

ONE MEMORIAL DRIVE



THE INTERSECTION OF
EDUCATION + INNOVATION

ONE MEMORIAL DRIVE

is a place where connections happen and ambition thrives. Situated at the intersection of education and innovation—just steps from MIT's expansive campus in the vibrant and internationally recognized district of Kendall Square.

After being fully occupied for years, companies now have the rare opportunity to make One Memorial Drive their headquarters with over 213,000 SF of newly available space. This highly visible building is the perfect location for businesses and employees to surround themselves with the best and the brightest within the Cambridge community.





Over **213,000 SF** available

Located in the vibrant and intellectually rich neighborhood of **Kendall Square**

Prestigious and convenient location **alongside MIT**

Surrounded by **best-in-class technology**, life science and academic professionals

Expansive **light-filled spaces** with permanently **unobstructed views** of the Charles River and Boston Skyline

Nearly **\$50 million** of recent **capital improvements** completed

Abundant **in-building parking** and bike storage

Direct access to Boston via the Longfellow Bridge and MBTA Red Line

LARGE BLOCK OPPORTUNITY

- Up to 213,000 SF available
- Partial and full floors

FORTUNE 50 COMPANY
(156,000 SF)

14

AVAILABLE

3 - 9

Kendall Square



MAIN STREET

P 310 SPACES

WEST LOBBY

MAIN LOBBY

FITNESS CENTER & CAFE

MEMORIAL DRIVE

LONGFELLOW BRIDGE

Downtown Boston

DIRECT CAMPUS CONNECTION TO

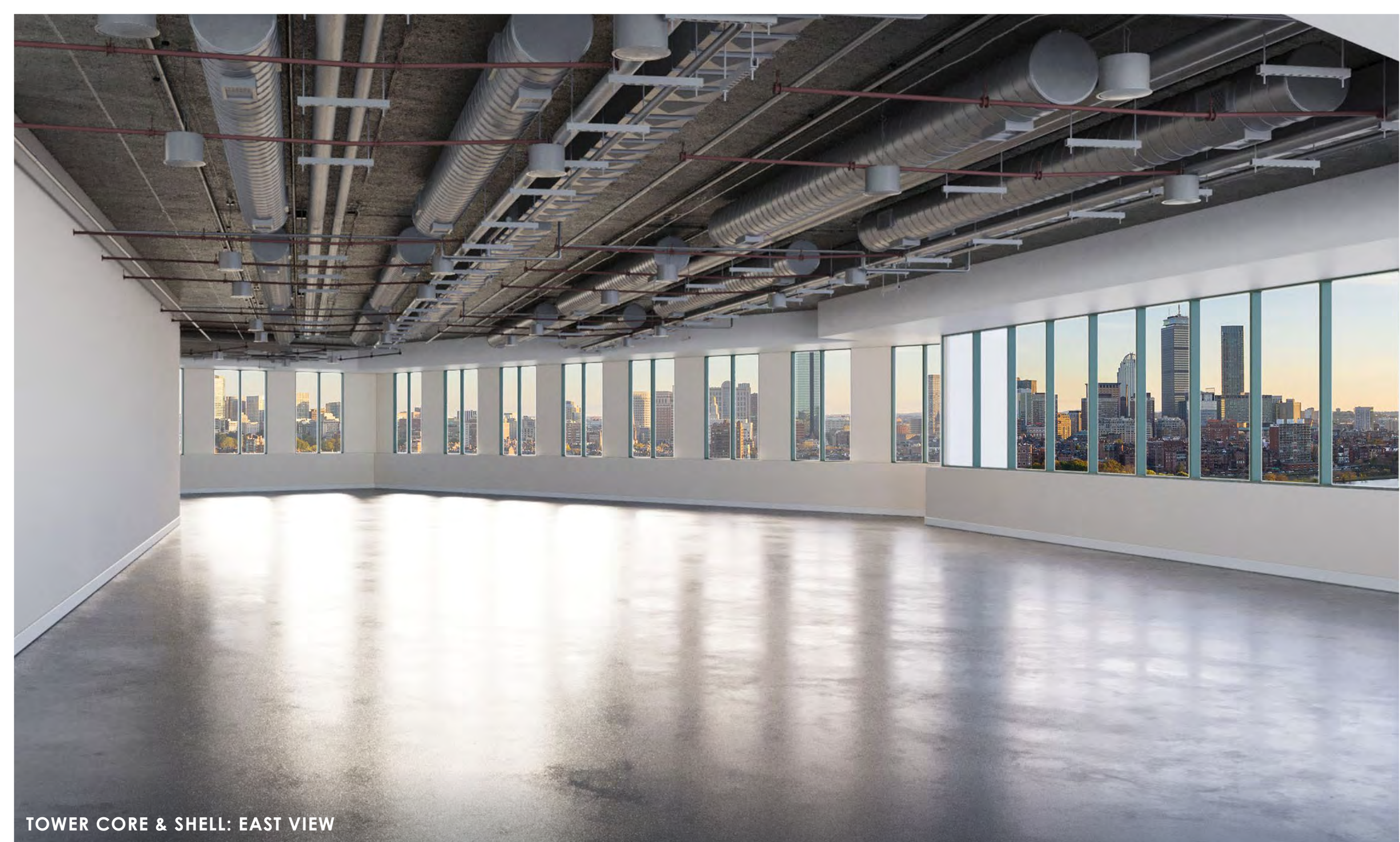


Massachusetts Institute of Technology



ONE MEMORIAL DRIVE

OFFICE SPACE CONCEPTUAL RENDERING



TOWER CORE & SHELL: EAST VIEW



TOWER CORE & SHELL: WEST VIEW

FLOORS 3-9

CORE & SHELL

22,000 SF



FLOOR 14

FULL FLOOR TENANT

STAFF REQUIREMENTS

DESIGNATION	PRV'D
OFFICE (10X12) - EXTERIOR	4
OFFICE (10X10) - INTERIOR	10
BENCHING (72"X30")	88
FREE STANDING DECK (60"X30")	25
RECEPTION	1
TOTAL STAFF	128

