



# 270 Albany

270 Albany, Cambridge, MA

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

## LOCATION

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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.



HiFiBio  
THERAPEUTICS  
GoodStart  
Genetics

NOVARTIS  
agios  
LiquiGlide

blueprint  
MEDICINES  
SANOFI

NOVARTIS

ELSTAR  
THERAPEUTICS  
Mersana  
THERAPEUTICS  
ultragenyx  
pharmaceuticals  
READCOOR

24m  
Inte  
ia  
THERAPEUTICS

blueprint  
MEDICINES  
agios  
VERICEL  
Takeda

Takeda

Lab  
Central

Pfizer  
KSO  
B  
A  
BAYER  
CRISPR  
THERAPEUTICS

Infinity  
PHARMACEUTICALS  
Jounce  
THERAPEUTICS  
VesigenTx

idera

Takeda

Takeda

NOVARTIS

CLARITAS  
GENOMICS

ACCELERON  
PHARMA

BRIGHAM AND  
WOMEN'S HOSPITAL

Beam  
THERAPEUTICS  
COGEN  
THERAPEUTICS  
Fulcrum  
Therapeutics

SERES  
THERAPEUTICS  
synlogic  
Translate  
MOM  
inari  
abbvie  
CRISPR  
THERAPEUTICS

270 ALBANY

Inte  
ia  
THERAPEUTICS

SmartLabs

BOSTON  
BIOMEDICAL  
SANOFI

Inte  
ia  
THERAPEUTICS  
gritstone  
ONCOLOGY  
BIONTECH

Cygnal  
THERAPEUTICS  
nest.bic  
RubiusTherapeutics

EVELO  
BIO-RAD  
ORNA  
ring  
THERAPEUTICS

# Steps From MIT

UNPARALLELED CONVENIENCE TO AMENITIES & ACCESSIBILITY

Conveniently located in picturesque Cambridgeport, 270 Albany Street offers its tenants excellent access to Interstate 93, proximity to the MBTA Red Line (Kendall/Central) as well as the EZ Ride Shuttle Bus. The thriving neighborhood features a wide range of shops, restaurants and cinemas. Neighboring institutions and corporations include MIT, Pfizer, Intellia, Abbvie, Takeda, Novartis, Fulcrum Medicines, KSO Therapeutics, Agios, Vericel, etc



● BLUEbikes.  
●●● Walk to MBTA





# 270 Albany

## OVERVIEW

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270 Albany Street features 77,293 SF of first class office/R&D space in the thriving Cambridgeport biotechnology neighborhood. The building will deliver brand new MEP systems as well as fully renovated base building common areas and elevators.




