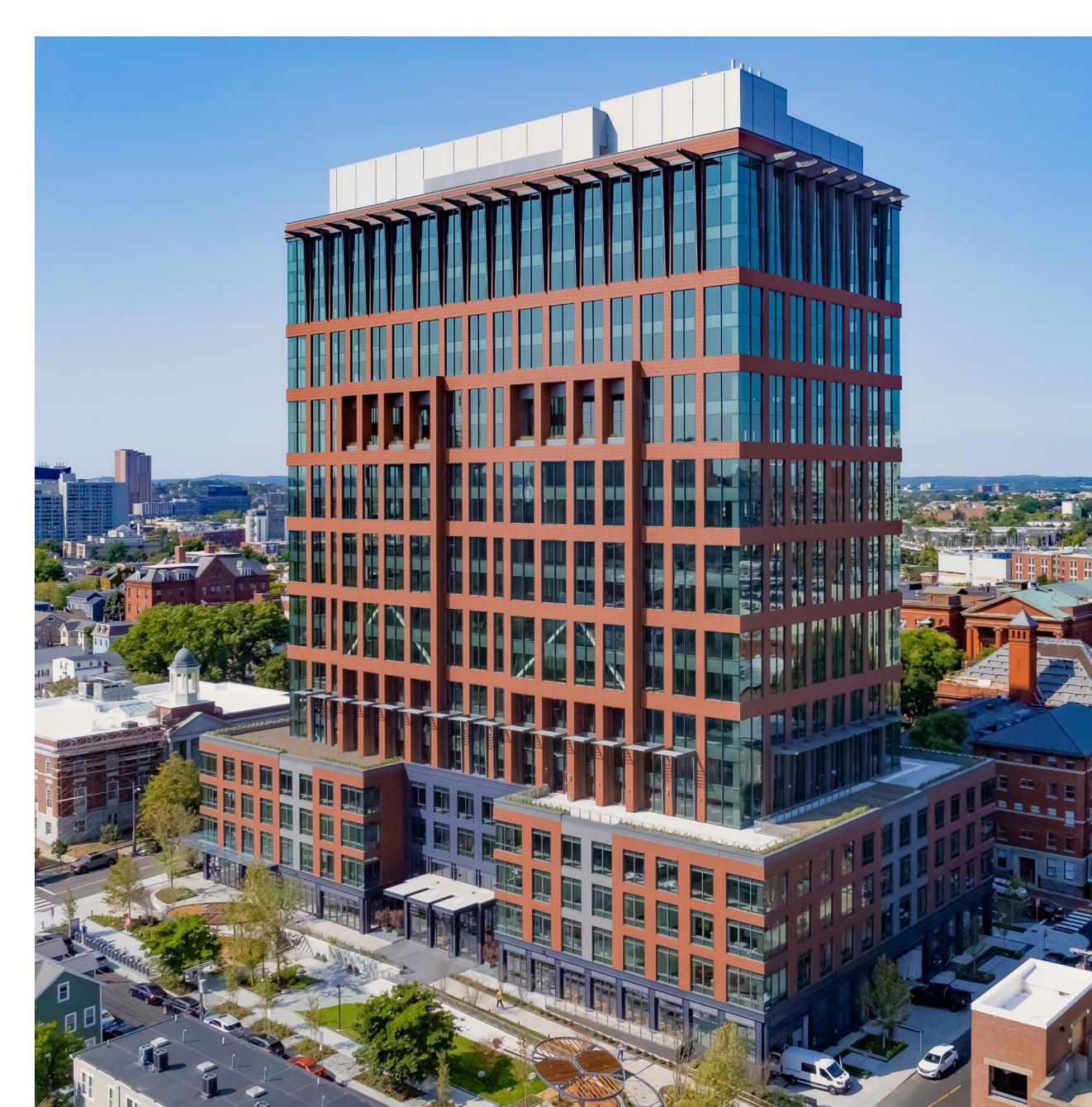
# Find the Freedom to Innovate

### 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 20 total office RSF stories





### **Commanding the Skyline**

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

### **Optimized for Quality of Life**

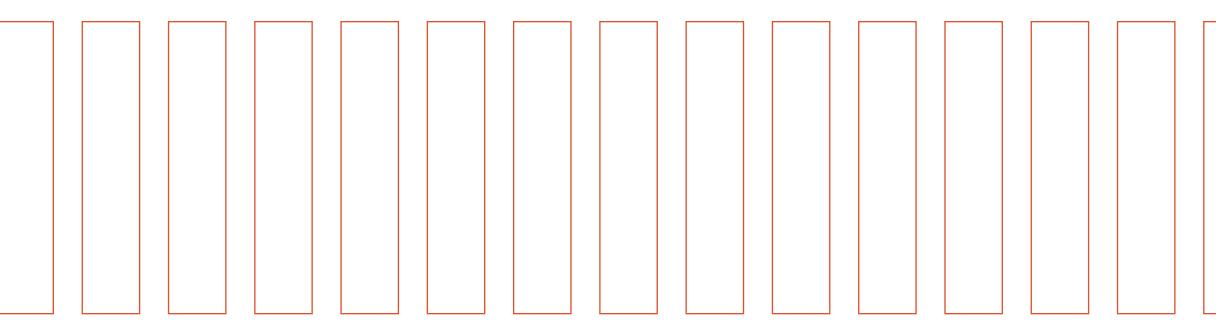
childcare, fitness, bike room, amenity lounge, game room, on-site food & drink, enhanced air quality, natural daylight, & 20K SF of outdoor space

