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DivcoWest breaks ground on a new 375,000 s/f life science building

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Cambridge, MA DivcoWest has broken ground at 441 Morgan Ave., a ten-story, 375,000 s/f life science building, situated in the growing innovation hub that is Cambridge Crossing (CX), the new 43-acre mixed-use neighborhood well underway at the intersection of Cambridge, Somerville, and Boston.

Following the recently announced expansion by Bristol Myers Squibb, 1.7 million s/f of commercial space at CX is currently leased. Tenants of 441 Morgan Ave., an institutional quality lab building, will join a thriving ecosystem of innovative companies that includes Sanofi, Bristol Myers Squibb, Philips, Cerevel Therapeutics, and Thrive Earlier Detection.

“Our goal isn’t to simply create buildings, but to create an environment that supports the mission of our tenants, provides room to grow, and accelerates groundbreaking research that positively impacts lives,” said Mark Roopenian, managing director at DivcoWest. “We are proud to have broken ground at 441 Morgan Ave., providing more opportunities for innovation to thrive, and thank all of the hardworking women and men who continue to bring CX to life everyday.”

Created to meet today’s highest health and technology standards, 441 Morgan Ave. is comprised of 10 lab floors plus two penthouse floors, five outdoor terraces with views, and will utilize the newest View Glass Technology, dynamic glass designed to create a more efficient environment that improves the well-being of those within. Adjacent to CX’s centerpiece that is The Common at CX, a five-acre park, this new building also offers many ways to bring work inside out whether on its multiple terraces or in the abundance of connected green space. The life science building is designed with minimal interior columns and generous ceiling heights to allow maximum flexibility to meet the changing demands of research-focused companies. DivcoWest anticipates the building’s delivery to occur in early 2023 for tenant interior buildout.

Designed by Ennead with Jacobs Consultants as the architect of record, 441 Morgan Ave. furthers DivcoWest’s dedication to high environmental standards and is expected to achieve multiple certifications that include LEED Gold, WiredScore Platinum and WELL, emphasizing the firm’s commitment to sustainability and the health and wellness of its tenants. The building also offers superior proximity to two MBTA subway lines, access to bike storage with showers and repair stations, and three below-grade parking levels equipped with EV charging stations.

This groundbreaking marks the fifth milestone for onsite progress at CX in the past year, with 2.1 million s/f currently under construction. The event follows three topping off celebrations at 250, 350, and 450 Water St., and the completion of CX’s stand-alone retail building, The Shed, now home to Will Gilson’s multiple restaurants The Lexington, Café Beatrice and Geppetto, and soon Lamplighter CX.

Offering close proximity to Kendall Sq., MIT and Harvard, CX is a thoughtfully-designed, vibrant neighborhood and will be a dynamic life-science hub that inspires collaboration, innovation and connection.

Once complete, the community will provide a one-of-a-kind place for employees, residents and neighbors connected to two MBTA stations and surrounded by 11 acres of open space, an eclectic food scene, neighborhood retail and more than 2,400 residences in addition to the already 2,500 residences in close proximity.