**RENTABLE SQUARE FOOTAGE**  
77,293

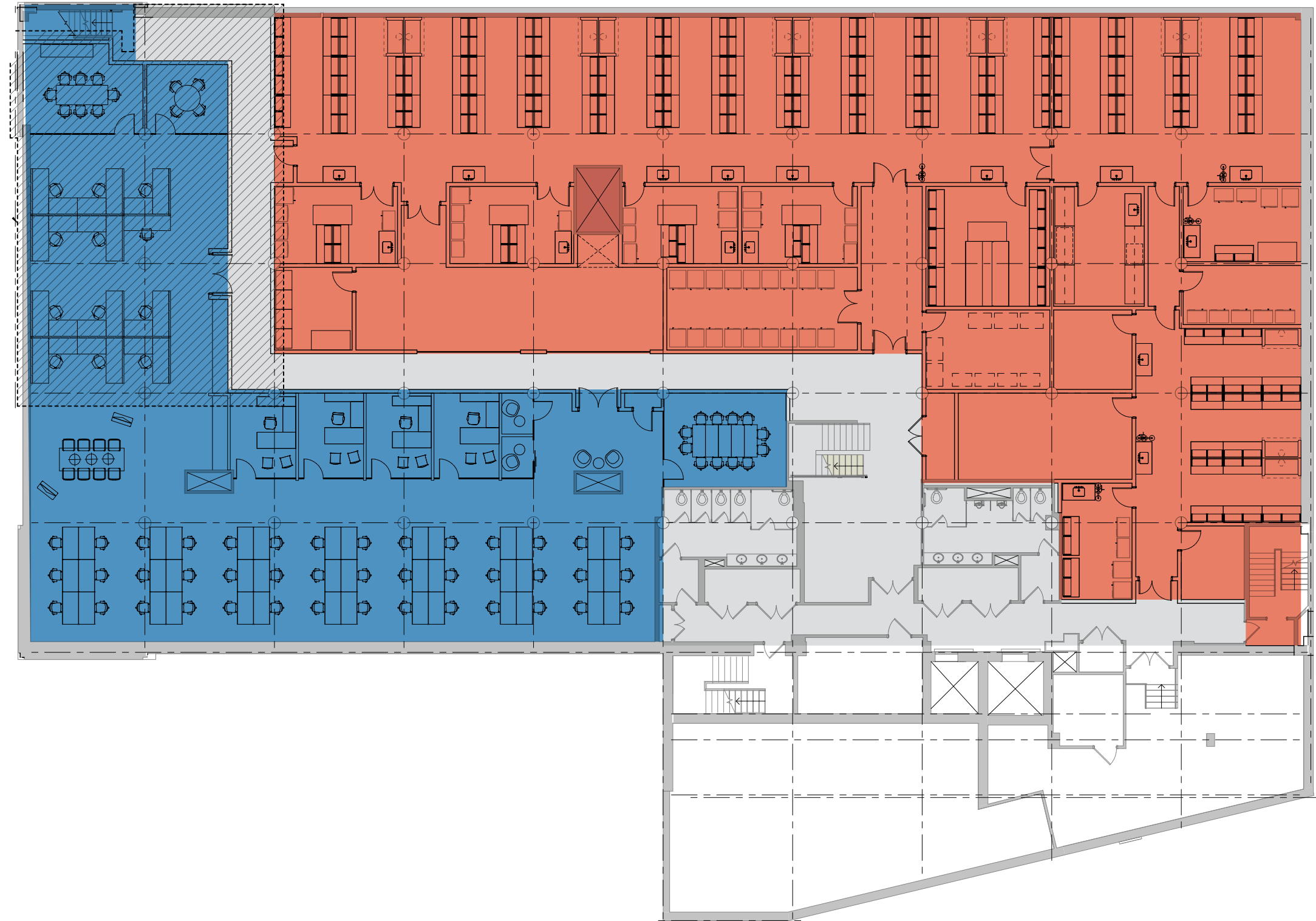
**AVAILABLE**  
Q4 2023/Q1 2024

# 270 Albany

## FLOOR PLAN (LOWER LEVEL)

### LEGEND




- Office Space 
- Lab Space 
- Common Space 



# 270 Albany

## FLOOR PLAN (FIRST FLOOR)

### LEGEND




- Office Space 
- Lab Space 
- Common Space 

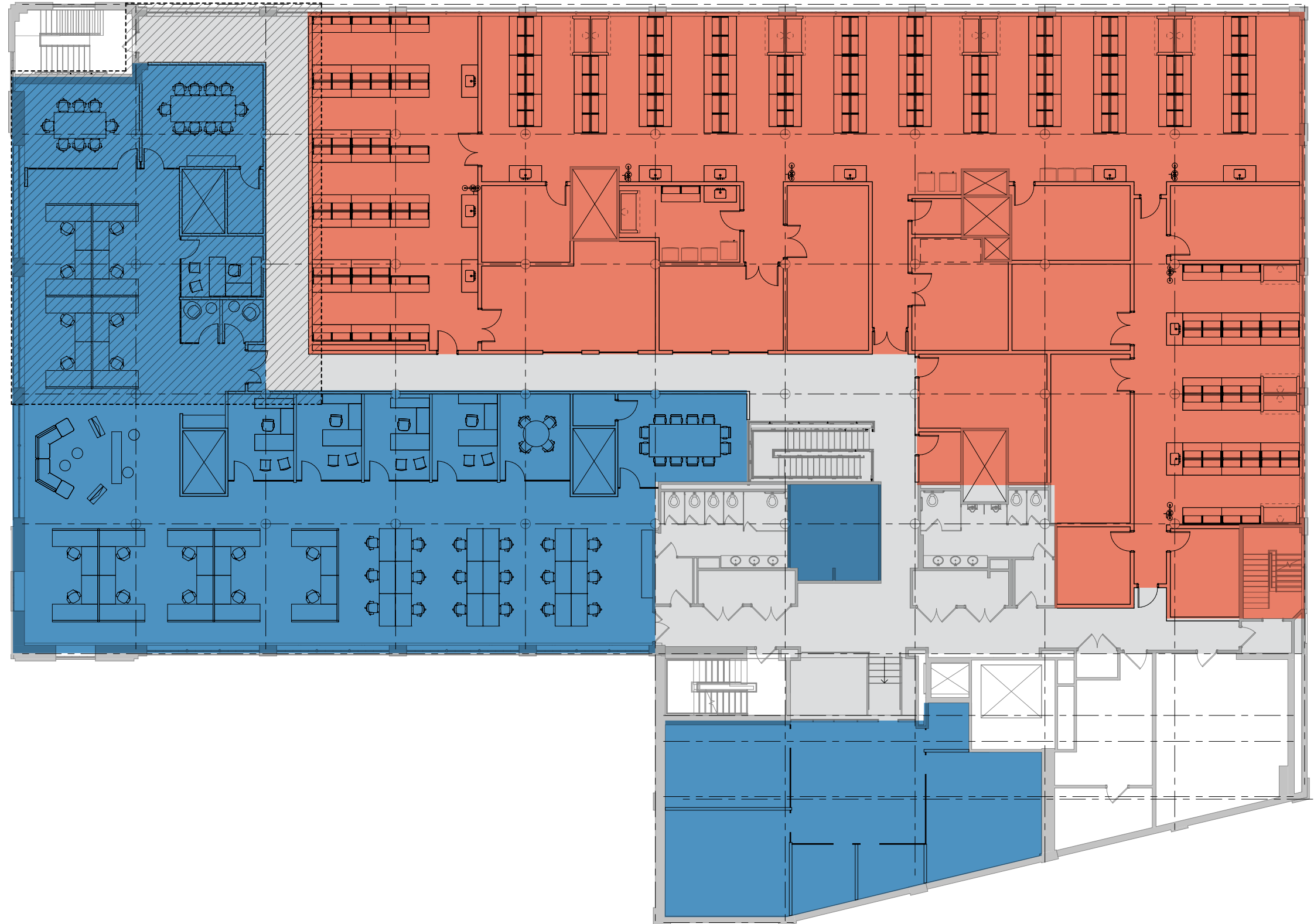


# 270 Albany

## FLOOR PLAN (SECOND FLOOR)

### LEGEND

- Office Space 
- Lab Space 
- Common Space 





# 270 Albany

## BUILDING SPECS

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### BUILDING TYPE

Lab/Office

### NUMBER OF FLOORS

3

### BUILDING SIZE

77,293 SF

### FLOOR TO FLOOR HEIGHT

Between 10' to 16'

### FLOOR LOADING

Lower level 150 PSF

1st floor 100PSF

2nd floor 100PSF

### ELEVATOR

20'x20'

### ELEVATOR

1 passenger elevator

### ELECTRICAL

4,000 Amps.

### PARKING RATIO

75 parking spaces at 47 Erie Street Garage

### EMERGENCY BACK-UP POWER

New roof-mounted 350kW diesel generator to provide stand-by power for base building life safety systems and selected base building equipment

### HVAC

LAB - Two (2) new lab air handling units and associated vertical distribution. AHU's to provide 1.5 CFM of 100% outside air across lab areas (60% of RSF). Two(2) new rooftop lab exhaust air units with energy recovery system and associated vertical distribution and EAHU's to provide 1.5 CFM of direct exhaust air across lab areas (60% of RSF)  
OFFICE - One (1) new office air handling unit to provide recirculating supply air across office areas



## 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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