Find the Freedom to Innovate

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Stand Apart

Empowering trailblazers to innovate beyond boundaries

As the only new office headquarters in East Cambridge, 40 Thorndike bridges the gap between the established innovation of Kendall Square and the emerging influence of Cambridge Crossing. Situated between these two epicenters, our campus connects you to cutting-edge talent and groundbreaking research, while embracing sustainable design to support a greener future. It's the ultimate base camp for innovators committed to breaking new ground and revolutionizing industries.

420K
total office RSF

20
stories

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Commanding the Skyline

East Cambridge's newest tower offers unmatched visibility & unobstructed 360-degree views

Optimized for Quality of Life

childcare, fitness, bike room, amenity lounge, game room, on-site food & drink, enhanced air quality, natural daylight, & 20K SF of outdoor space

Walkable & Well-Connected

95 Walk Score, 98 Bike Score, proximity to the Red Line & Green Line, & on-site Bluebikes station

Sustainable & Purposeful

LEED Gold, WELL Gold, community green initiatives, & more

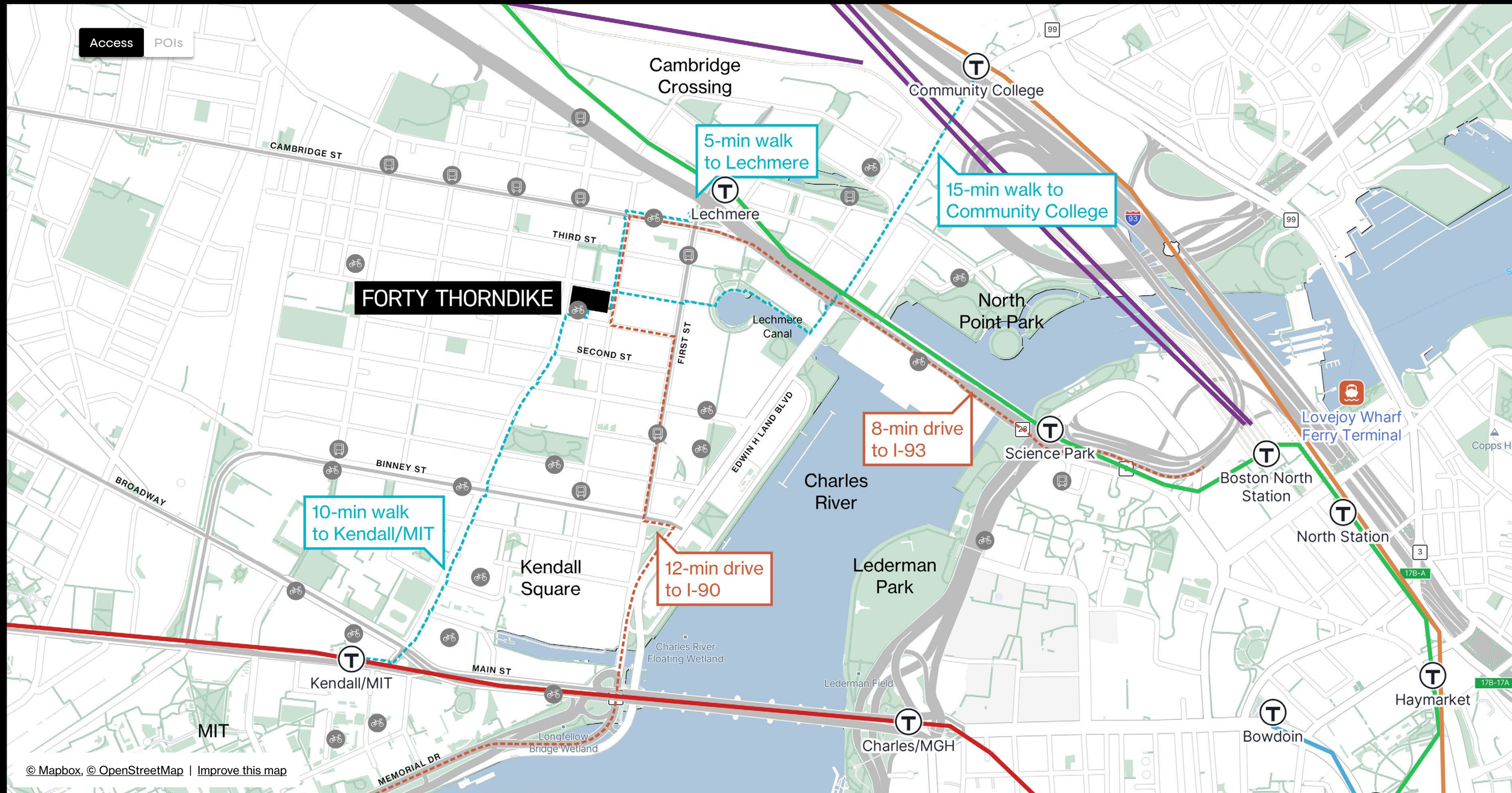
THE EPICENTER OF BOSTON'S LEADING LIFE SCIENCES & TECH CLUSTER

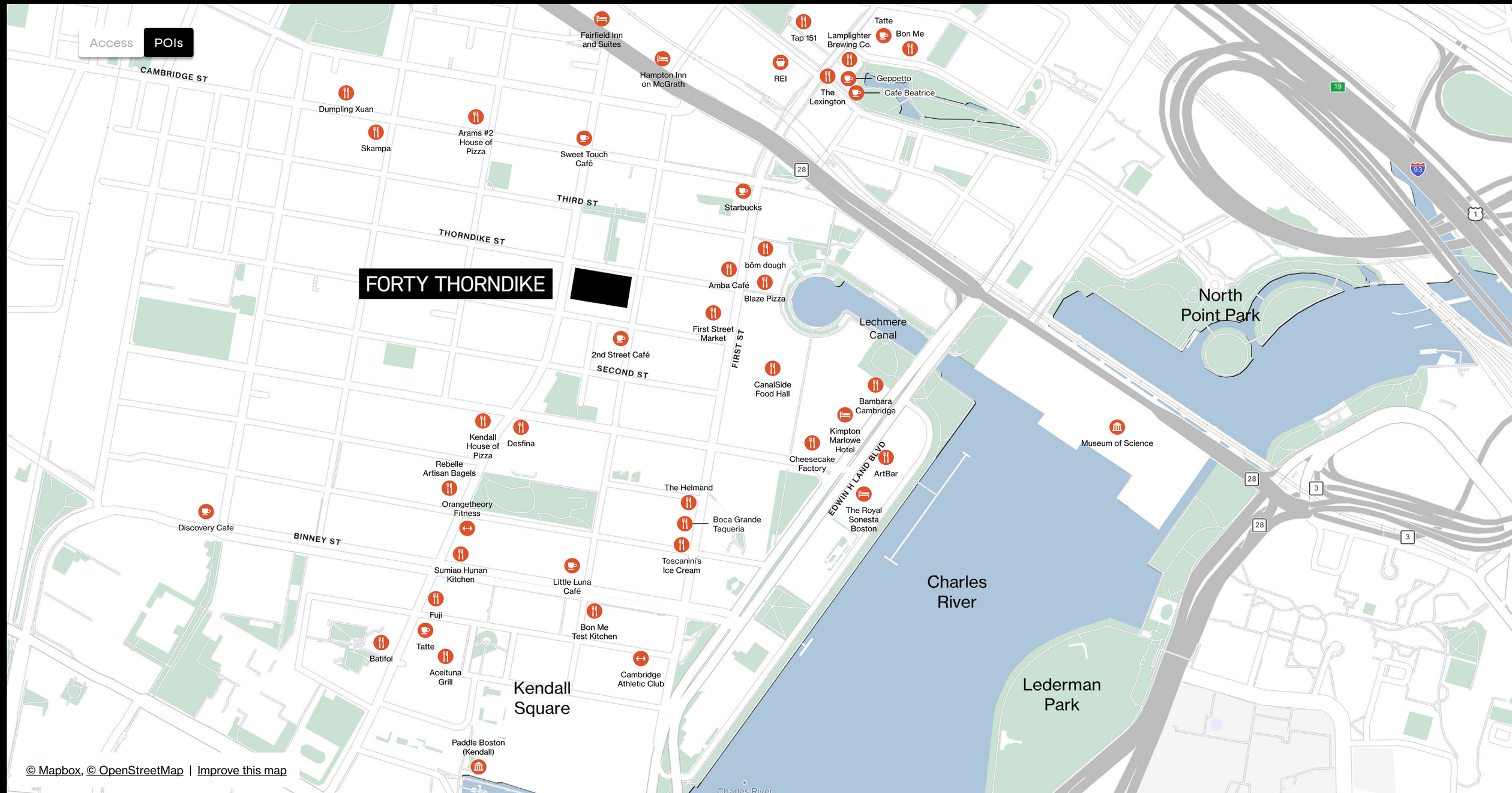
17.3M SF

globally-renowned East Cambridge cluster

300+

tech & life sciences companies


Access
POIs
Cambridge Crossing
Community College
5-min walk to Lechmere
Lechmere
15-min walk to Community College
CAMBRIDGE ST
THIRD ST
FORTY THORNDIKE
SECOND ST
FIRST ST
Lechmere Canal
North Point Park
EDWIN H LAND BLVD
8-min drive to I-93
Science Park
Lovejoy Wharf Ferry Terminal
Boston North Station
North Station
Charles River
BINNEY ST
BROADWAY
10-min walk to Kendall/MIT
Kendall Square
12-min drive to I-90
Lederman Park
Charles River Floating Wetland
Lederman Field
MAIN ST
Kendall/MIT
MIT
Longfellow Bridge Wetland