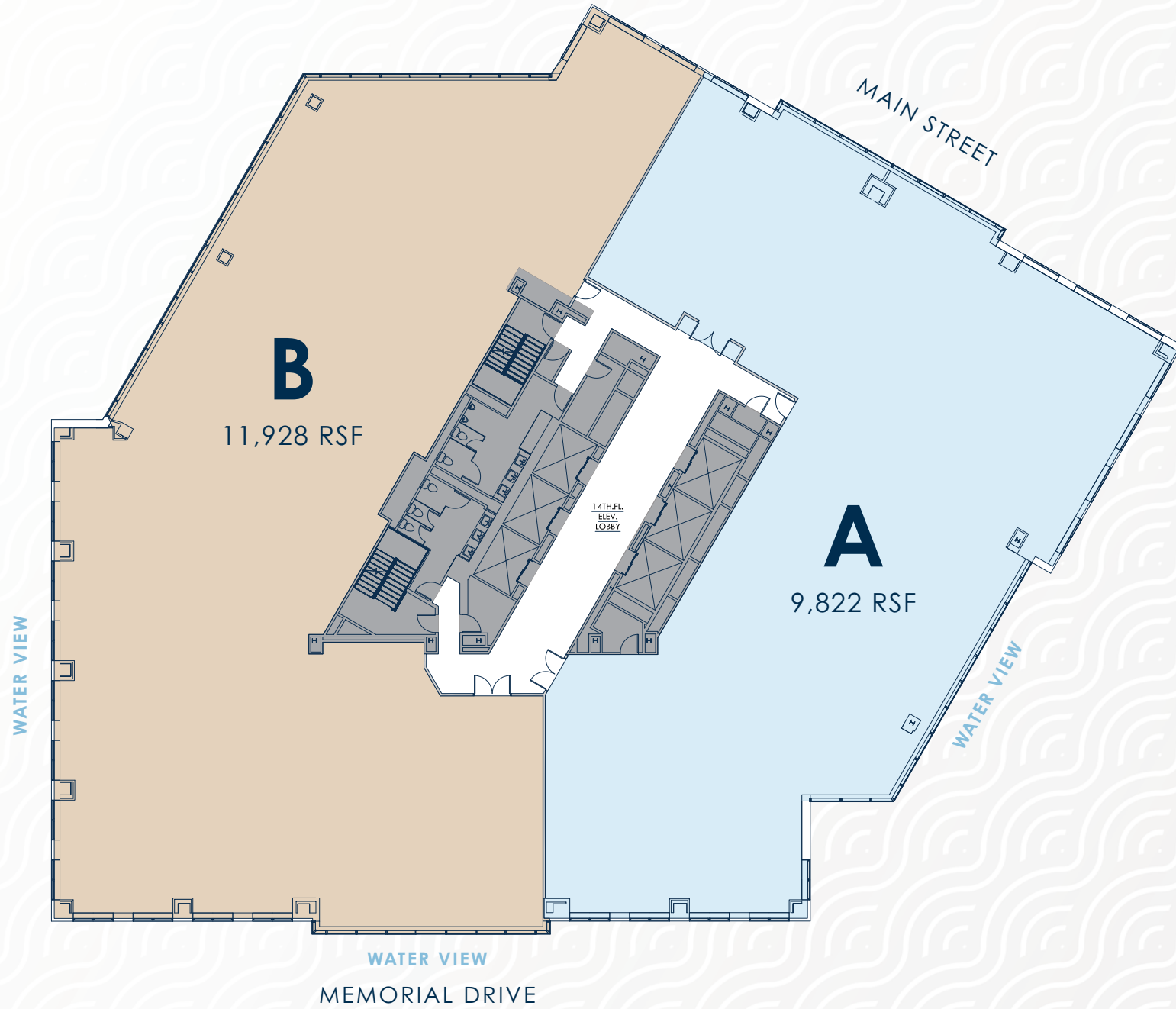
SUPPORT REQUIREMENTS

SPACE USE	PRV'D
CONFERENCE (14P)	1
CONFERENCE (8P)	3
HUDDLE (5P)	3
HUDDLE (2P)	2
FOCUS (1P)	4
PANTRY	1
COFFEE	1
COLLAB. CAFE	1
PRINTER / COPY	2
SERVER	1
WELLNESS	1
STORAGE	3
CLOSET	6