### 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





### 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



IMPACT

Ground Floor

GALLERY

Lobby

with café & event space

Bike share on-site

residential

Retail space for restaurants

& childcare

TEAM

CONTACT

**Green space** landscaped &

programmed

amenities

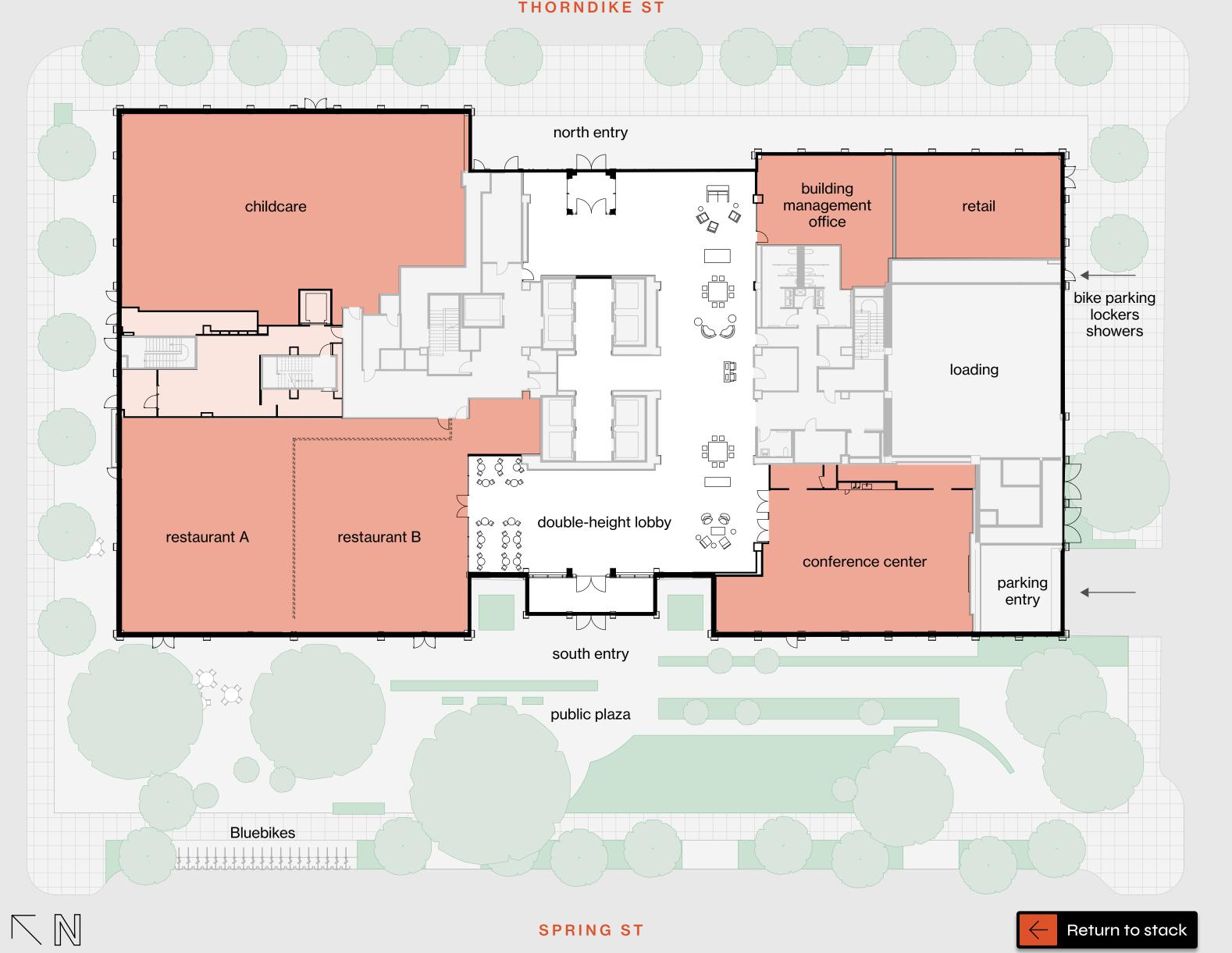
core



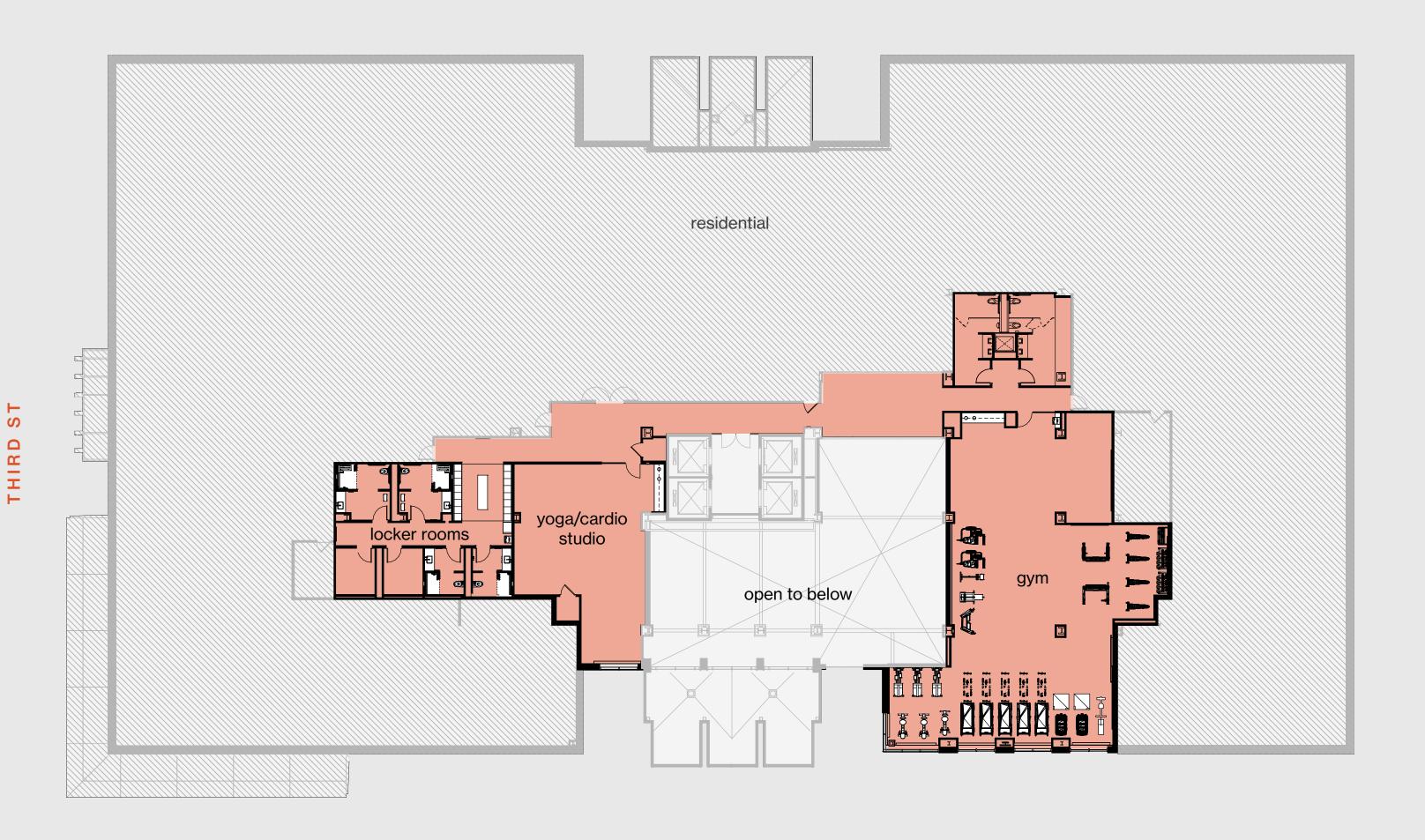
**OVERVIEW** 

LOCATION

BUILDING



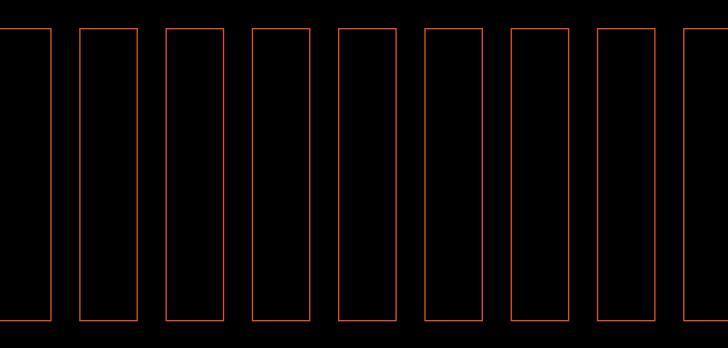
#### THORNDIKE ST

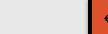


# Fitness Facilities

Fitness center
with full gym & cardio
class space

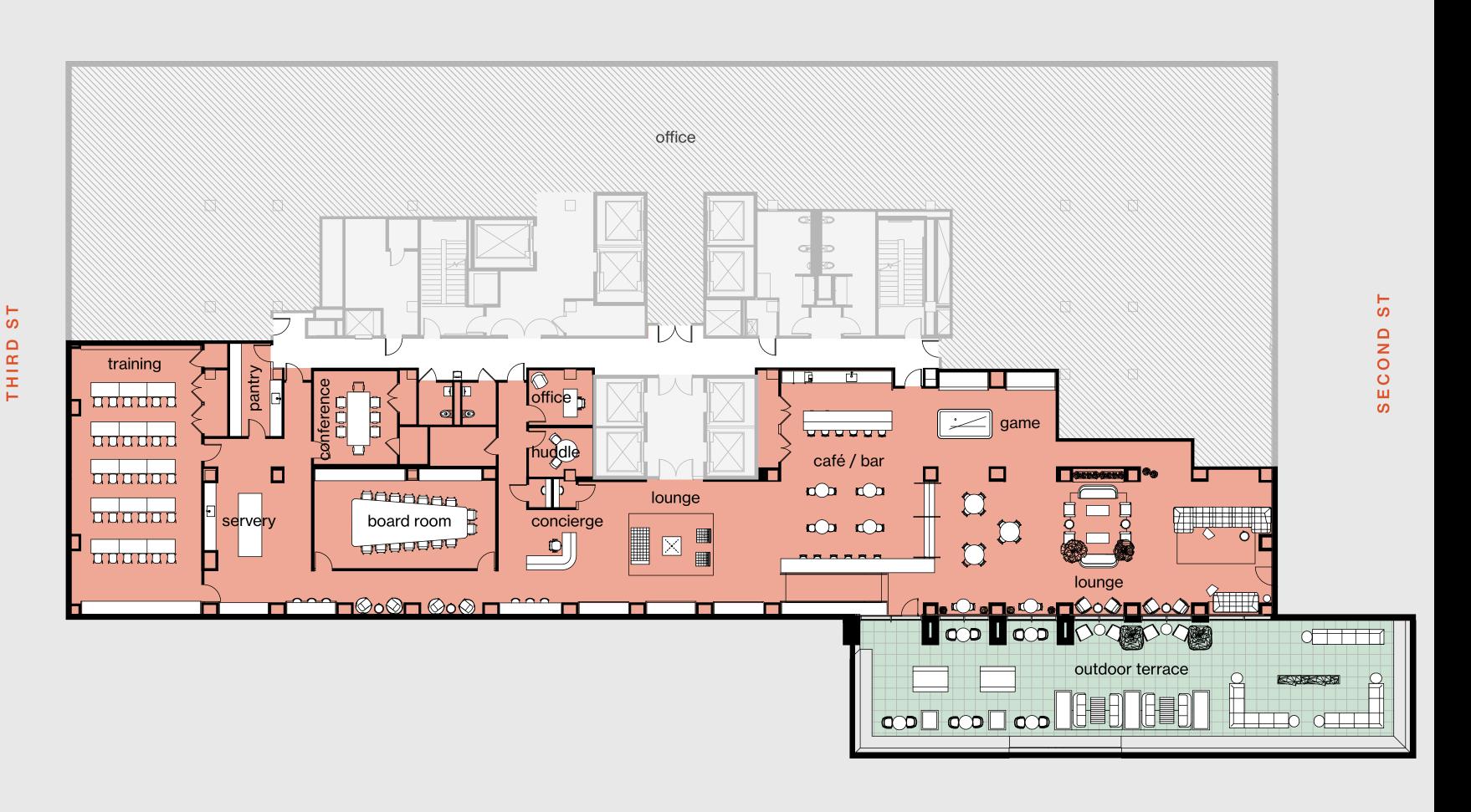
- amenities
- residential
- core





Return to stack

#### THORNDIKE ST



### Amenity Floor

Social lounge

with immersive art installations

Conference spaces for 2-8

**Board room** 

**Training room** for up to 30

Café/bar

for up to 16

**Outdoor terrace** 

Game room

- amenities
- office
- terrace
- core





FORTY THORNDIKE

FORTY THORNDIKE

RNDIKE

S

THIRD

SECOND

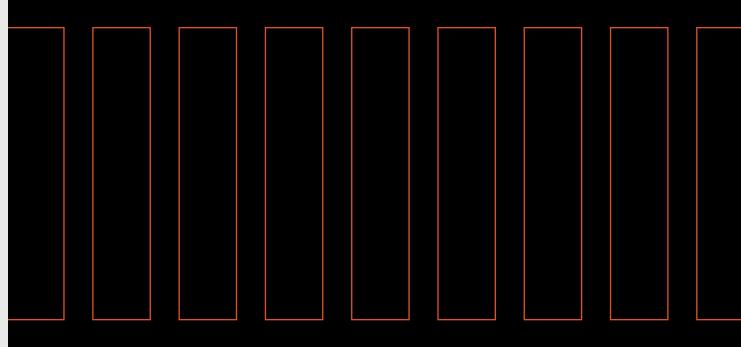
Test Fit Core THORNDIKE ST