MEMORIAL DR
Charles/MGH
Bowdoin
Haymarket
© Mapbox, © OpenStreetMap | Improve this map


Access
POIs
CAMBRIDGE ST
THIRD ST
THORNDIKE ST
SECOND ST
FIRST ST
BINNEY ST
EDWIN H LAND BLVD
FORTY THORNDIKE
Fairfield Inn and Suites
Hampton Inn on McGrath
Tap 151
Tatte
Lamplighter Brewing Co.
Bon Me
REI
Geppetto
The Lexington
Cafe Beatrice
Dumpling Xuan
Skampa
Arams #2 House of Pizza
Sweet Touch Café
Starbucks
böm dough
Amba Café
Blaze Pizza
First Street Market
2nd Street Café
Lechmere Canal
CanalSide Food Hall
Bambara Cambridge
Kimpton Marlowe Hotel
Cheesecake Factory
ArtBar
The Royal Sonesta Boston
Museum of Science
North Point Park
Kendall House of Pizza
Desfina
Rebelle Artisan Bagels
Orangetheory Fitness
Discovery Cafe
The Helmand
Boca Grande Taqueria
Toscanini's Ice Cream
Sumiao Hunan Kitchen
Little Luna Café
Fuji
Tatte
Batifol
Aceituna Grill
Bon Me Test Kitchen
Cambridge Athletic Club
Kendall Square
Paddle Boston (Kendall)
Charles River
Lederman Park
© Mapbox, © OpenStreetMap | Improve this map

Your Home Base

24K RSF
typical office floor plate

Double-height interior space
on select office floors

Fitness center
with full gym & cardio class space

12K RSF retail space
for restaurants & childcare

11K RSF amenity floor
with lounge, conferencing, café, & terrace

362 parking spaces
including EV charging stations

130 bike parking spaces
and a Bluebikes station

20	23,600 RSF	
19	23,600 RSF	
18	23,600 RSF	
17	23,600 RSF	
16	24,100 RSF	
15	22,500 RSF	Double-Height Space
14	24,300 RSF	Double-Height Space | Private Terrace
13	24,600 RSF	
12	24,000 RSF	Double-Height Space
11	24,300 RSF	
10	24,200 RSF	Double-Height Space
09	24,300 RSF	
08	23,800 RSF	Double-Height Space
07	23,300 RSF	
06	23,300 RSF	
05	13,200 RSF	Tenant Lounge, Conferencing, Café, & Terrace
04	40,400 RSF	
03	11,400 RSF	
02	Tenant Fitness Facilities	
01	Lobby with Retail & Childcare	

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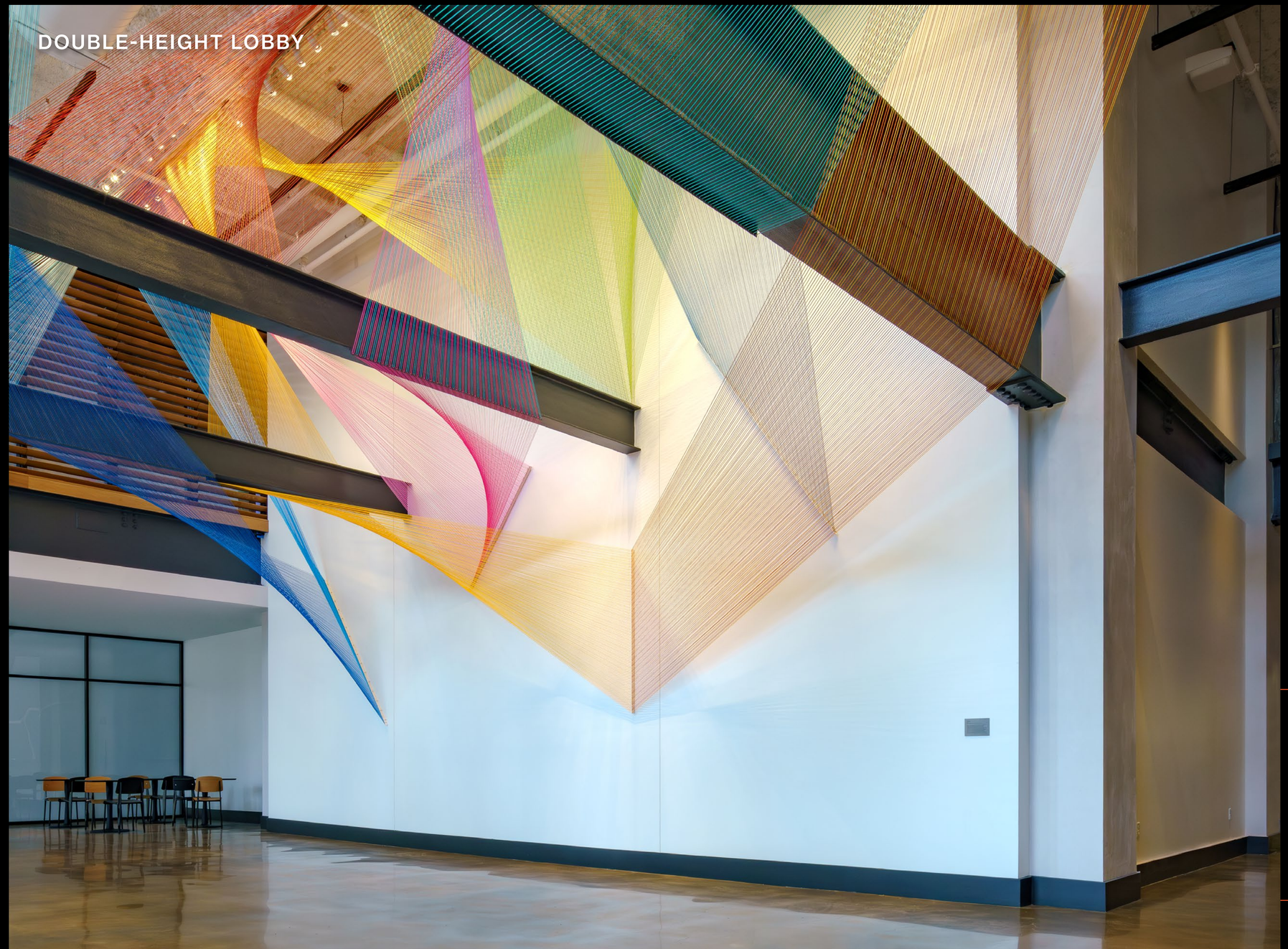

