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Bulfinch begins construction of 270,000 s/f lab/office building at 400-500 Cambridge Discovery Park

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Cambridge, MA According to Bulfinch, construction is underway at 400-500 Cambridge Discovery Park, a new 270,000 s/f class A lab, R&D and office development at Cambridge Discovery Park (CDP).

The six-story building with two separate bases and a connector on the third through sixth floors over the private Discovery Way Dr. at CDP is designed for complete end user flexibility on this final CDP development site with unobstructed views of the city. It features efficient and open 42,000 s/f floor plates maintaining connectivity, two distinct lobbies connected by a walkway on the ground floor with high profile branding opportunities, new ground floor amenities including a café and fitness center, connected stairways, floor-to-ceiling windows, high ceilings, and energy efficient systems, and a new garage adjacent to the building for 383 vehicles. Core and shell is on target to be delivered at the end of this year.

Bringing an expertise in the Cambridge lab market, JLL is the leasing agent for the new building. “Building 400-500 at CDP will continue to position the dynamic campus as a leader in the region,” said JLL managing director Peter Bekarian. “Cambridge is the most sought-after lab location in Greater Boston, and Alewife’s life science cluster has emerged as a desirable alternative to East Cambridge’s low vacancy constraints. This building offers ample space for life science and tech-based companies in the hub of innovation.”

CDP is a lab, R&D and office development in Cambridge which currently has 400,000 s/f in three buildings, complimented by a new 150-room AC Hotel Boston Cambridge with conference center, restaurant, bar, and a 650-car covered parking garage. The site includes 27 acres of green space, walking trails, and a powerful infrastructure and public utilities.

Surrounded by Alewife Brook Reservation, it is one of the largest campuses in the city offering a rare opportunity to benefit from a natural setting within an urban location.

“We are thrilled to begin construction of Building 400-500 at CDP,” said Bulfinch SVP, director of leasing Michael Wilcox. “Situated in a prominent life science cluster, tenants will benefit from the project’s direct access to Rte. 2 and its proximity within walking distance to the MBTA Red Line at Alewife Station, as well as all the cutting-edge services and unprecedented amenities that have made CDP an established and thriving state-of-the-art science and technology destination.”

CDP is accessible by foot or a five minute shuttle ride from the Alewife MBTA Red Line Station, twenty minutes from Boston and Logan Airport and nine minutes to Rte. 128. There is a residential boom surrounding CDP with 2,245 existing units within a half-mile radius, and an additional 667 apartments under construction or proposed. The superior tenant roster at CDP includes: Forrester Research, The Smithsonian Astrophysical Observatory, FogPharma, and Genocoe Biosciences, Inc.

In addition to the AC Hotel, CDP's other amenities include: outdoor seating and dining areas, an on-site café, a full-service fitness and yoga center, bike sharing, multiple bike racks with a bike storage room, electric car charging stations, garage parking, ATM banking, and a new riverfront park with water sculpture.

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