### 0000 work lounge 000000

### Level 12

24,000 RSF Double-height floor plate space

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





FORTY THORNDIKE

S

THIRD

SPRING ST

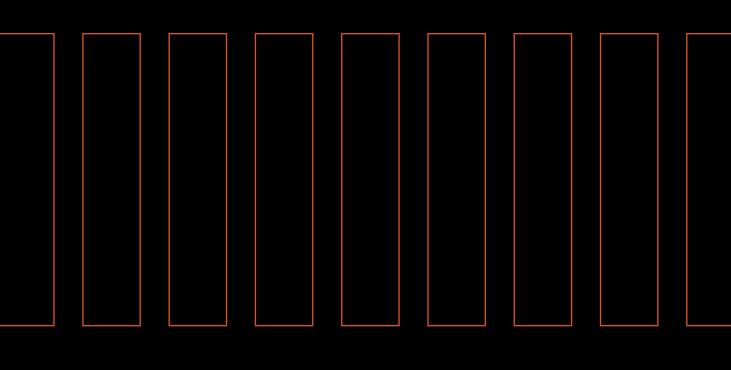
### Level 12

24,000 RSF floor plate

**Double-height** space

- tenant space
- core

Return to stack



FORTY THORNDIKE

RNDIKE

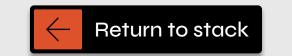
24,600 RSF

floor plate

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

SECOND





ST

THIRD

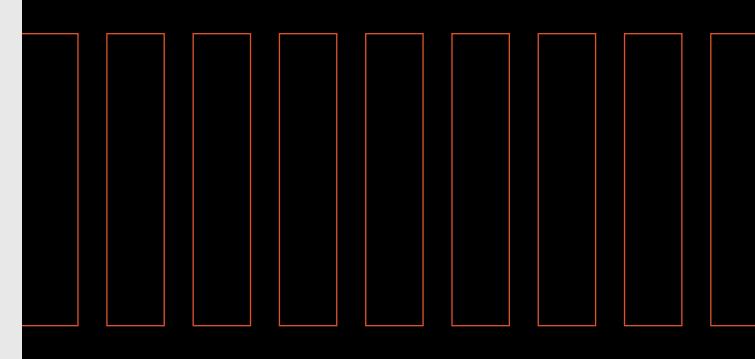
### Level 13

24,600 RSF

floor plate

- tenant space
- core

SECOND





SPRING ST



FORTY THORNDIKE

FORTY THORNDIKE

RNDIKE

ST

THIRD

SECOND

Single Tenant Two-Tenant Core

THORNDIKE ST

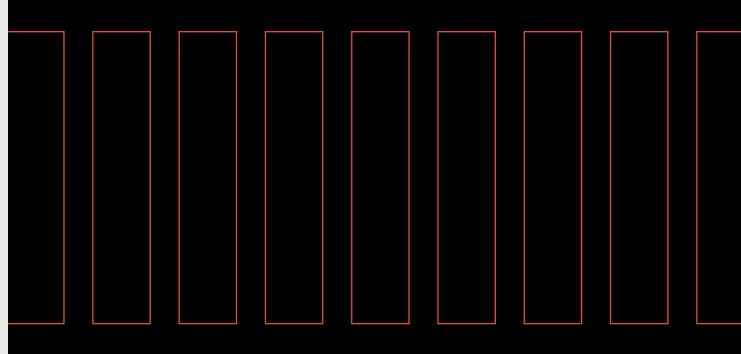
# reception recept

### 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





THORNDIKE

FORTY THORNDIKE

FORTY THORNDIKE

RNDIKE

S

THIRD

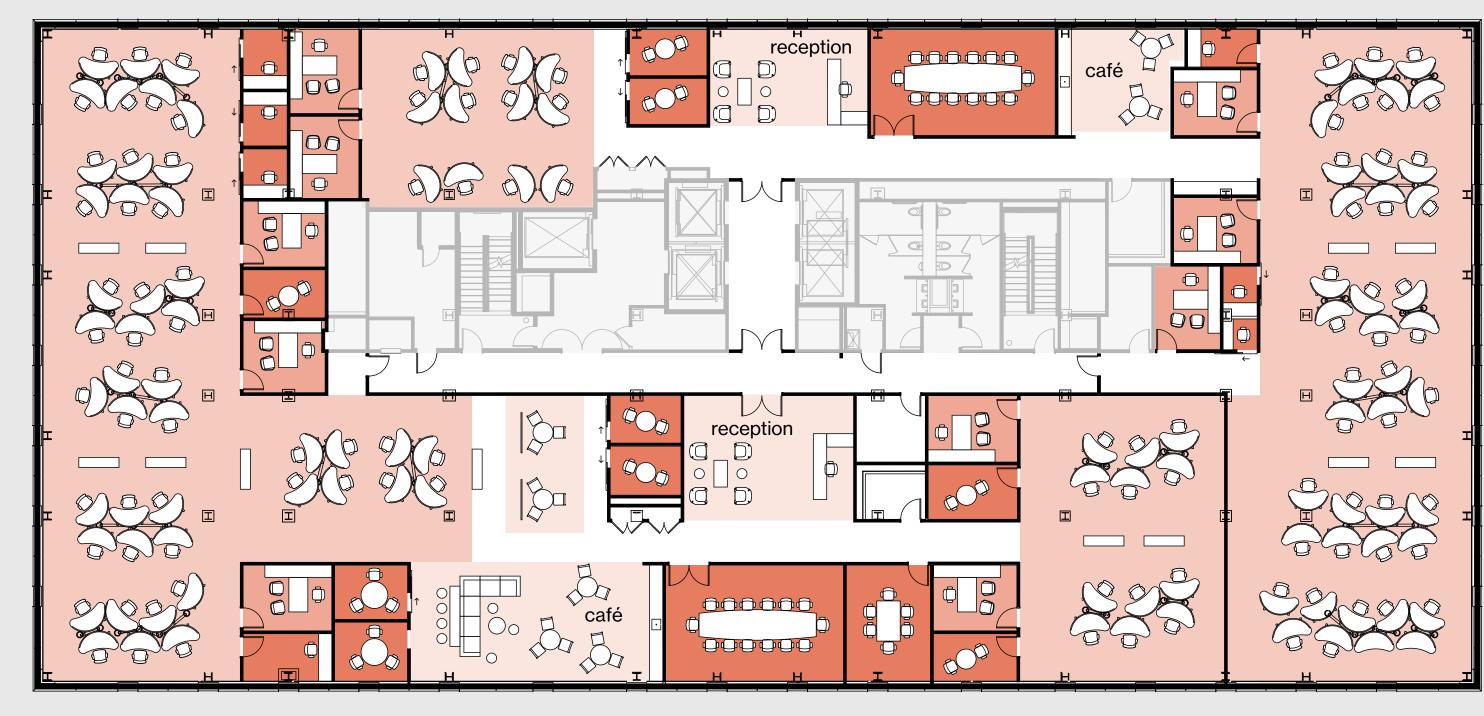
SECOND

Return to stack

Single Tenant Two-Tenant Core

THORNDIKE ST

#### Tenant 1 $\leftarrow$ $\rightarrow$ Tenant 2



SPRING ST

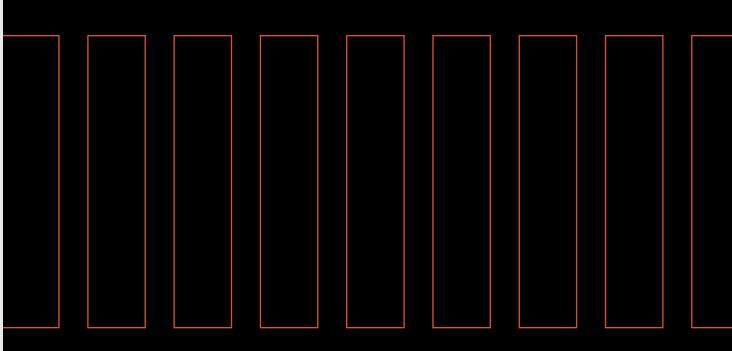
Tenant 1  $\leftarrow$   $\rightarrow$  Tenant 2