Ground Floor

Lobby
with café & event space

Retail space
for restaurants & childcare

Bike share
on-site

Green space
landscaped & programmed

- amenities
- residential
- core

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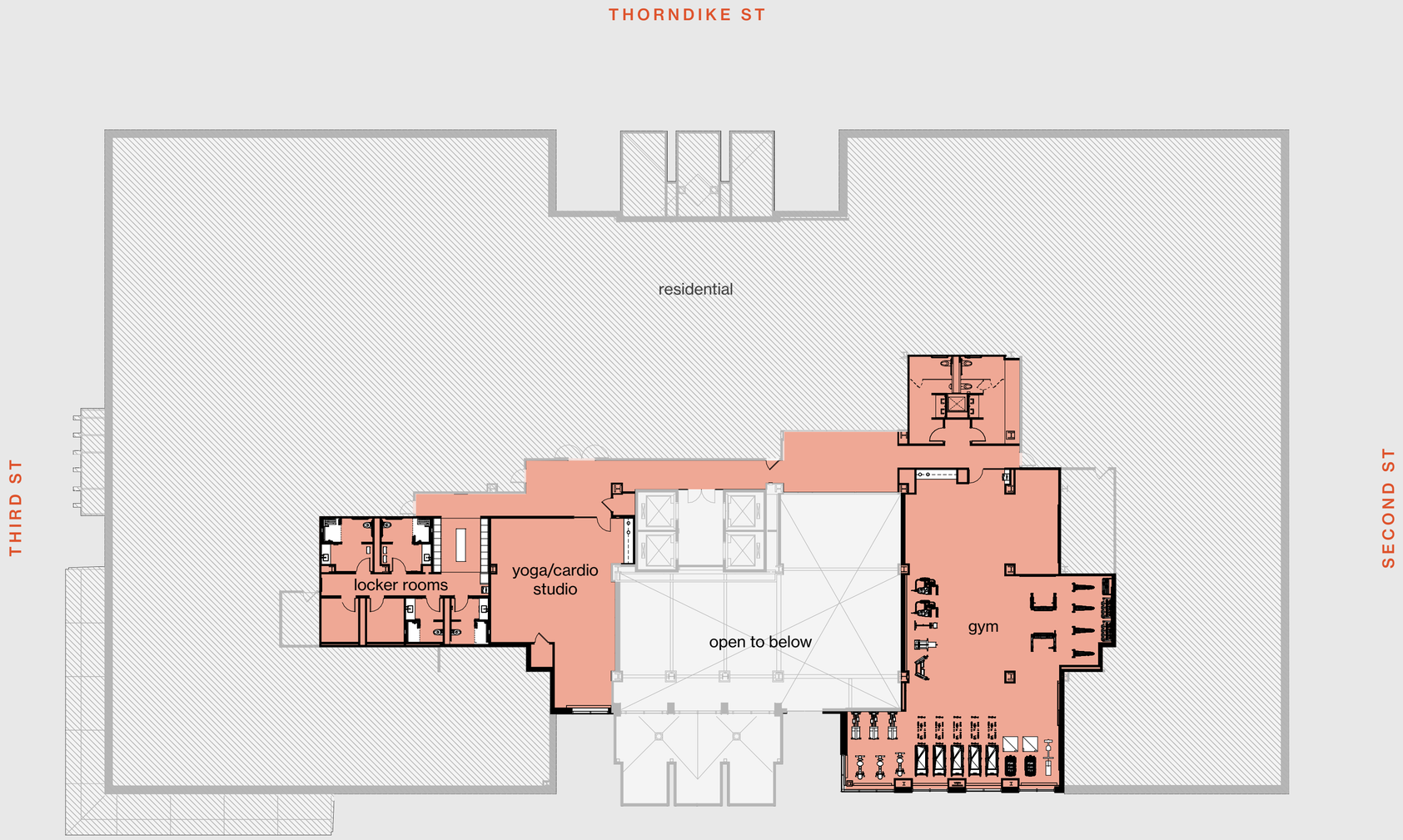
Fitness Facilities



