



CELEBRATING
55 YEARS

nerej

Pickard Chilton chosen by Boston Props. to design Google's Cambridge headquarters

June 21, 2019 - Construction Design & Engineering

Cambridge, MA Pickard Chilton has been selected by developer Boston Properties to design a 16-story, 417,000 s/f office tower at 325 Main St., which will serve as Google's new local headquarters in Kendall Sq. The technology giant has been retained as a major tenant at the property, signing a 15-year lease for 362,000 s/f as additional space for its growing office.

Boston Properties' new development at 325 Main is replacing an existing four-story commercial office and retail building at the site, formerly known as 3 Cambridge Center. The new building comprises 375,000 s/f of new office space and 42,000 s/f of retail at the lower levels. Construction of 325 Main is expected to begin later this year with completion expected in 2022.

With many high-performance design elements, 325 Main is targeting LEED-NC Gold certification. The building's shape is conceived as a parallelogram, opening the space between the adjacent buildings and public areas. Articulating its massing, a series of inset "apertures" provide interest and balance, while creating outdoor terraces. Connecting 325 Main and the 355 Main St. building where Google currently has office space, a sloped "gasket" element creates a visual distinction between them while preserving the latter's architectural integrity. Upper floors along Main St. have been pulled away from 355 Main St. to distinguish the visual separation. A glass façade, comprising spandrel, frit and vision glass and metal panels, will articulate the building.

"We are thrilled to continue our collaboration with Boston Properties with this exciting new project in Cambridge, and design a dynamic, next-generation work environment where future tenants, such as Google, can grow their businesses," said Pickard Chilton principal Anthony Markese, FAIA. "With its activated ground and second floor retail along Main St. and Kendall Plaza, 325 Main will greatly enhance the public realm in Kendall Sq. The addition of a several new pedestrian connections and a multi-level public terrace will further open the space between adjacent buildings and public areas."

325 Main is Pickard Chilton's second project with Boston Properties in the Kendall Sq. neighborhood; the firm designed 145 Broadway, a 19-story, 454,000 s/f office building for Akamai opening in late 2019.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540