### 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



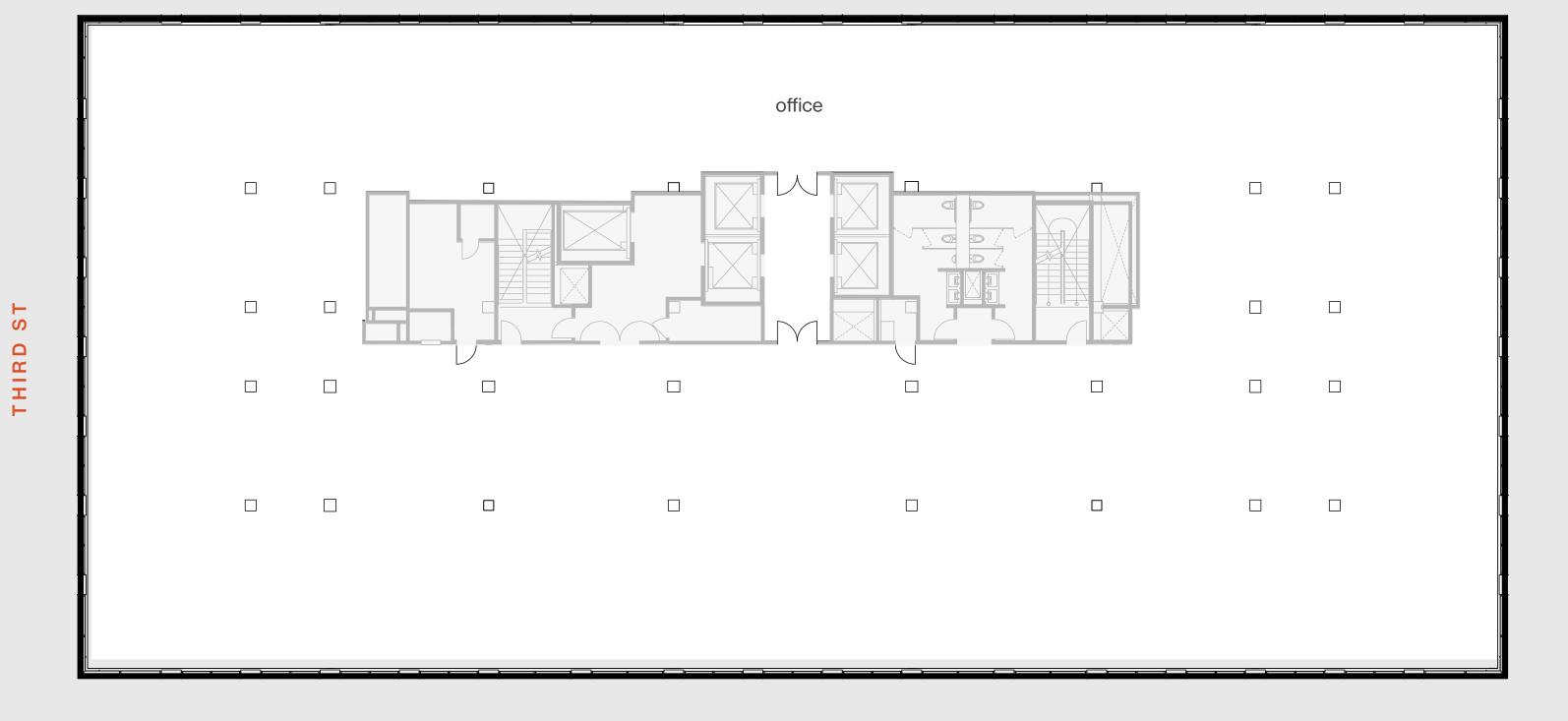




FORTY THORNDIKE

Single Tenant Two-Tenant Core

THORNDIKE ST



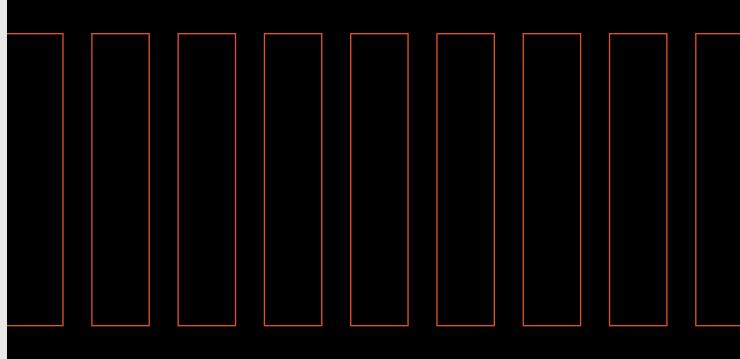
### Level 17

23,600 RSF

floor plate

- tenant space
- core

ECONDS







#### **OVERVIEW** BUILDING LOCATION **IMPACT** GALLERY CONTACT TEAM

#### 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











bike score

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

High power capacity supports

the demands of future technologies

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