Fitness center
with full gym & cardio class space

- amenities
- residential
- core

Return to stack

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Amenity Floor

Social lounge with immersive art installations

Conference spaces for 2-8

Board room for up to 16

Training room for up to 30

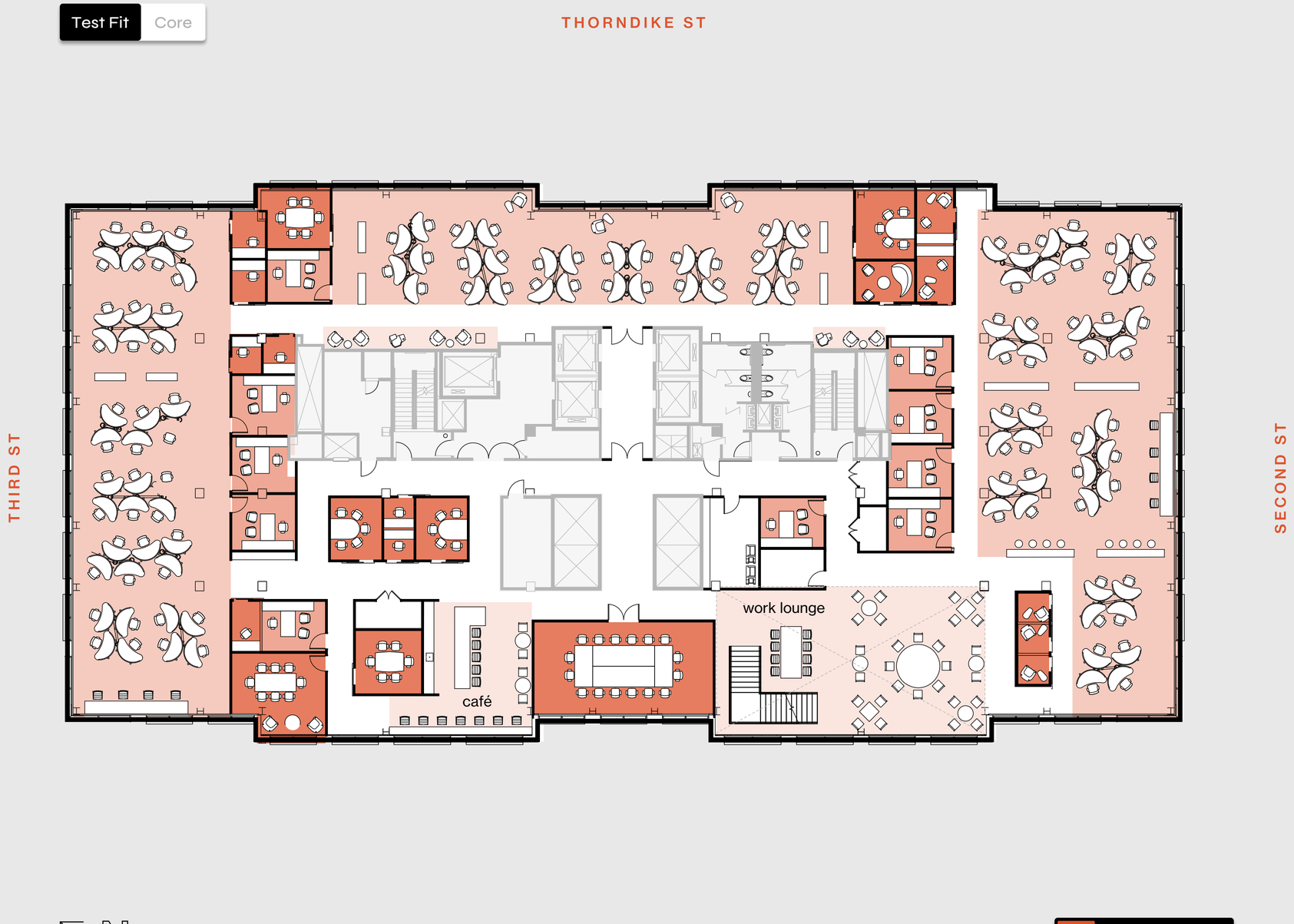
Café/bar

Outdoor terrace

Game room

- amenities
- office
- terrace
- core

Test Fit Core



Return to stack

Level 12

24,000 RSF
floor plate

Double-height space

Seat type	Qty
workstations	110
open seating	32
private offices	10
total seats	152
phone/zoom rooms	12
conference rooms	8

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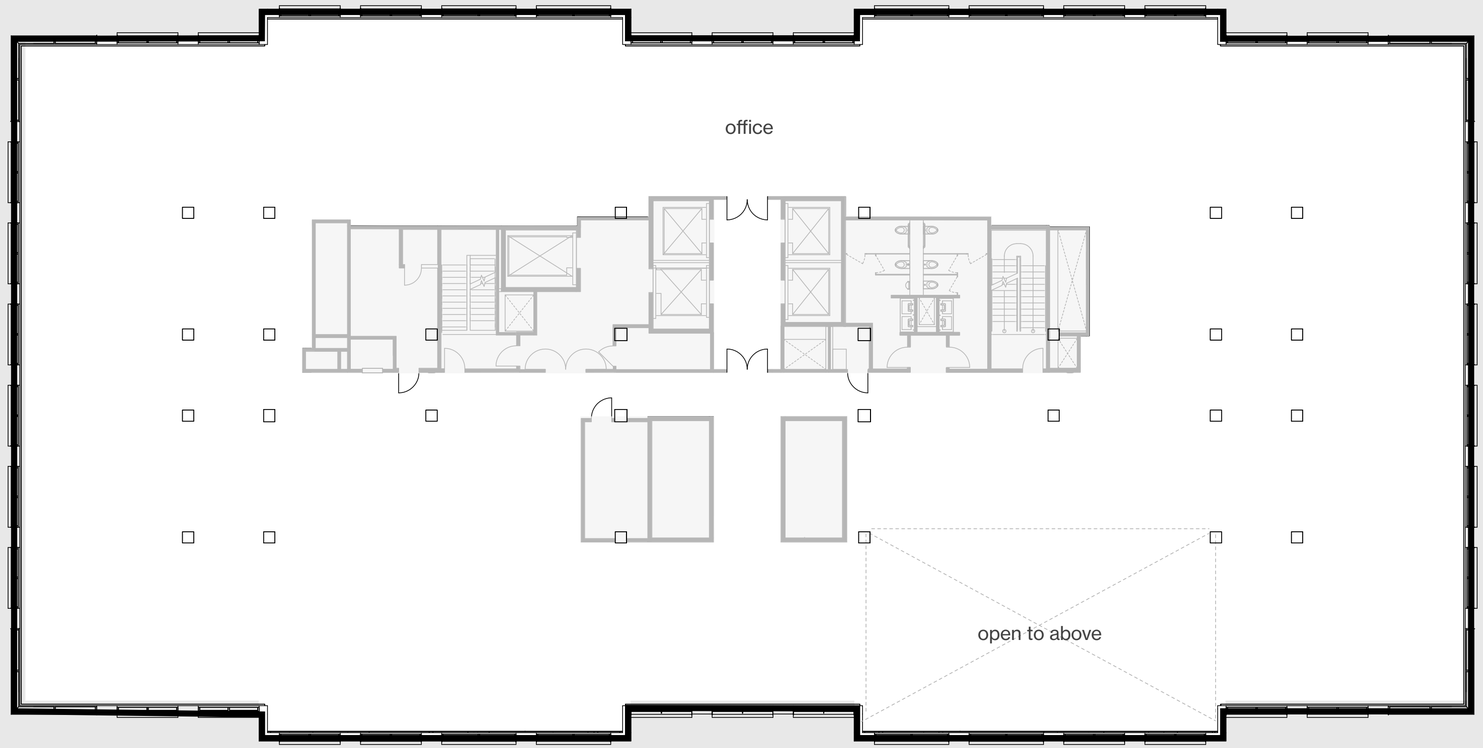
Test Fit | Core

THORNDIKE ST



THIRD ST

SECOND ST

SPRING ST

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Return to stack

Level 12

24,000 RSF
floor plate

Double-height space

- tenant space
- core

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Test Fit | Core

Level 13

24,600 RSF
floor plate

Seat type	Qty
workstations	110
open seating	85
private offices	9
total seats	204
phone/zoom rooms	13
conference rooms	7

