



nerej

Cushman & Wakefield arranges 31,518 s/f for Cogent Biosciences, Inc. at 180 CityPoint

October 17, 2025 - Front Section



Waltham, MA Cushman & Wakefield, a global real estate services firm, arranged a 31,518 s/f lease for Cogent Biosciences, Inc. at 180 CityPoint, a premier Class A office and life sciences building owned and operated by BXP. Cogent's new space will serve as the company's brand-new corporate headquarters, providing a modern environment to support its continued growth as it prepares to commercialize its first product.

Cushman & Wakefield's Michael O'Leary, Kevin McNamara, Thomas Ashe and Ross Gaudet represented Cogent Biosciences in the transaction. BXP was self-represented by Pat Mulvihill, senior vice president of leasing, and Casey Torto, leasing manager for BXP's Boston region.

"This headquarters lease underscores the shift of innovative biotech companies coming to Waltham, which offers the high-quality space and accessibility that companies primarily once looked for in Cambridge," said McNamara. "Cogent will benefit from a state-of-the-art environment that supports the firm's culture, recruitment and long-term success."

180 CityPoint delivers a best-in-class workplace designed to accommodate both office and laboratory tenants in the life sciences industry. The property features state-of-the-art building systems, flexible floor plates, and an amenity-rich environment in a highly accessible location off Rte. 128.

"BXP is excited to welcome Cogent Biosciences to 180 CityPoint," said Bryan Koop, executive vice president for BXP's Boston region. "This lease reflects both the strength of Waltham as a hub for innovation and the appeal of 180 CityPoint as a modern, flexible premier workplace that supports life sciences clients across the innovation economy."

