp power, HVAC, tailboard loading and 3.2 parking spaces per 1,000 square feet leased. Located at the intersection of Watertown, Cambridge, and Boston, 134 Coolidge Avenue provides tenants with convenient access to major highways and public transportation.

AVAILABILITY DETAILS

2ND GENERATION
CLASS A LAB SPACE

SIZE
16,459 SF

FLOOR
1

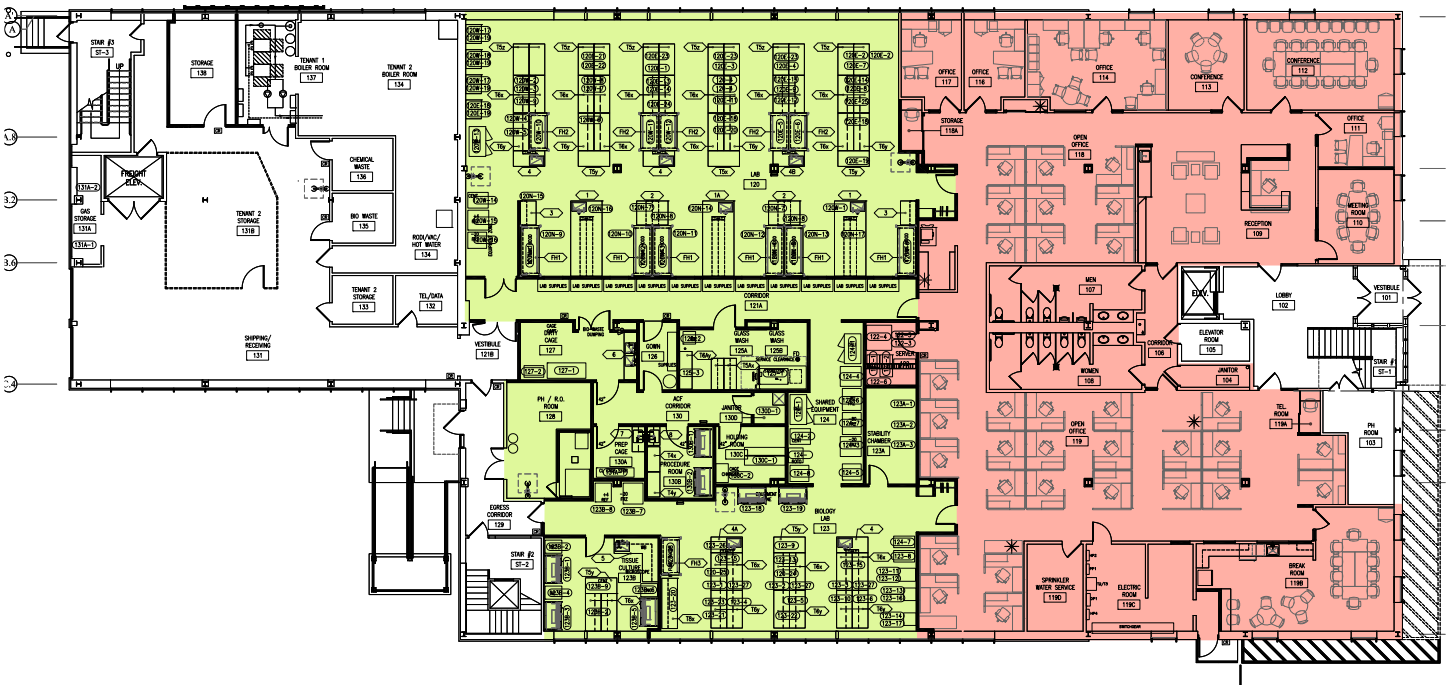
AVAILABLE
2/1/2023

PARKING
3.2/1,000 SF

AVAILABLE 2/1/2023

FIRST FLOOR: 16,459 SF

LAB OFFICE



LAB BREAKDOWN

50 Benches
11 Fume Hoods
Tissue Culture Room

ACF
Autoclave and Glasswash

OFFICE BREAKDOWN

32 Open Office Seats
4 Private Offices
1 Large Board Room

1 Medium Conference Room
Cafe
Reception

BUILDING SPECIFICATIONS

Building Size:

37,684 SF on two stories

Year Built:

Built in 1962, Renovated in 1999/2000
Recently renovated Lobby (2011)

Construction:

Steel frame, blocked walls, brick
façade

Ceilings:

12'0" common space and office

Parking:

3.2/1,000 SF

Elevators:

1 passenger, 1 freight

Security:

Card key access/Building managed by
BioMed Realty/Security Cameras

Power:

750 KVA , 1200 Amp First Lug only
main, 277/480V, 3-phase, 4-wire

Loading:

Tailboard

Sewer:

Tenant managed individual pH
neutralization tank

Lab Services:

House Vacuum system
House compressed air system


HVAC:

27,000 CFM

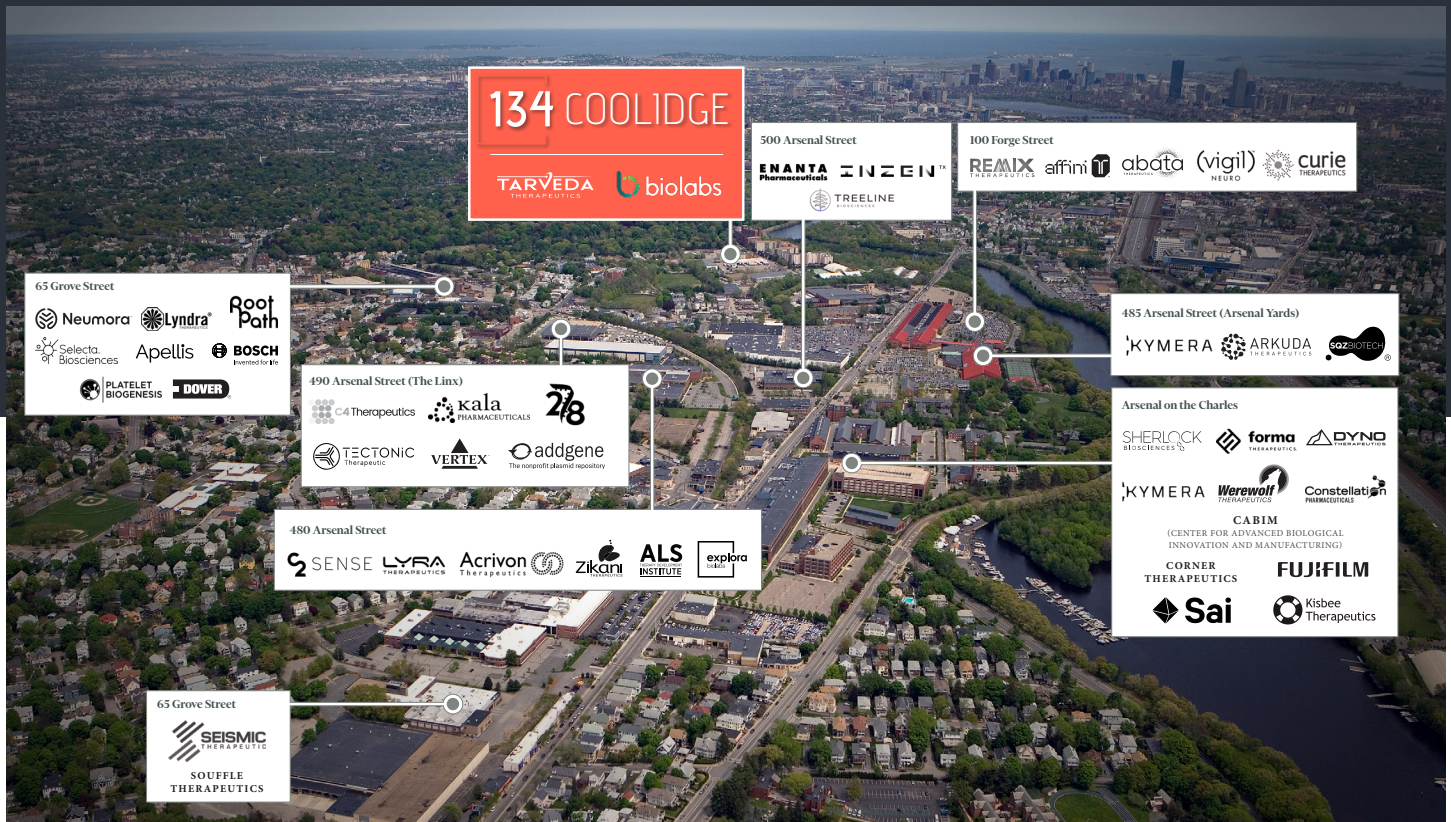
Generator:

Milton Cat, Diesel, 80 kW

AMENITIES

- 
- Walking distance to retail at Arsenal Yards and Watertown Malls
 - Convenient access to the Mass Pike, Route 20 and Route 16
 - Multiple restaurants & cafés nearby
 - 6-8 minute walk to Route 70/70A MBTA bus providing connectivity to Central Square Red Line Subway Station
 - Close proximity to Harvard Square and East Cambridge

LIKE-MINDED NEIGHBORS IN A THRIVING BIOTECH HUB



ABOUT BIOMED REALTY

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high-quality life science real estate comprising 14 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle and Cambridge, UK. In addition, BioMed maintains a premier development platform with 2.8 million square feet of Class A properties in active construction to meet the growing demand of the life science industry. To learn more about BioMed Realty, visit biomedrealty.com and follow the company on Twitter @biomedrealty.

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