Return to stack

FORTY THORNDIKE

Test Fit | Core

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SPRING ST

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Return to stack

Level 13

24,600 RSF
floor plate

- tenant space
- core

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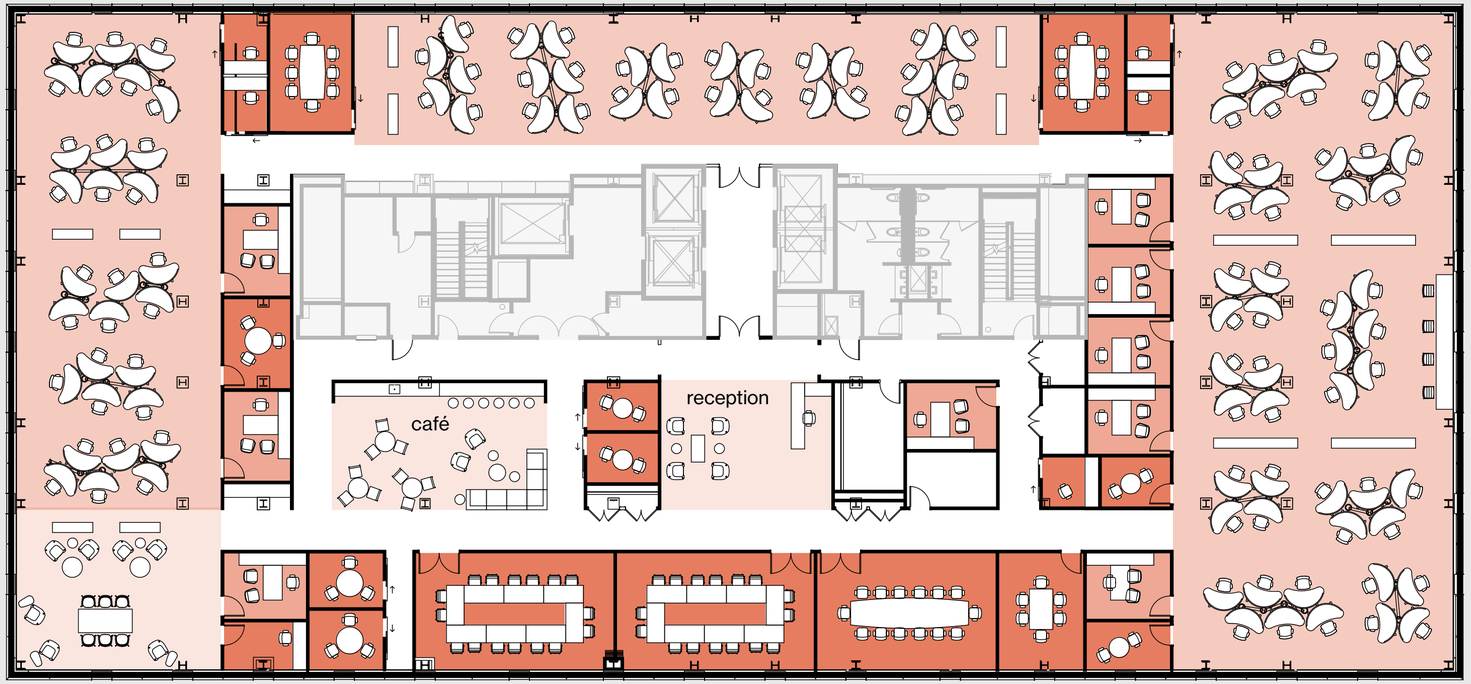
Single Tenant | Two-Tenant | Core

THORNDIKE ST



THIRD ST

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Return to stack

Level 17

23,600 RSF
floor plate

Seat type	Qty
workstations	111
open seating	32
private offices	9
total seats	152
phone/zoom rooms	6
conference rooms	12

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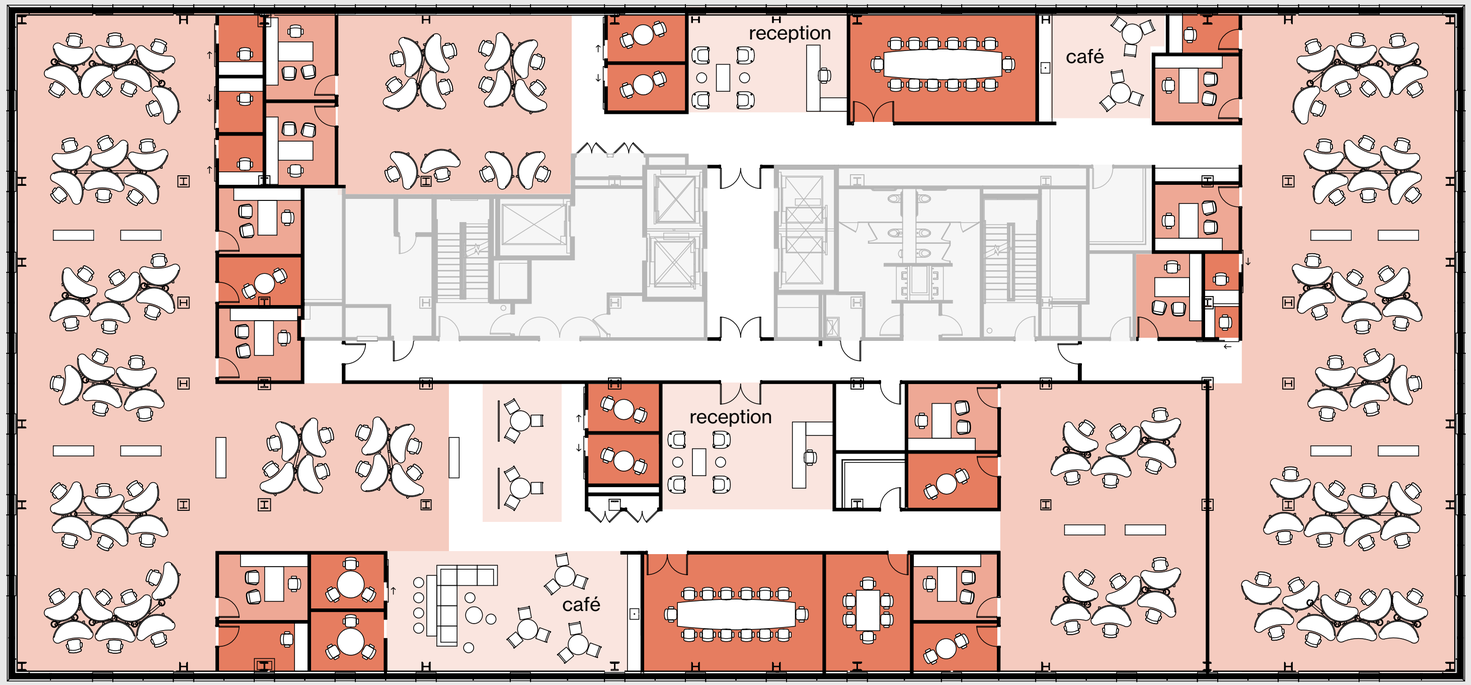
Single Tenant | **Two-Tenant** | Core

THORNDIKE ST

Tenant 1 ← → Tenant 2



THIRD ST

SECOND ST

Tenant 1 ← → Tenant 2

N

SPRING ST

Return to stack

Level 17

23,600 RSF
floor plate

Seat type	Qty
workstations	110
open seating	38
private offices	10
total seats	158
phone/zoom rooms	7
conference rooms	12

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Single Tenant | Two-Tenant | Core