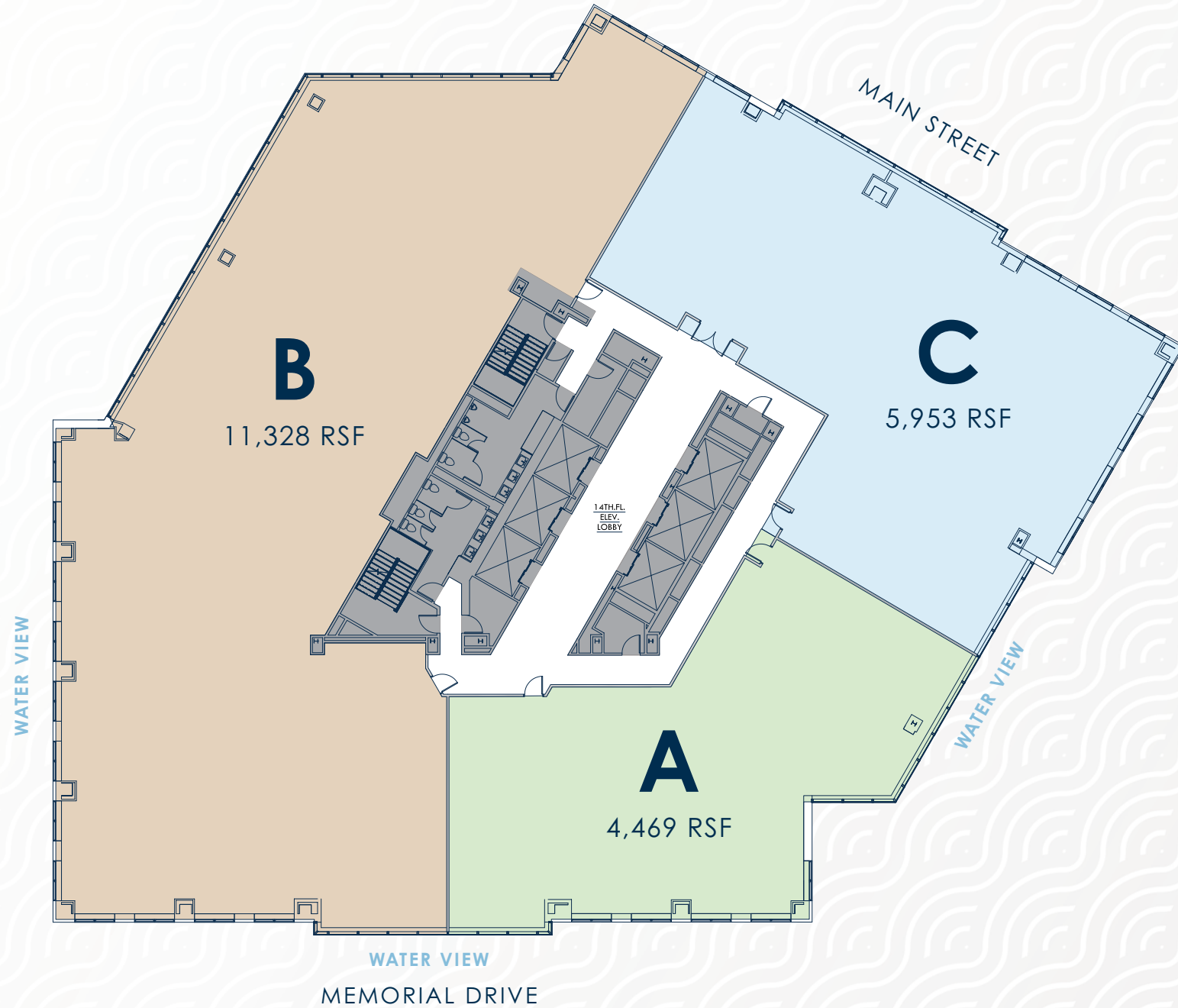
FLOOR 14

MULTI-TENANT STUDY



FLOOR 14

MULTI-TENANT STUDY



CAMBRIDGE IS A PLACE WHERE **AMBITION INSPIRES PROGRESS.**

14
TOP 15

PHARMACEUTICAL
Companies in the U.S.

330+

LIFE SCIENCE & TECH
Companies

7
TOP 10

TECHNOLOGY
Companies in the U.S.

20+

INCUBATOR
Companies

2
TOP 5

UNIVERSITIES
in the World

850+

START-UP
Companies



Massachusetts
Institute of
Technology

KENDALL
SQUARE

ONE MEMORIAL
DRIVE

SURROUND YOURSELF
WITH THE BEST
& THE BRIGHTEST.

- Microsoft amazon Google
- Pfizer Apple PHILIPS Meta
- HubSpot IBM Johnson&Johnson
- abbvie astellas Lab | Central
- AstraZeneca Biogen AMGEN
- BROAD INSTITUTE Akamai THE ENGINE
- DRAPER Takeda REGENERON
- Ragon Institute of MGH, MIT and Harvard BAYER BIONTECH
- Bristol-Myers Squibb NOVARTIS
- WHITEHEAD INSTITUTE Alnylam PHARMACEUTICALS
- ciC boston GSK moderna
- SANOFI MIT VOLPE

ONE MEMORIAL MAKES YOUR DAY MORE CONVENIENT.