**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

#### CONTACT OVERVIEW LOCATION BUILDING IMPACT GALLERY

### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

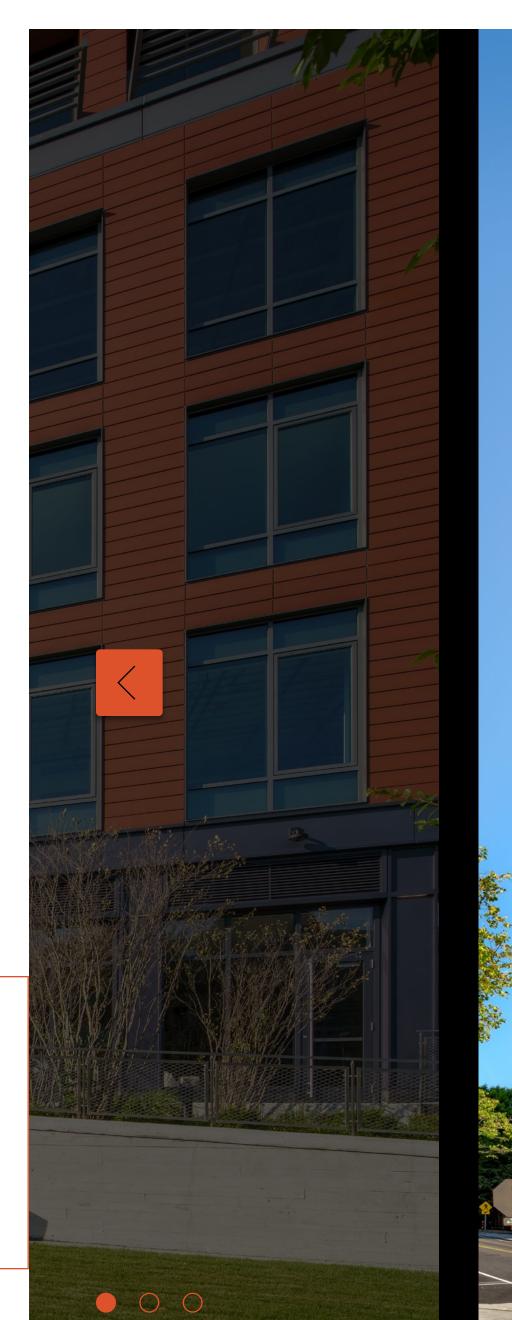
Fitness Center

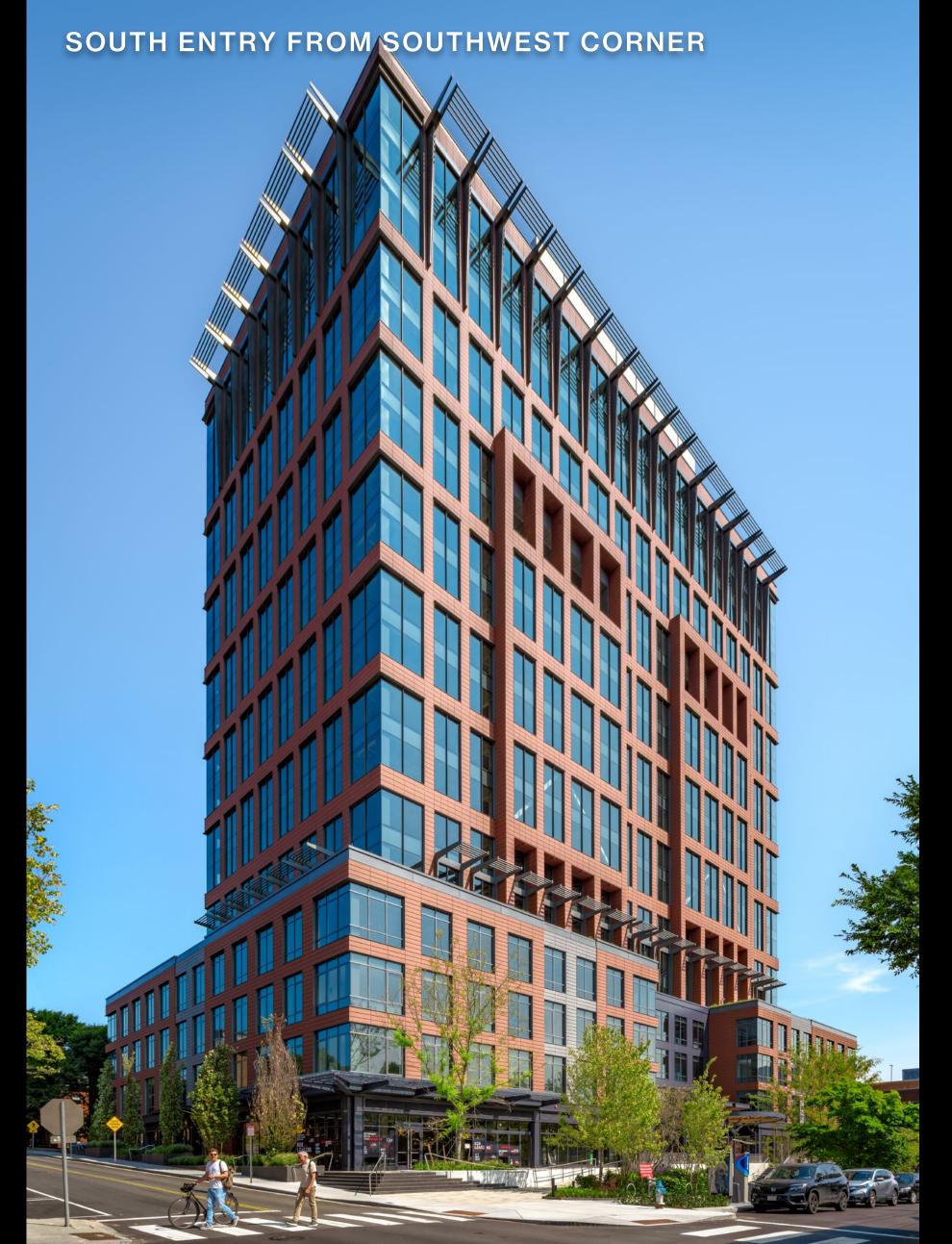
Amenity Lounge

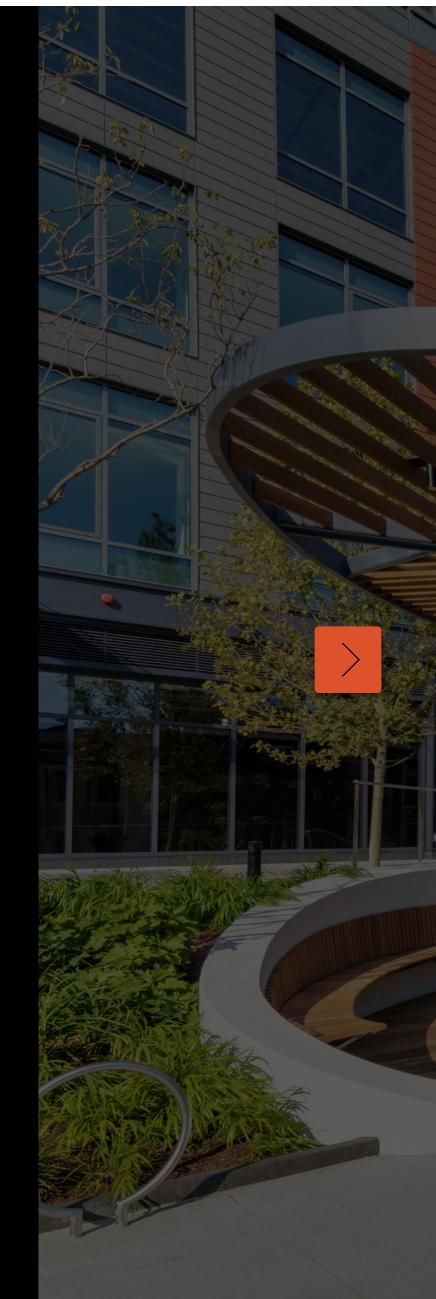
Outdoor Terrace

10th Floor Workspace

11th Floor Workspace







**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

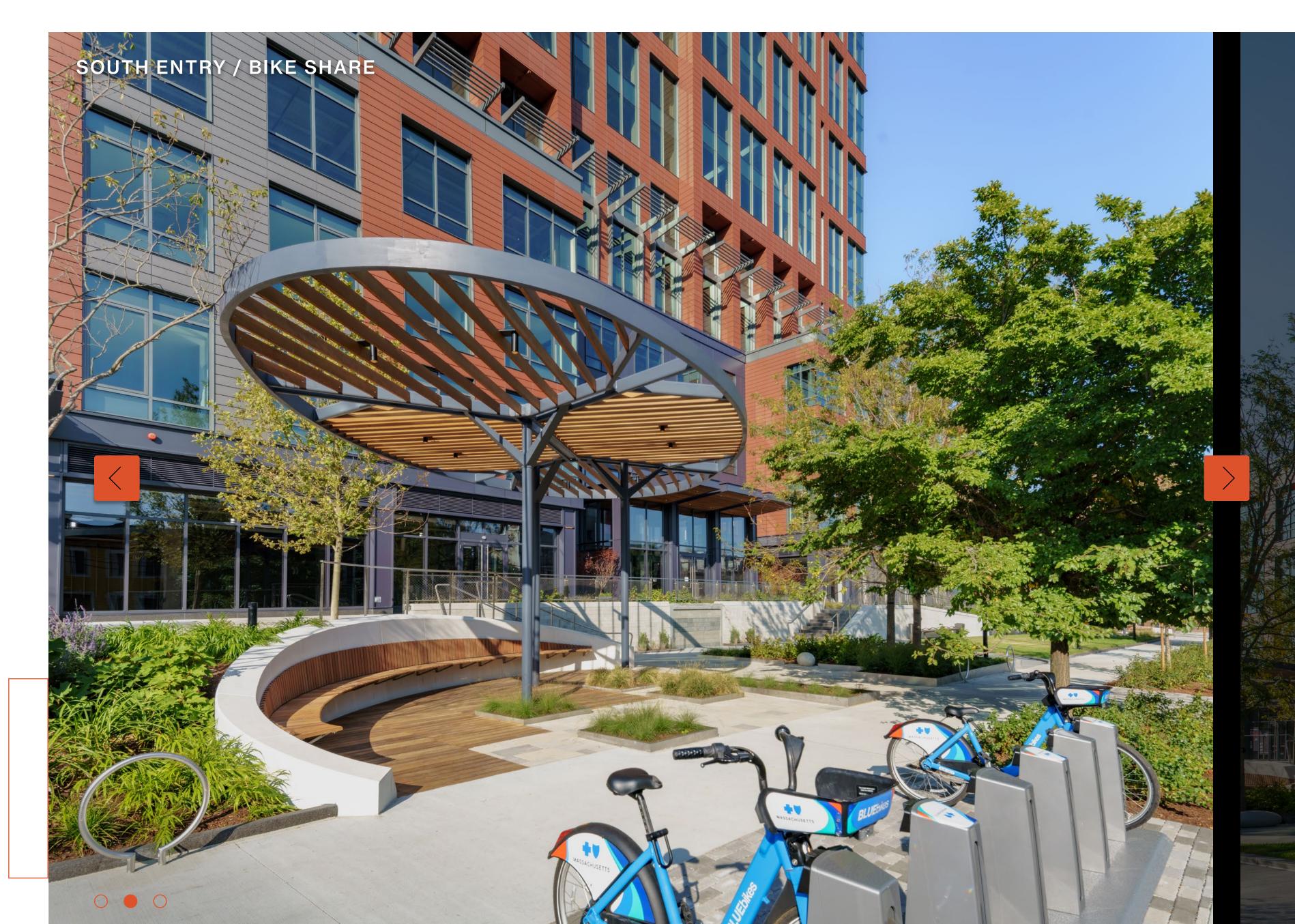
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

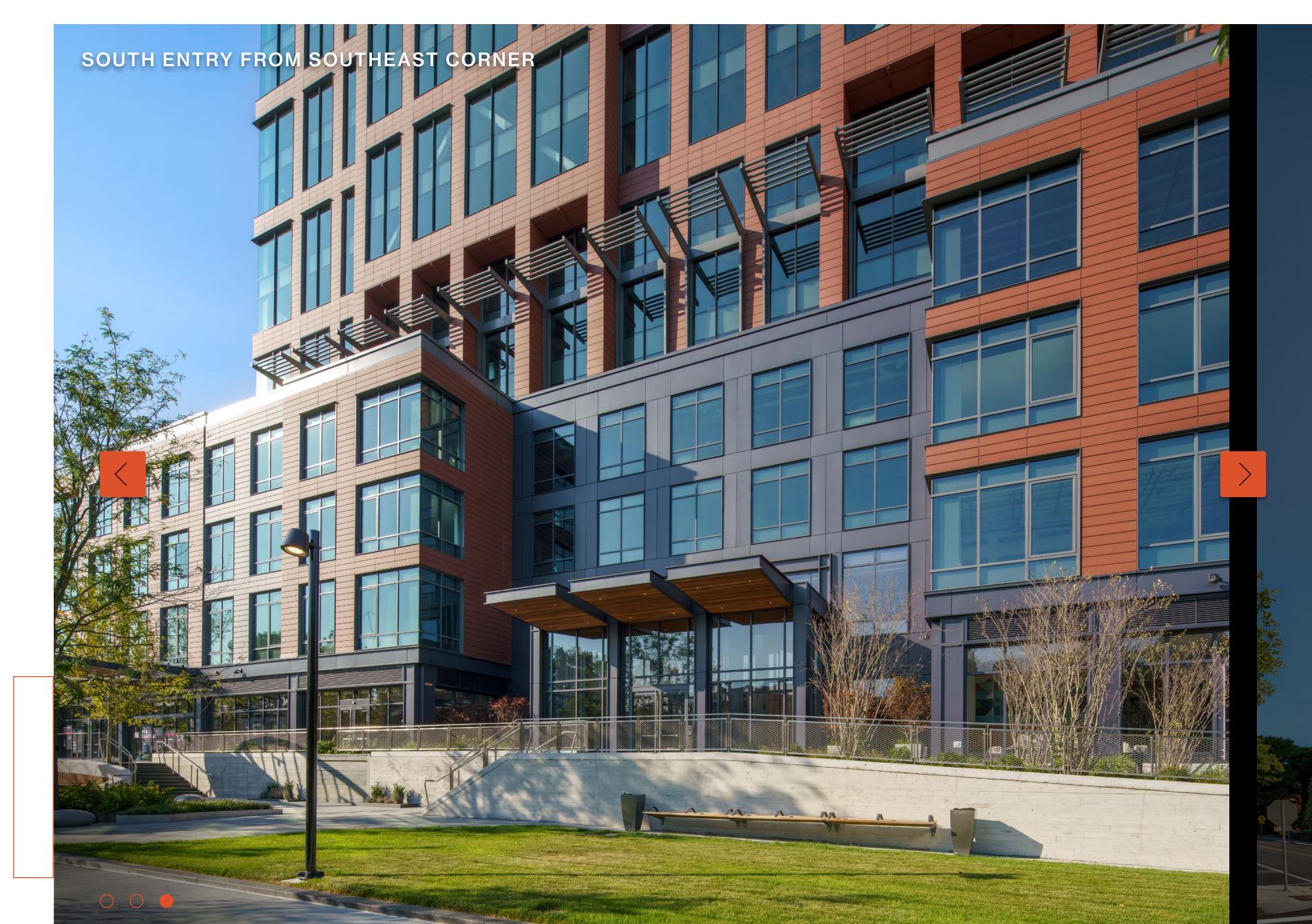
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