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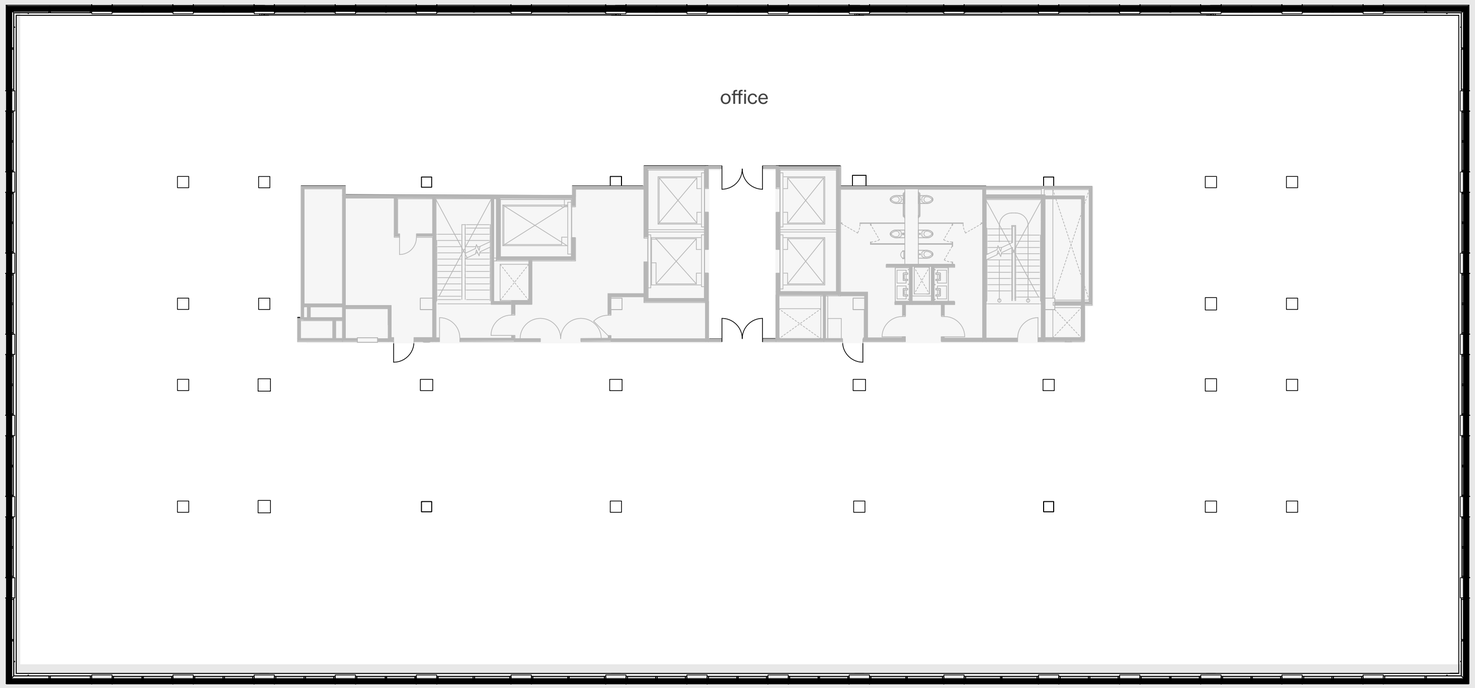

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Level 17

23,600 RSF
floor plate

- tenant space
- core

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DOING GOOD THROUGH GREAT DESIGN

92% reuse of existing structure saves 4,500 tons of steel & 1,300 trucks of concrete, avoids the release of ~9,563 metric tons of CO2 compared to new construction, equal to 11,511 acres of forest CO2 sequestration for 1 year

Improving air quality & the public realm creation of 15K SF of public outdoor green space

Championing solar energy $1.5M contributed to City of Cambridge green initiatives for the City Garage

Green roof & reflective roof for exceptional thermal comfort & sustainable environment

Delivering 48 on-site inclusionary housing units a first for an East Cambridge office project

Funding 50+ additional affordable housing units $15M contribution to Cambridge Affordable Housing Trust

Creating community retail $4M+ investment in community retail at City Garage

Strengthening local workforce $1M contribution to local workforce development

Supporting local causes $4M+ contribution to local non-profit, educational, & community uses

HEALTHY, SUSTAINABLE, PRODUCTIVITY-DRIVEN

LEED GOLD

WELL GOLD

WiredScore PLATINUM

95 walk score

98 bike score

Expansive window line provides natural light & unobstructed views & puts tenants within 50 feet of floor-to-ceiling windows at any given time

Enhanced air filtration & ionization systems reduce particulates, odors, & pathogens, helping to promote occupants' focus & productivity

Lounge, conference, & fitness amenities encourage connectivity, activity, & social interactions

High power capacity supports the demands of future technologies

On-site childcare will operate in partnership with local non-profit

On-site bike share supports a greener, more active commute

Nearby transit offers a 5-minute walk to MBTA Lechmere Station & 10-minute walk to MBTA Kendall/ MIT Station

Charles River offers opportunities to bike, run, row, & kayak throughout the day

Project's community-centric initiatives include delivery of inclusionary housing, the First Street Market retail space, & significant contributions to community causes

Gallery

- Building Exterior
- Lobby Artwork
- Lobby Seating & Lighting
- Conference Center
- Fitness Center
- Amenity Lounge
- Outdoor Terrace
- 10th Floor Workspace
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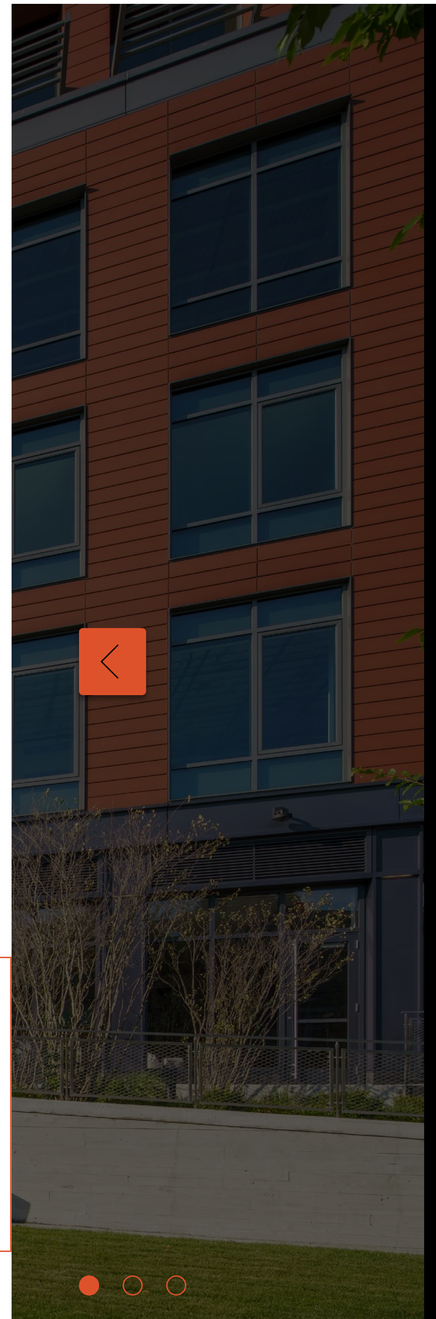

