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The Davis Companies execute seven new leases at 201 Broadway in Cambridge, MA - leases totaling 72,000 s/f

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Cambridge, MA The Davis Companies (Davis) has executed seven new lease agreements, totaling 72,000 s/f, at 201 Broadway, its premier office destination in Kendall Sq. The building is now over 85% leased, a reflection of the property's thoughtful updates, flexible space and proximity to the city's world-renowned innovation ecosystem. The newest additions to 201 Broadway include:

- Insurify, an insurance technology company that offers real-time quotes from more than 120 top insurers, has leased 21,000 s/f and occupies the entire 6th floor of the building.
- Mitsubishi Electric US, Inc., a global technology leader, has signed a lease for 8,000 s/f. The company will join Mitsubishi Electric Research Laboratories (MERL), a long-time anchor tenant at the building and fellow subsidiary of Mitsubishi Electric Corp.
- Applied Materials, a leader in materials engineering solutions used to construct chips and advanced displays, will relocate its local headquarters to a customized spec suite at 201 Broadway from another location in Kendall Sq.
- Data4Cure, a leading biomedical AI company, will relocate its headquarters to 201 Broadway from its original location in Waltham, Mass.
- A global energy and materials solutions company and a global engineering innovation company have each signed leases in the building's spec suites.

- Flavor Boom!, a Boston-based Asian-Mediterranean comfort food restaurant owned by Jim Tao and Harry Liao, has opened its fourth location at 201 Broadway ground floor retail lease.

“Securing nearly 72,000 s/f of office leases in Kendall Sq. is a significant achievement, particularly in the highly competitive East Cambridge Market,” said Duncan Gilkey, senior vice president, director of leasing at Davis. “From the building’s state-of-the-art technology and people-focused amenities to its conveniently accessible location, 201 Broadway is designed to meet the diverse needs of today’s tenants and support their growth. We are proud of our growing list of acclaimed tenants and their participation in Cambridge’s innovation hub. We look forward to seeing them thrive in this dynamic environment.”

The companies will join notable existing tenants including Jobcase, Certara USA, and Mitsubishi Electric Research Laboratories, a three-decade tenant who recently renewed their 35,186 s/f lease.

In a competitive office market, Davis, in partnership with the Hunneman team, successfully secured these leases, in part due to 201 Broadway’s sophisticated, move-in-ready spec suites, aggressive rental rates and premium building amenities. The new tenants were also attracted to the building for its proximity to talent pools and the greater innovation hub of Kendall Sq.

“The exceptional interest in 201 Broadway is a testament to both Davis’s reputation as a market leader and continued demand for the building’s prime Kendall Square location,” said Patrick Grady, senior vicepresident at Hunneman. “We are thrilled to celebrate this milestone with Davis and welcome this growing roster of tenants to Cambridge’s thriving innovation ecosystem.”

The 119,000 s/f building is thoughtfully designed with accessibility in mind, catering to a diverse mix of tenants from startups to life science, healthcare and technology companies. Tenants enjoy top-tier, Class A office space ideally located in the region’s world-famous innovation hub with easy access to the MBTA Green and Red lines, the commuter rail and Logan Airport. 201 Broadway’s location near the premier innovation district in Kendall Square provides unparalleled access to key collaborators in the industry and direct talent pipelines from MIT and Harvard University.

“We had to find a new office space on very short notice in Kendall Square that would meet both our current and future needs as a fast-growing company,” said Giorgos Zacharia, Co-CEO of Insurify. “Davis worked quickly to ensure our space was ready and fully functional on an accelerated time frame. We are happy to be part of the 201 Broadway community.”

The building boasts a newly renovated lobby designed by Elkus Manfredi, with hotel-style spaces for tenant use, indoor bike storage, and a new Flavor Boom! ground floor restaurant. With cutting-edge technology, 24/7 security monitoring, key card access control and secured indoor garage parking with a 1.4 per 1,000 s/f parking ratio, the building offers a secure and efficient environment tailored to support a diverse array of tenant needs. Additional amenities include efficient floor plates, a large loading bay/dock, changing rooms with showers and a newly completed fourth floor employee/tenant lounge designed by MP Architects.

Robert Fitzgerald, Patrick Grady, Jim Boudrot, Peter Evans, Steve James and Henry Birmingham of Hunneman represented ownership as the listing agent for 201 Broadway.

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