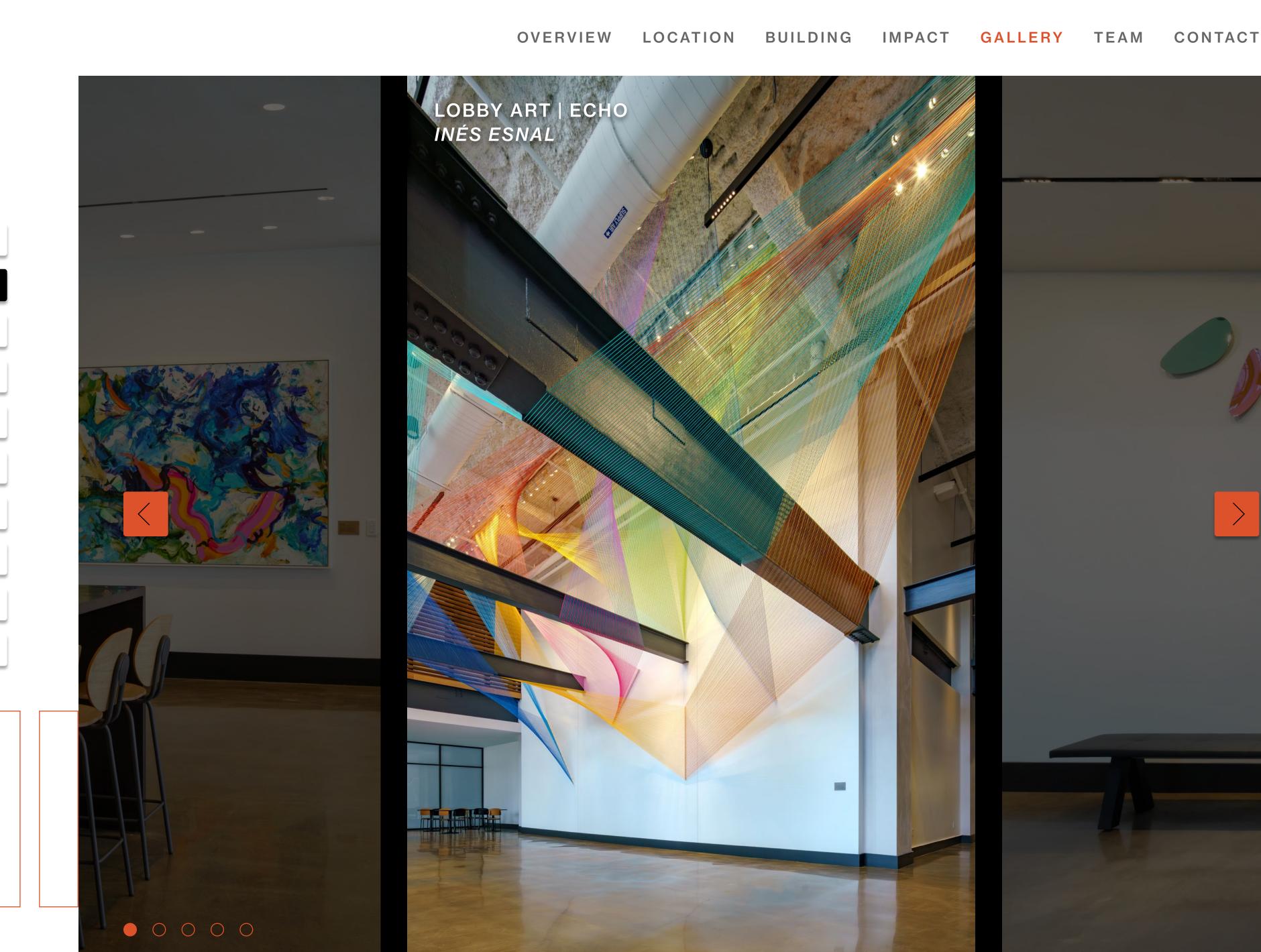
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

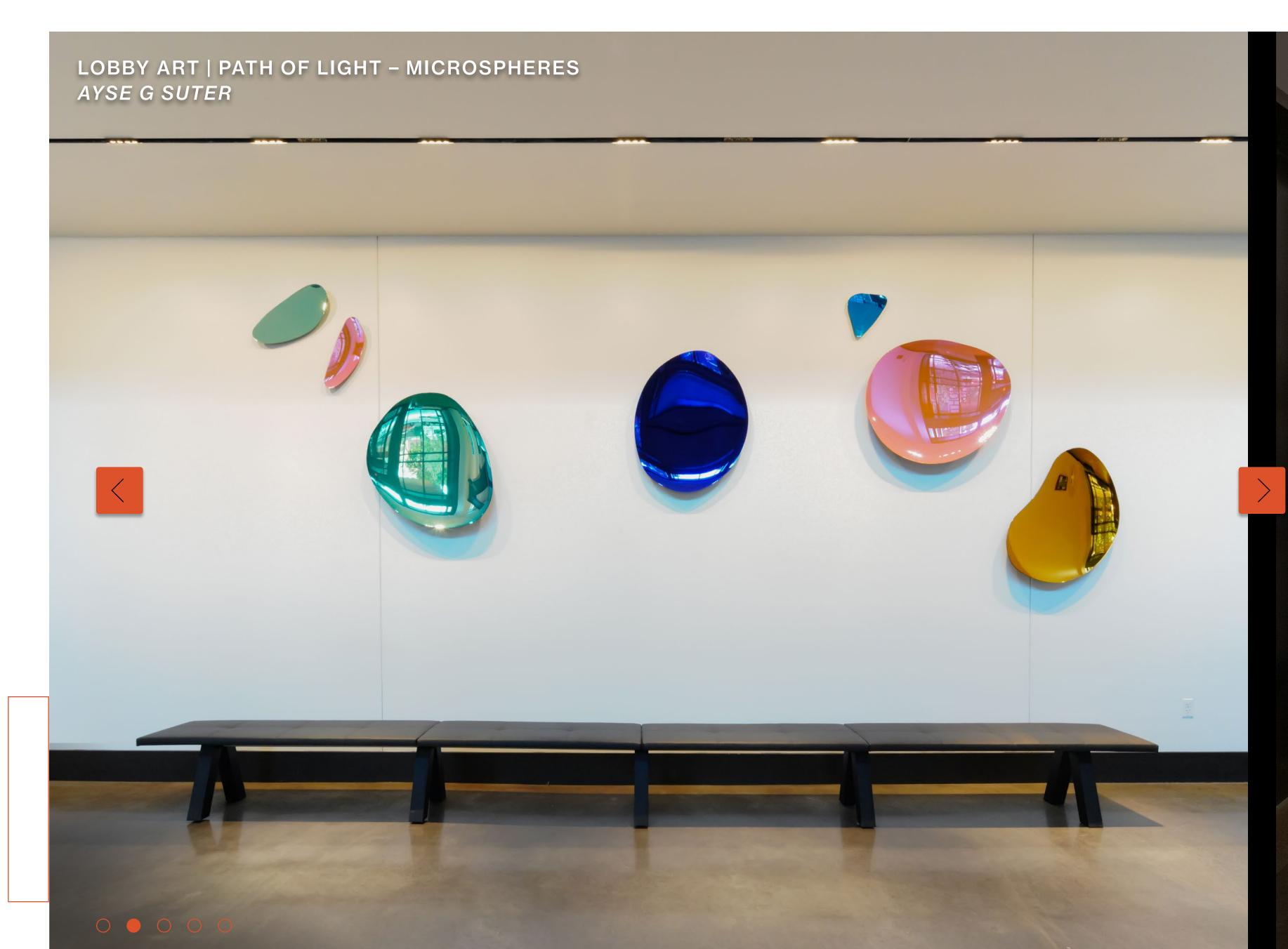
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

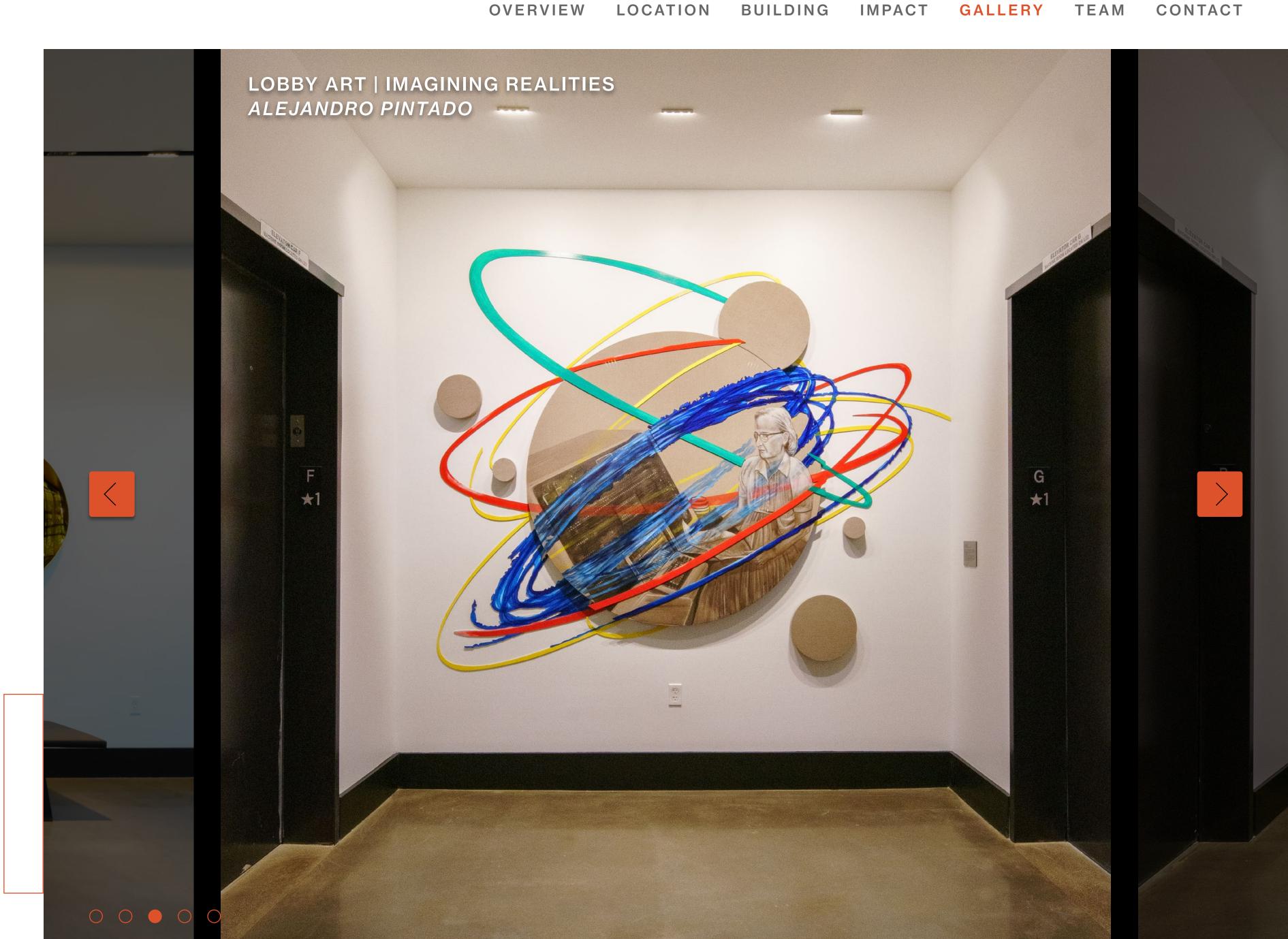
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