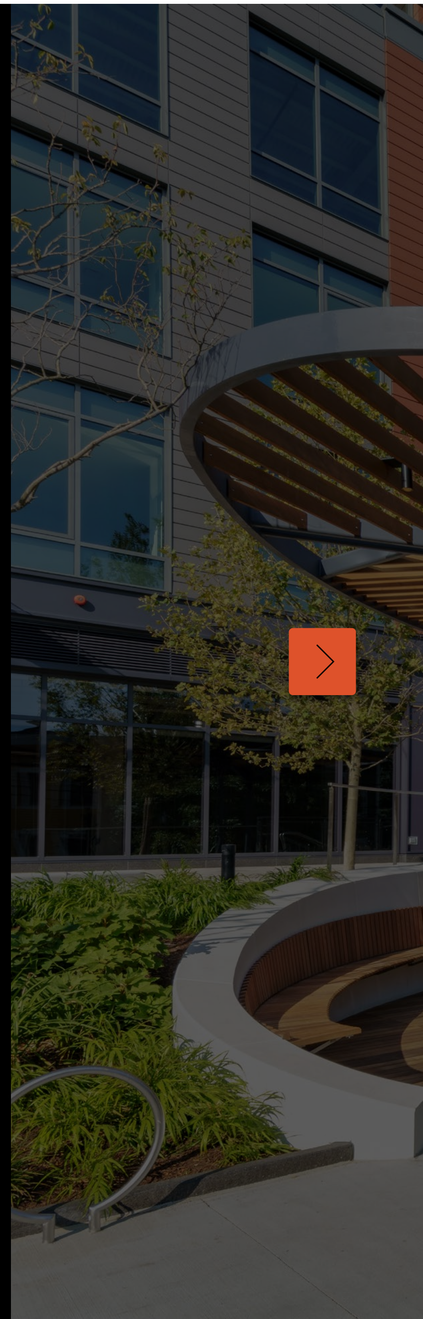

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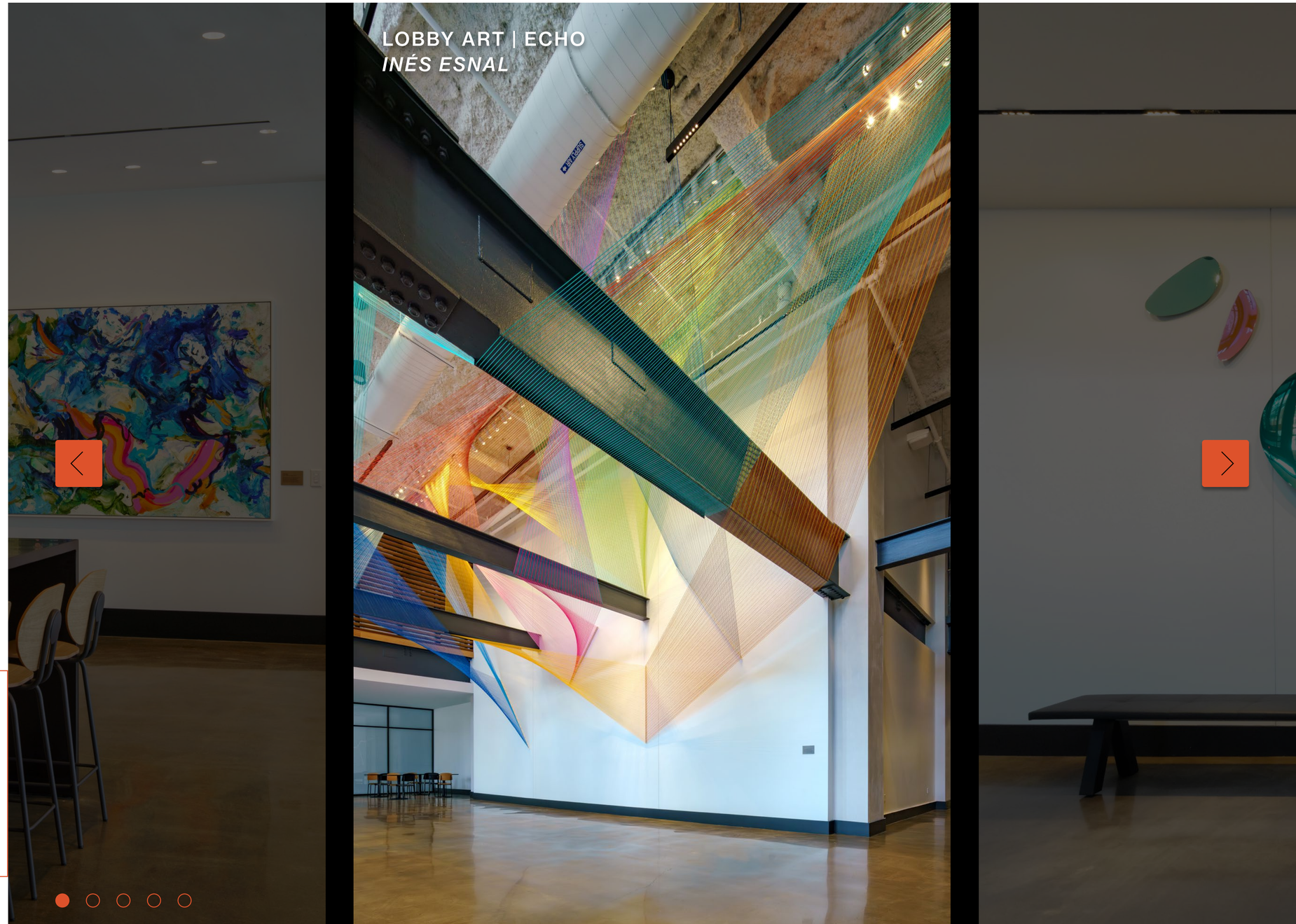