Full Service Cafe with
Outdoor Seating



Fitness Center with
Locker Rooms, Showers
& Towel Service



310 Space Parking Garage
with EV Stations



Secure Indoor & Outdoor
Bicycle Spaces



Multiple **Outdoor Spaces**
with Direct Access to MIT
& Kendall Square



3-Minute Walk to
Kendall/MIT MBTA Station



5-Minute Walk from
Bus Routes 64, 85 & CT2



Shuttle Access via
Charles River TMA EZRide



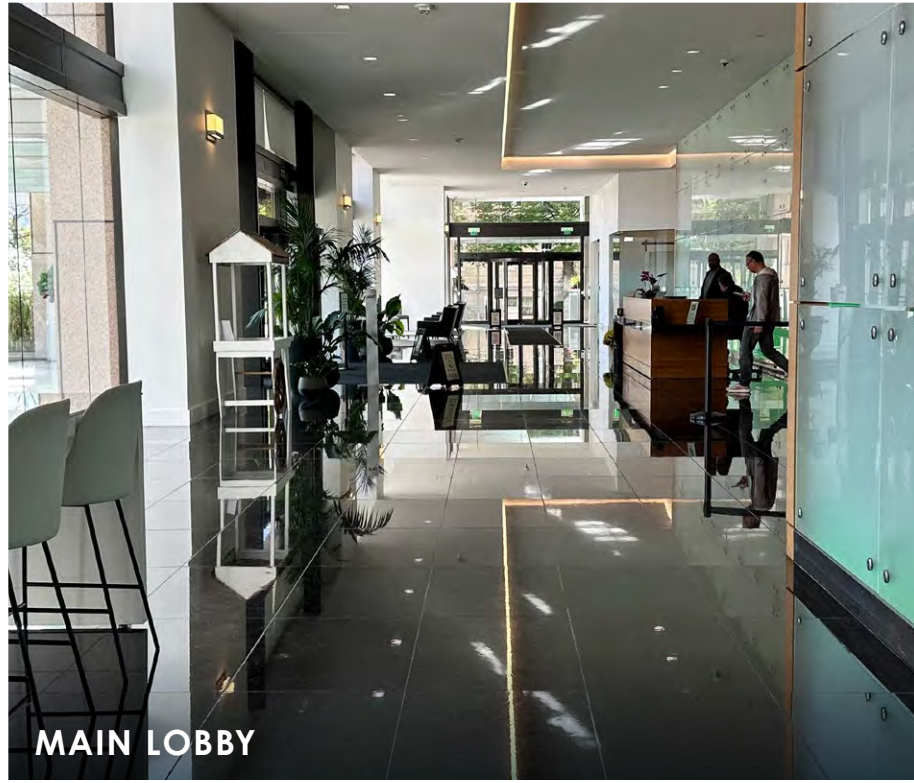
On-Site
Bluebike Station



Unobstructed Views of
the Charles River
& Boston Skyline



UPGRADED WEST LOBBY ENTRANCE



MAIN LOBBY



LOBBY LOUNGE AREA

MAIN & MEMORIAL. EVERYTHING YOU NEED.

RESTAURANTS/BARS

CAVA
Row 34
Shy Bird
Batifol
Fuji at Kendall
Glass House
Tatte Bakery & Cafe
The Muddy Charles Pub

Cafe Luna
Area Four
Catalyst
Little Donkey
Mu Lan Taiwanese
Pagu
Flour Bakery + Cafe

HOTELS

The Kendall Hotel
Boston Marriott
Le Méridien

The Royal Sonesta
Residence Inn by Marriott

FITNESS

BodyScapes Fitness
Cambridge Athletic Club
Orangetheory Fitness

Kendall Square CrossFit
VIM Fitness
Planet Fitness

TRANSIT

Pacific St.
Vassar St @ Mass Ave
First St.
Broadway @ Inman St

Erie St.
McGrath Hwy @ Twin City Plaza
MBTA Red Line



PRIORITIZING SUSTAINABILITY TO DRIVE PERFORMANCE.



Elevator Modernization with
Destination Dispatch



**Automatic Sensors &
Low-Flow Fixtures** Installed to
Maximize Water Efficiency



In-Building
EV Charging Stations



**Building Lighting
Automation System** to
Maximize Energy Efficiency



**Robust Recycling &
Composting Programs**
Implemented



Eco-Friendly, Green
Cleaning Program

ONE

MEMORIAL
DRIVE

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LEASING:



OWNERSHIP:



ONEMEMORIALDRIVE.COM