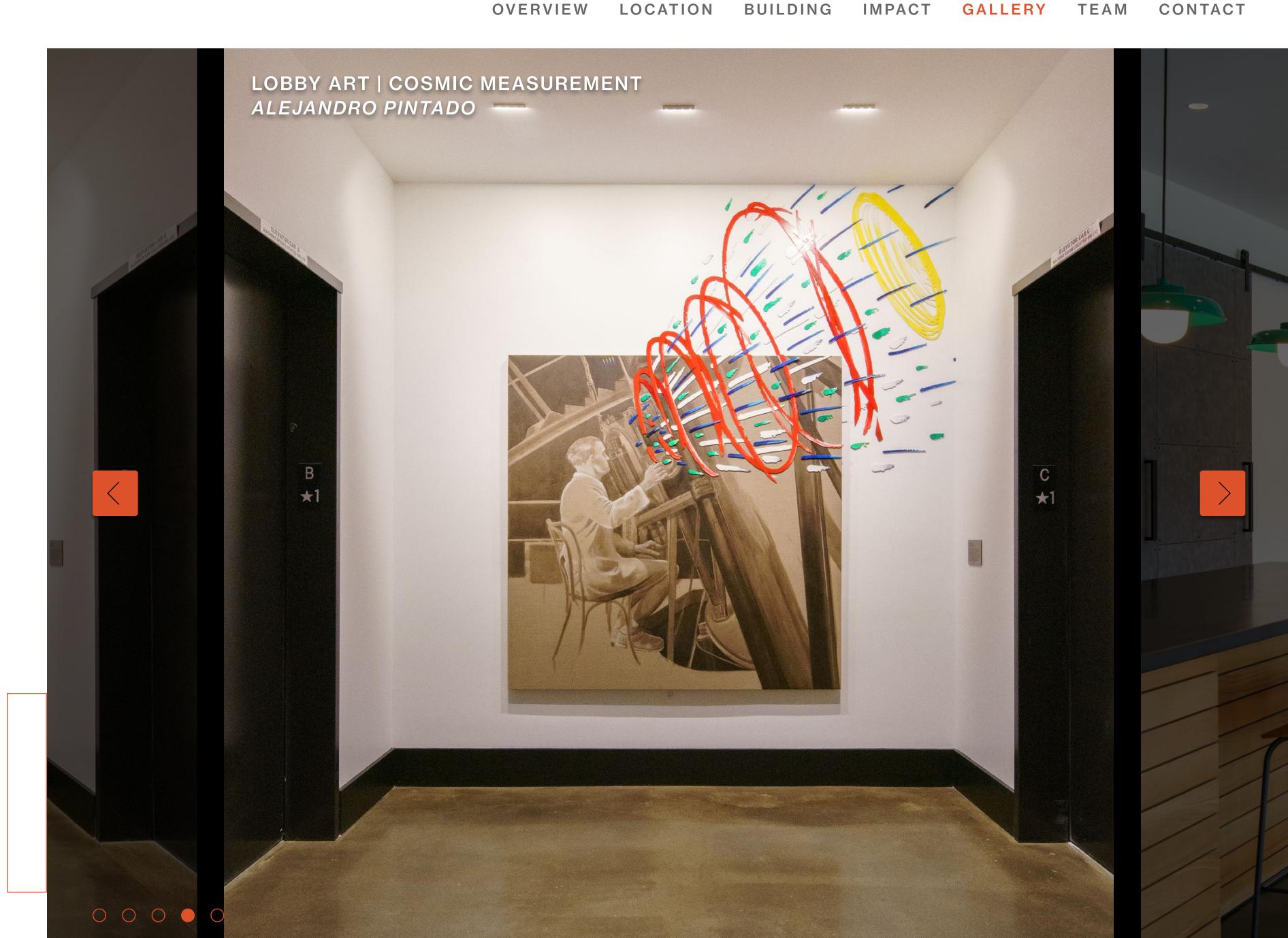
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



#### CONTACT OVERVIEW LOCATION BUILDING IMPACT GALLERY

### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

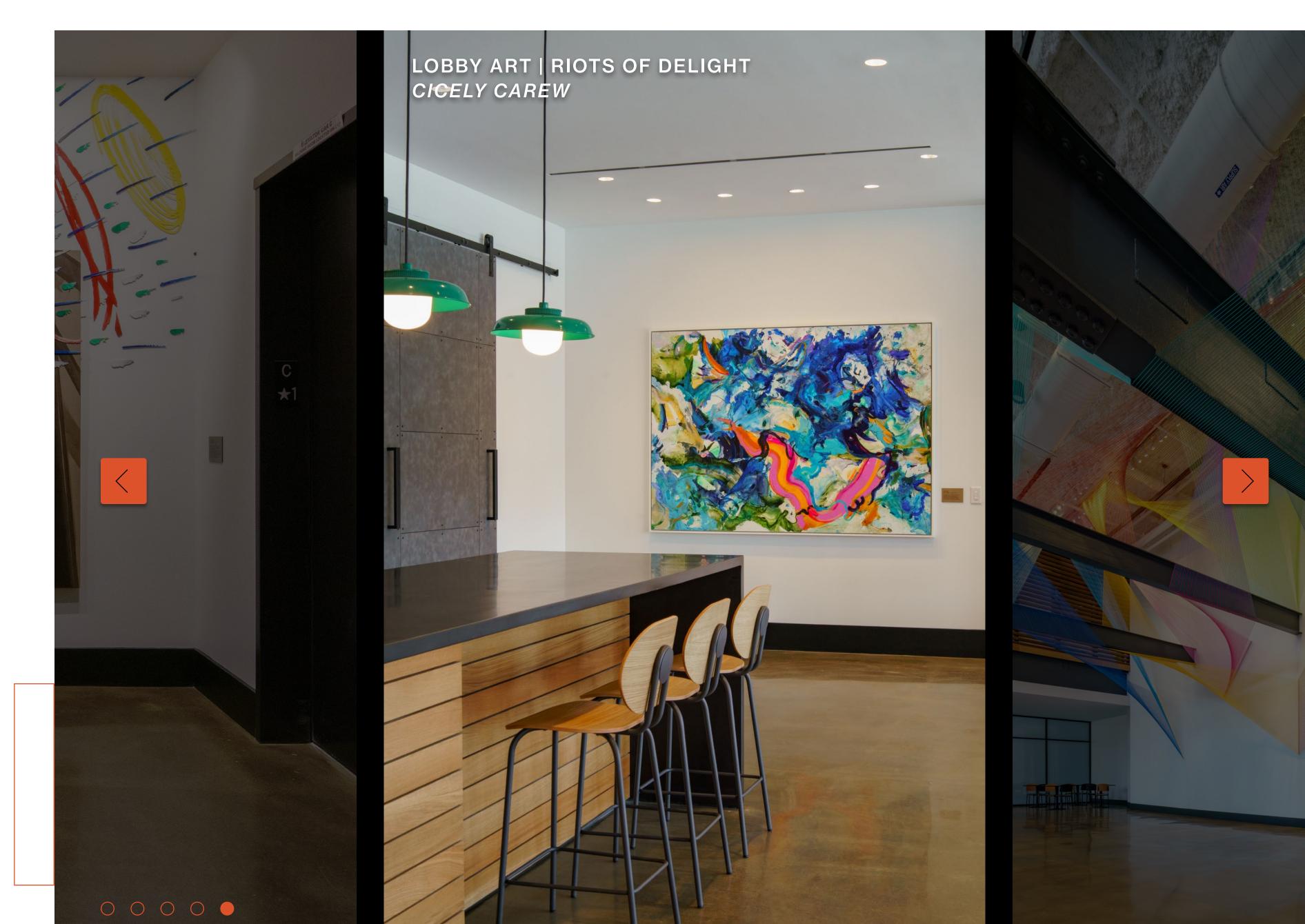
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

