



58 CHARLES

CAMBRIDGE, MA







58CHARLES

Presenting a premier single tenant or multi tenant opportunity of approximately 49,198 RSF of newly renovated brick-and-beam office space.

58 Charles Street is a crown jewel of East Cambridge. A historic landmark tucked away between Second Street and Charles Street within walking distance to all the incredible amenities of Kendall Square and a T-stop from Boston's tech hub. Built in the late 1800s, this fully updated brick-and-beam building boasts open exposed ceilings, ample parking, and quick access to all the nearby amenities of this desirable and thriving area.

Full building will be available early Q2 2022.



STEPS
TO KENDALL
SQUARE



PRESTIGIOUS
OWNERSHIP



AMENITY-
RICH
NEIGHBORHOOD



SIGNAGE
OPPORTUNITY



CLOSE
TO PUBLIC
TRANSIT







CRUSH IT
EVERY
DAY



Building Details

Building Size:	49,198 RSF
Year Built/Renovated:	Built 1899 Renovation Complete in early 2022
Floor to Floor Height: (Clear Heights Vary)	Basement: 10' Levels 1 & 2: 12' Level 3: 9'
Structural Bays:	20' x 10' typ.
Floor Loading:	100 PSF varies
Service:	Loading Dock
Elevators:	One 1,500 lb Passenger One 4,500 lb Freight (final size TBD)
Mechanical:	One 600 gpm closed circuit cooling tower with vibration isolators One 7,500 cfm AHU (final size TBD, currently in design) Two 625 MBH boilers and associated pumps Thirty-one heat pumps (currently in design)
Electrical:	2,000 amp service
Parking Ratio:	53 spaces (final count TBD based on loading dock study)
Signage:	Granite signage base on corner of Charles & 2nd Street Exterior Signage available Signage to conform with Cambridge zoning
Amenities:	Bike Storage

Location & Amenities

15

MINUTES TO
LOGAN AIRPORT

7

MINUTES TO
HARVARD SQUARE

12

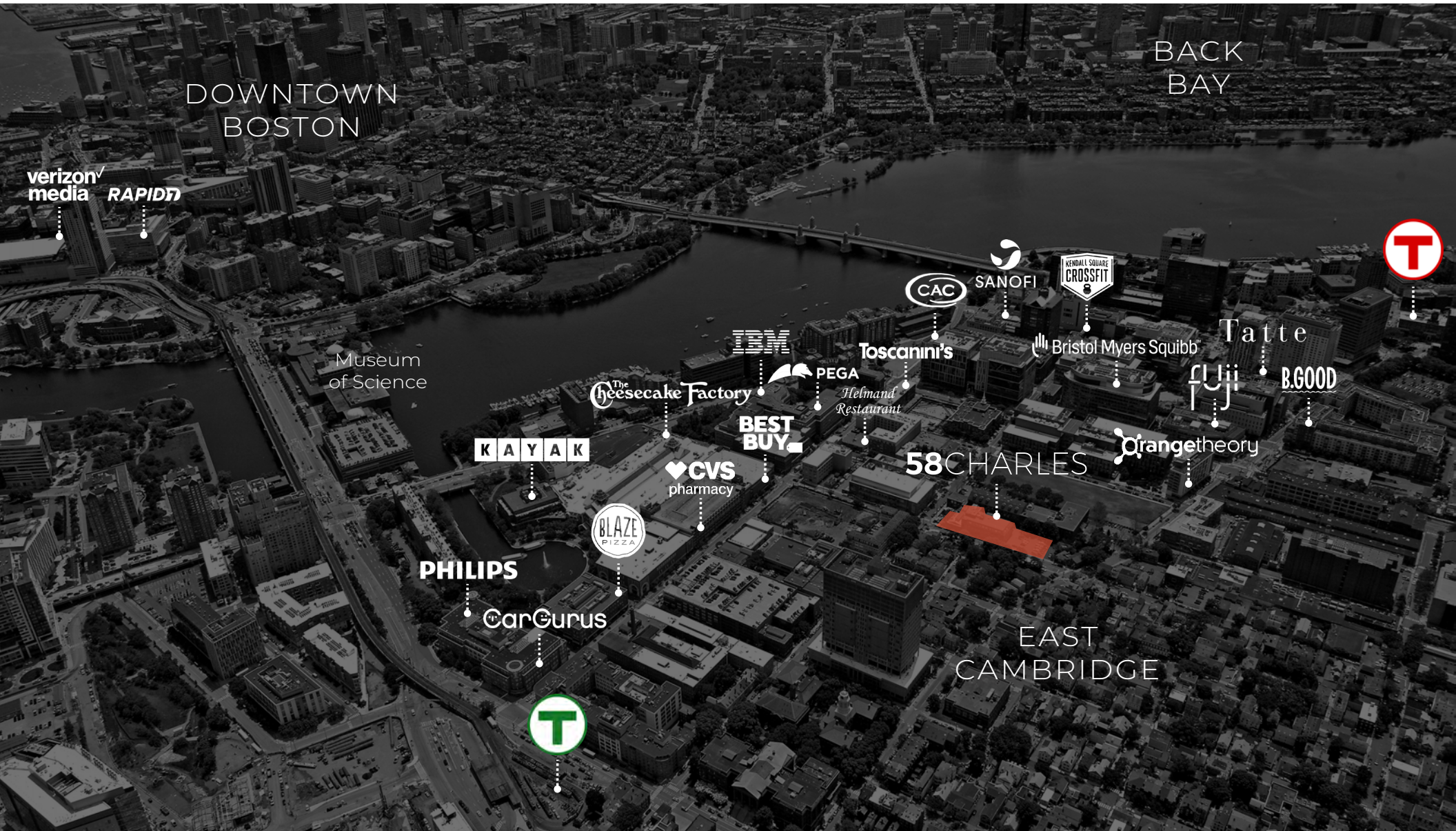
MINUTES TO
DOWNTOWN BOSTON

13

MINUTES TO
RTE 1 & I-93

15

MINUTES TO
LOGAN AIRPORT



Lower Level

13,734 RSF

Representative Test Fit



Level 1

12,655 RSF

Representative Test Fit



Level 2

13,529 RSF

Representative Test Fit



Level 3

9,280 RSF

Representative Test Fit





CHARLES STREET

CHARLES ST

58
CHARLES



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 December 31, 2020, BioMed owns and operates high quality life science real estate comprising 13.1 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, U.K. In addition, BioMed maintains a premier development platform with 3.0 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.

ROBERT RICHARDS

Executive Vice Chair
Robert.Richards@
cushwake.com
+1 617 204 4104

CONNOR BARNES

Executive Director
Connor.Barnes@
cushwake.com
+1 617 279 4536

ELIZABETH DONATONI

Director
Elizabeth.Donatoni@
cushwake.com
+1 617 204 4110