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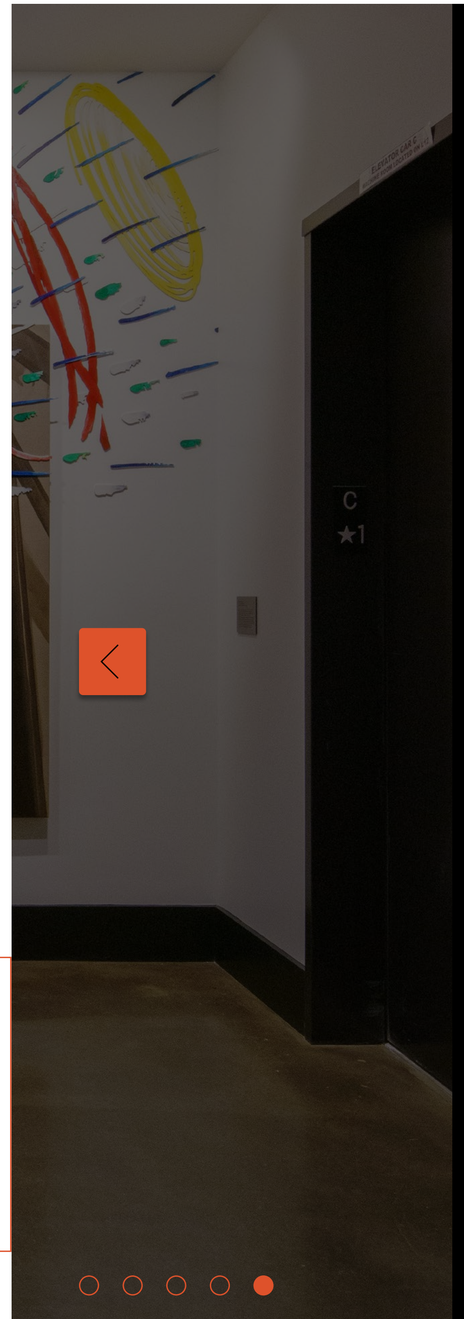
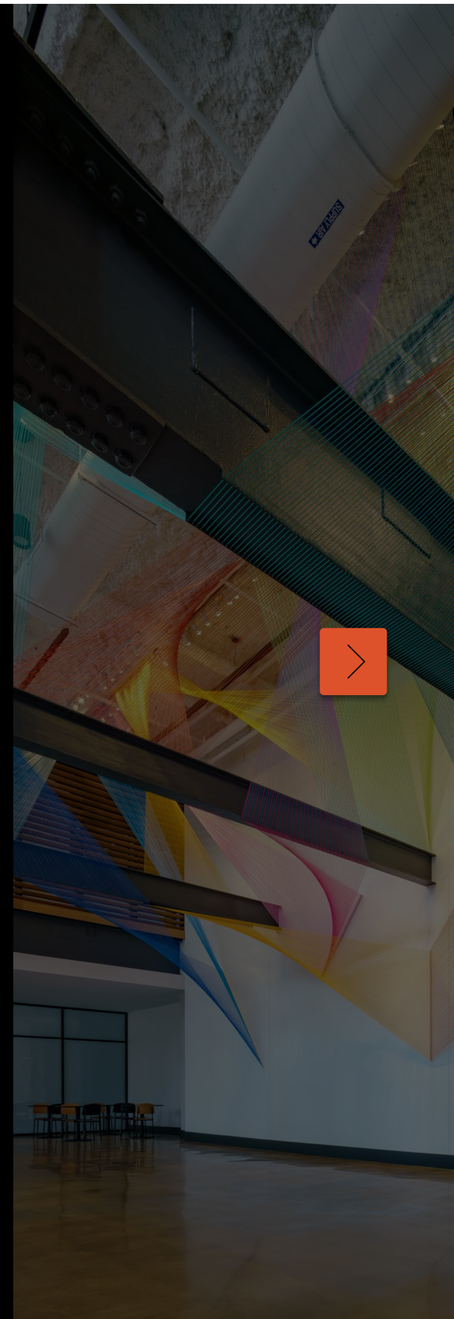


LOBBY ART | RIOTS OF DELIGHT
CICELY CAREW



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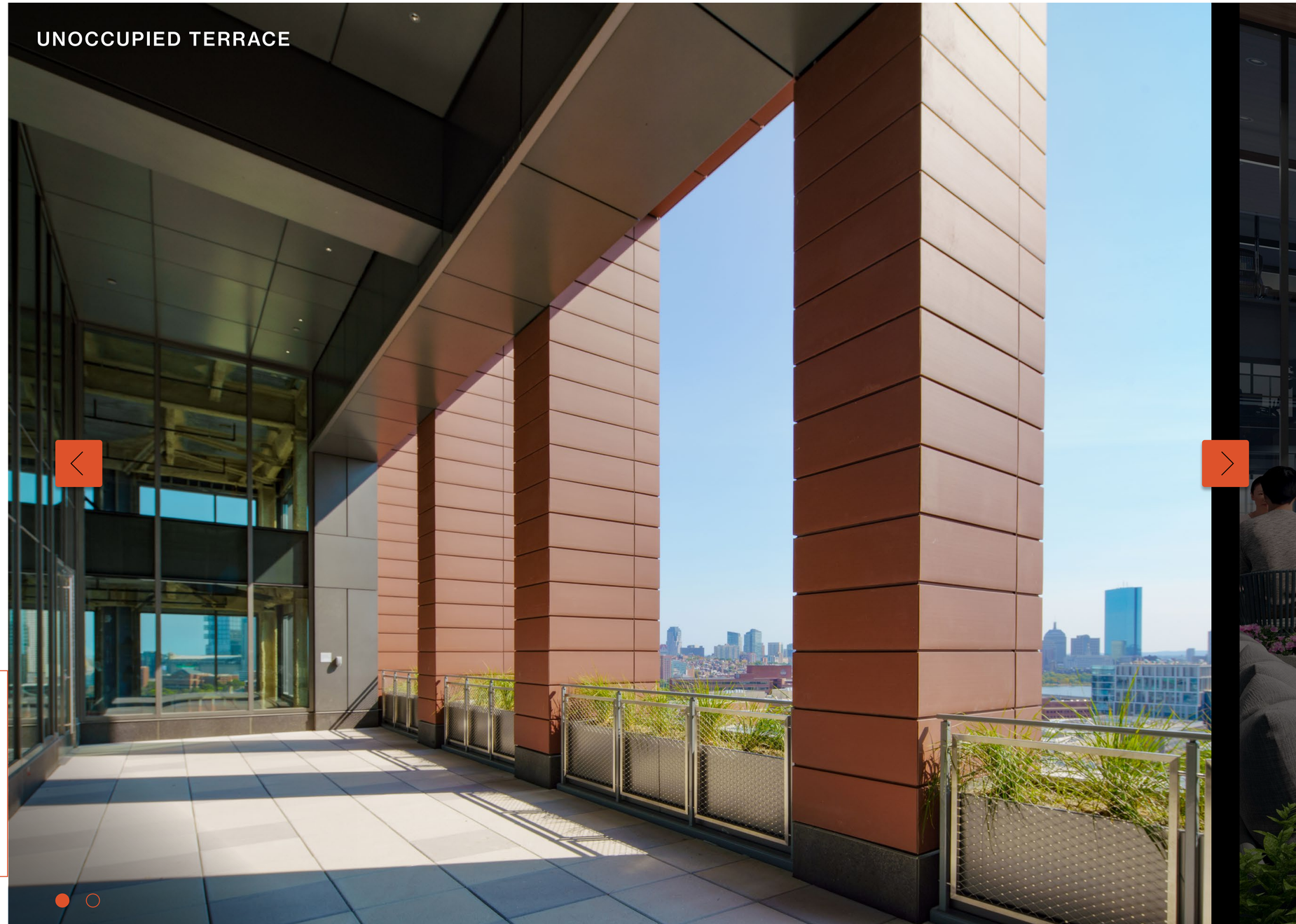

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Your Partners in Innovation

Owner | Partner

Leggat McCall PROPERTIES

For more than 50 years Leggat McCall Properties (LMP) has been a leading provider of real estate development, project management, and advisory expertise in the Boston real estate market. We have built our reputation on delivering best-in-class principal developments and services to a diverse portfolio of private, public, and nonprofit clients on their most complex and challenging projects.

lmp.com

Owner | Partner

Granite

Granite Properties is a privately held commercial real estate investment, development and management company founded in 1991. The firm owns 11 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver, Southern California, Boston and Nashville. Granite is an established investor, developer and manager with a focus on sustainable, highly amenitized projects. It has completed more than $10 billion in real estate transactions and more than 30 million square feet of real estate development and acquisitions.

graniteprop.com

Owner | Partner

CBRE Investment Management

One of the world's leading real assets managers, CBRE Investment Management is responsible for more than $142.5B of assets under management. We seek to deliver sustainable investment solutions across real assets categories, geographies, risk profiles, and execution formats so that our clients, people, and communities thrive.

cbreim.com

Leasing

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