



Lab/Office Sublease Opportunity

490 Arsenal Way Watertown, Massachusetts

Space Profile

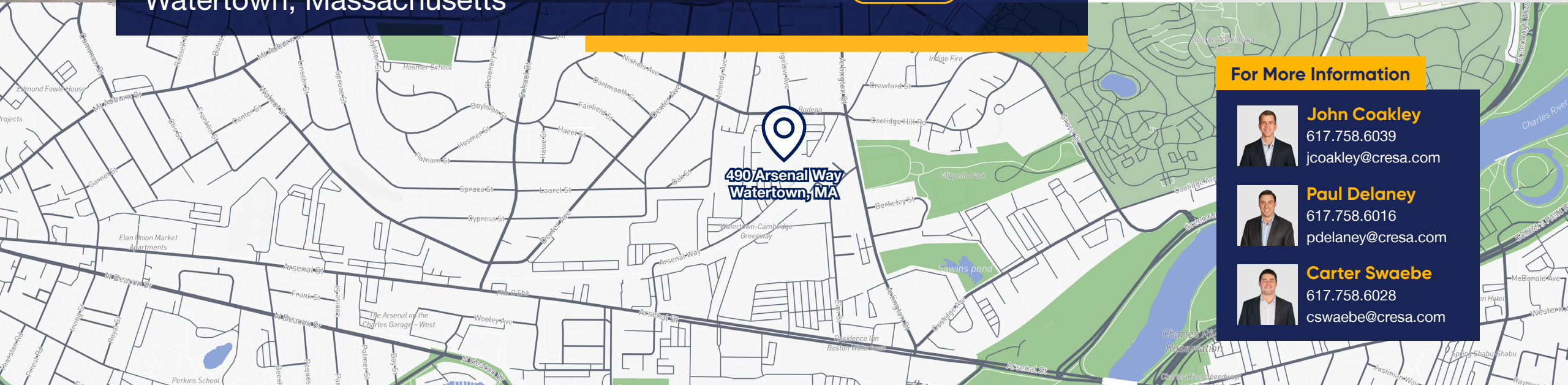
Floor	1
Size	8,922 SF
Rental Rate	Negotiable
Availability	Q3 2024
Term	Flexible 1-2 years
Space Type	Office & Lab
Submarket	Watertown
Built (Building)	2015
Parking	2.50/1,000 SF



VIRTUAL SPACE TOUR

Key Highlights

- 50:50 office to lab ratio
- Space is located amongst a life science ecosystem of like-minded companies such as: Tectonic Therapeutics, C4 Therapeutics, Convergent, Neumora, and many more
- Café and showers/locker room located within the building
- Plethora of nearby retail and dining amenities along Arsenal Street
- Adjacent to Interstate 90 and the Charles River



For More Information



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490 Arsenal Way, Floor 1

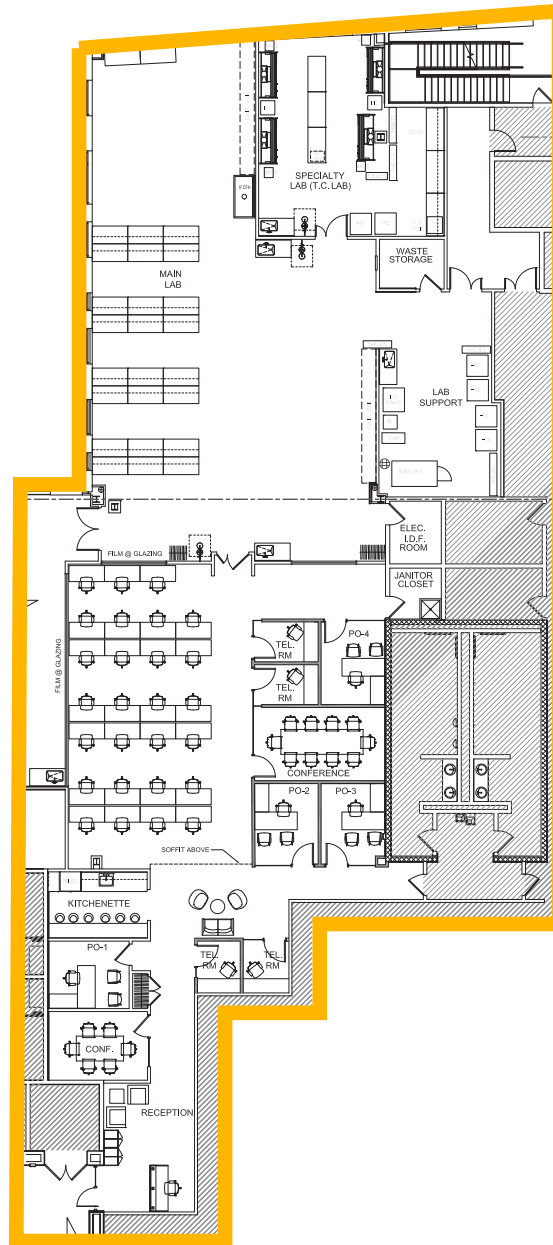
Watertown, Massachusetts



Workstations



Lab Space



cresa



Office Breakdown

- 27 workstations
- 4 private offices
- 3 telephone rooms
- 2 conference rooms
- 1 huddle room
- 1 kitchenette
- 1 reception
- 1 large soft seating area



Lab Breakdown

- 50% lab | 50% office
- 1 fume hood
- 1 biosafety cabinet
- 1 TC room, BSL2
- 46 lab benches



Lab Services

- Co2 manifold
- Shared ph
- Shared vacuum pump
- RO system (Addgene contracted)
- 2 minus 80 freezers

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Watertown, Massachusetts



Lab Space



Private Office



Huddle Room



Conference Room



Lab Space



Reception



Seating Area



Lab Space

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