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## The Davis Cos. secures lab/office lease for Cambridge Health Alliance

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Medford, MA The Davis Companies (Davis) has secured a medical office space lease agreement with Cambridge Health Alliance (CHA) at One Cabot Rd. and completed the build-out of CHA's new medical office that will house all the functions that currently take place at their Somerville location in Assembly Sq.

CHA, a leading health system striving to deliver innovative, accessible, and equitable care to patients in Boston's Metro-North region, secured a fifteen-year lease agreement at One Cabot. The company will occupy 56,000 s/f on the building's second floor, including medical offices and ancillary support services for their growing patient network north of Boston. The office is expected to open in June 2025.

One Cabot Rd. is a multi-use building located two and a half miles from Kendall Sq. Situated on the

banks of the Malden River, the property is across the street from the MBTA Orange Line, I-93, Rtes. 16 and 28, Logan Airport and neighborhoods across Greater Boston and Cambridge, as well as restaurants, hotels and retail centers. Other current tenants include InkBit, a 3-D printing company that uses the space for research and development.

Deb Gould, Ali Cavanaugh, and Rory Walsh of Newmark represented ownership in the transaction and Paul Delaney, Adam Subber, and Carter Sweabe of Cresa Boston represented CHA.

“One Cabot Road will provide an inviting and vibrant environment for our patients that is easily accessible by car and public transportation,” said Renée Kessler, chief operating officer of Cambridge Health Alliance. “We are excited to move primary care and specialty services to this centrally located space and are grateful for this partnership with Davis.”

As a result of Davis’ investment in the property, One Cabot Rd. offers an on-site, full-service café with catering services; a fitness center with locker rooms and shower facilities; a bike loan and bike storage area; covered indoor parking; security/concierge personnel and an onsite property manager; as well as free private shuttle service to Wellington T Station, serviced by the Orange Line and the Commuter Rail.

“CHA is exactly the type of quality and established medical and life science tenant we are thrilled to welcome to One Cabot Road. The building’s capabilities are aptly designed to support the company in their efforts to develop lifesaving innovations, while strengthening employee retention by granting access to a wide range of amenities, restaurants, transportation hubs and more,” said Duncan Gilkey, senior vice president at Davis. “Davis’ comprehensive repositioning of One Cabot Road beginning in 2021 has created a premium option for a diverse range of growing companies that want access to Greater Boston’s biotechnology, life science, advanced manufacturing, and robotics ecosystem.”

One Cabot Rd. was built to accommodate a multitude of users from laboratory, research and development, electronic lab, technology, light manufacturing and medical office space. The building’s infrastructure includes top-of-the-line HVAC utilities, nearly 14-ft. ceilings, high floor load capacity, ample power, electrical capabilities and chemical storage rooms available for lease. The building also has freight loading capabilities, supported by an 8,000-pound freight elevator and two loading bays, three emergency backup generators, and other features that support a diverse range of science, technology and research and development efforts.

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