#### Lobby Seating & Lighting

Conference Center

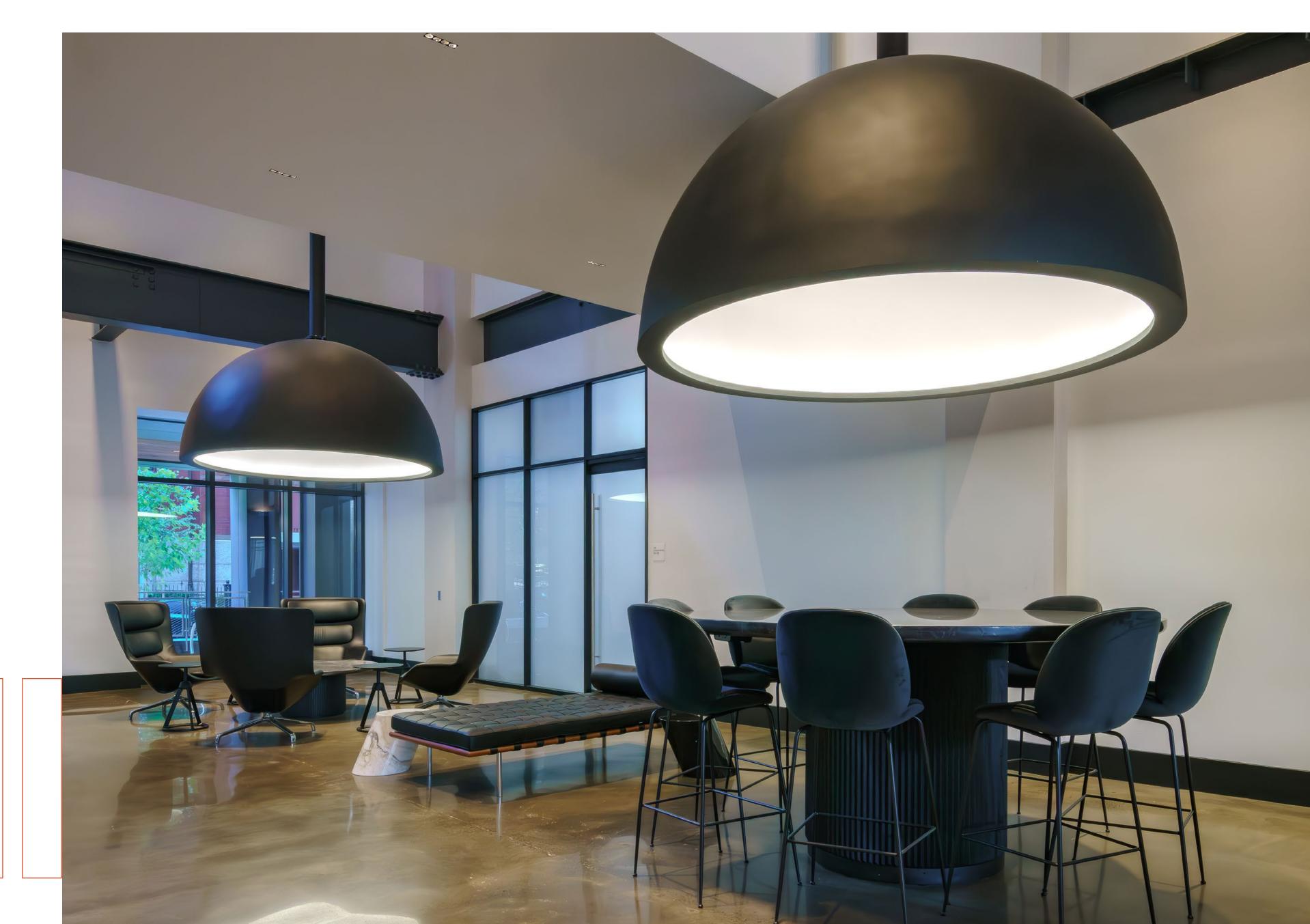
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

#### Conference Center

Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

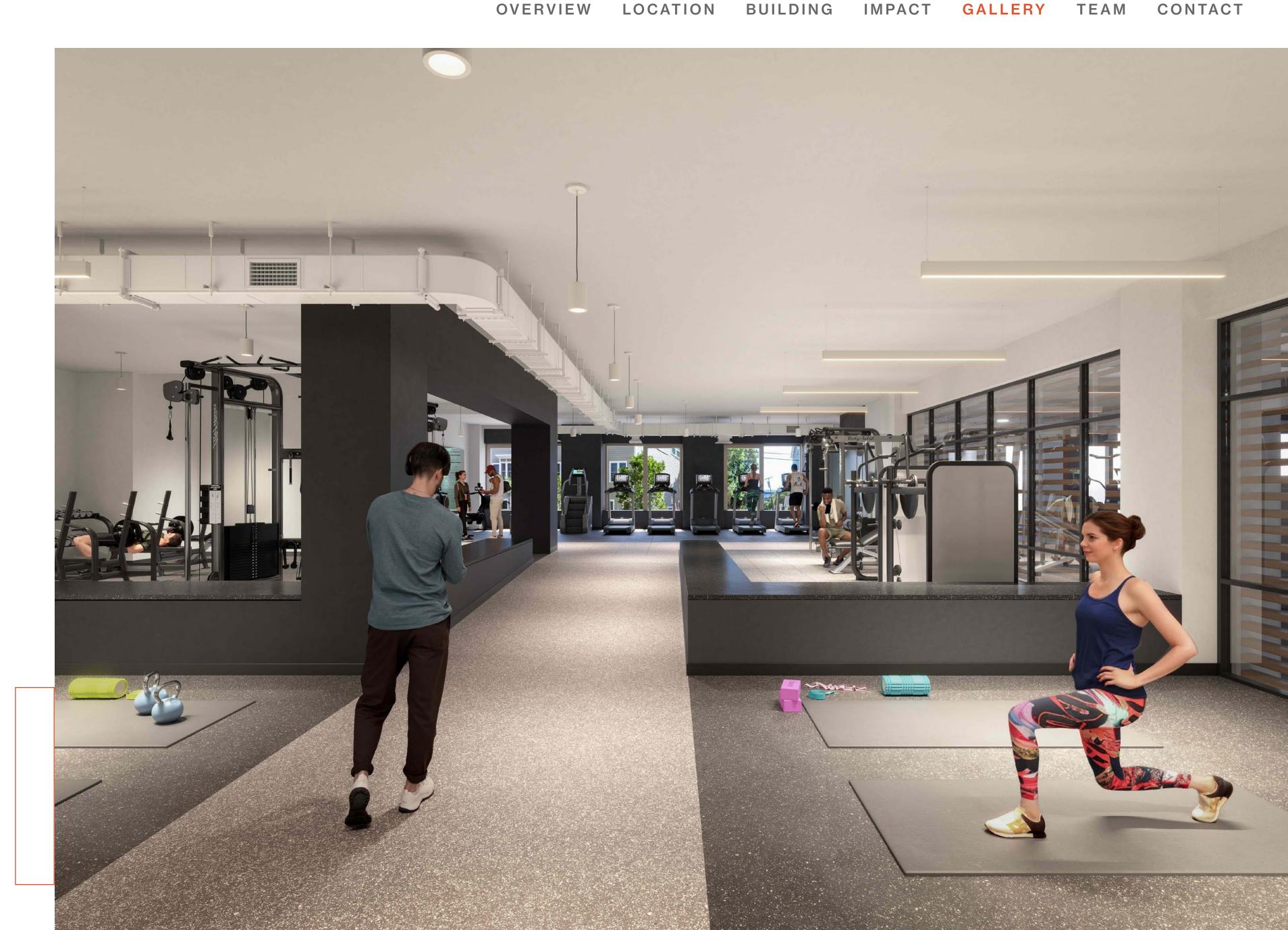
#### Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

#### Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

#### Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

#### Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

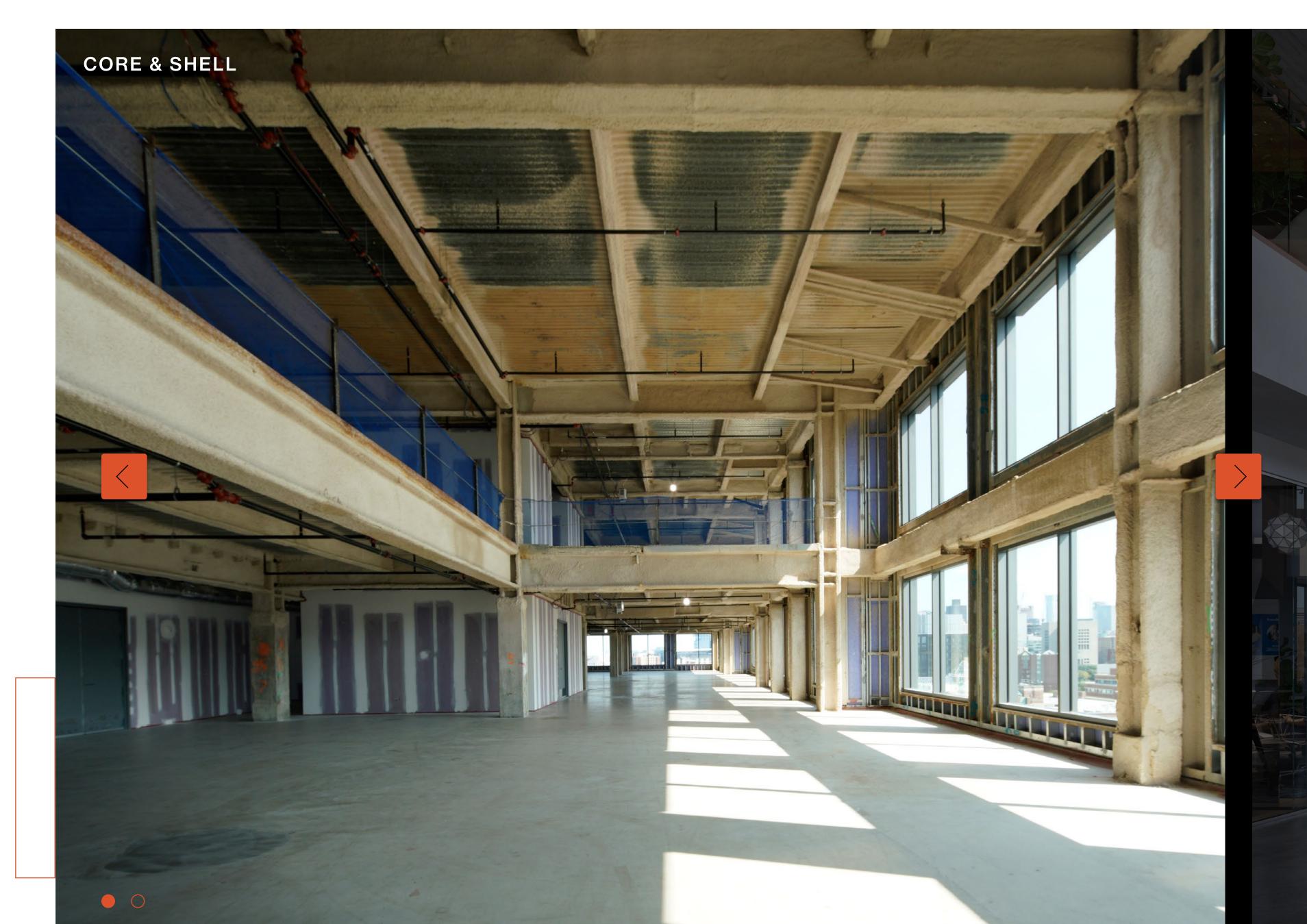
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

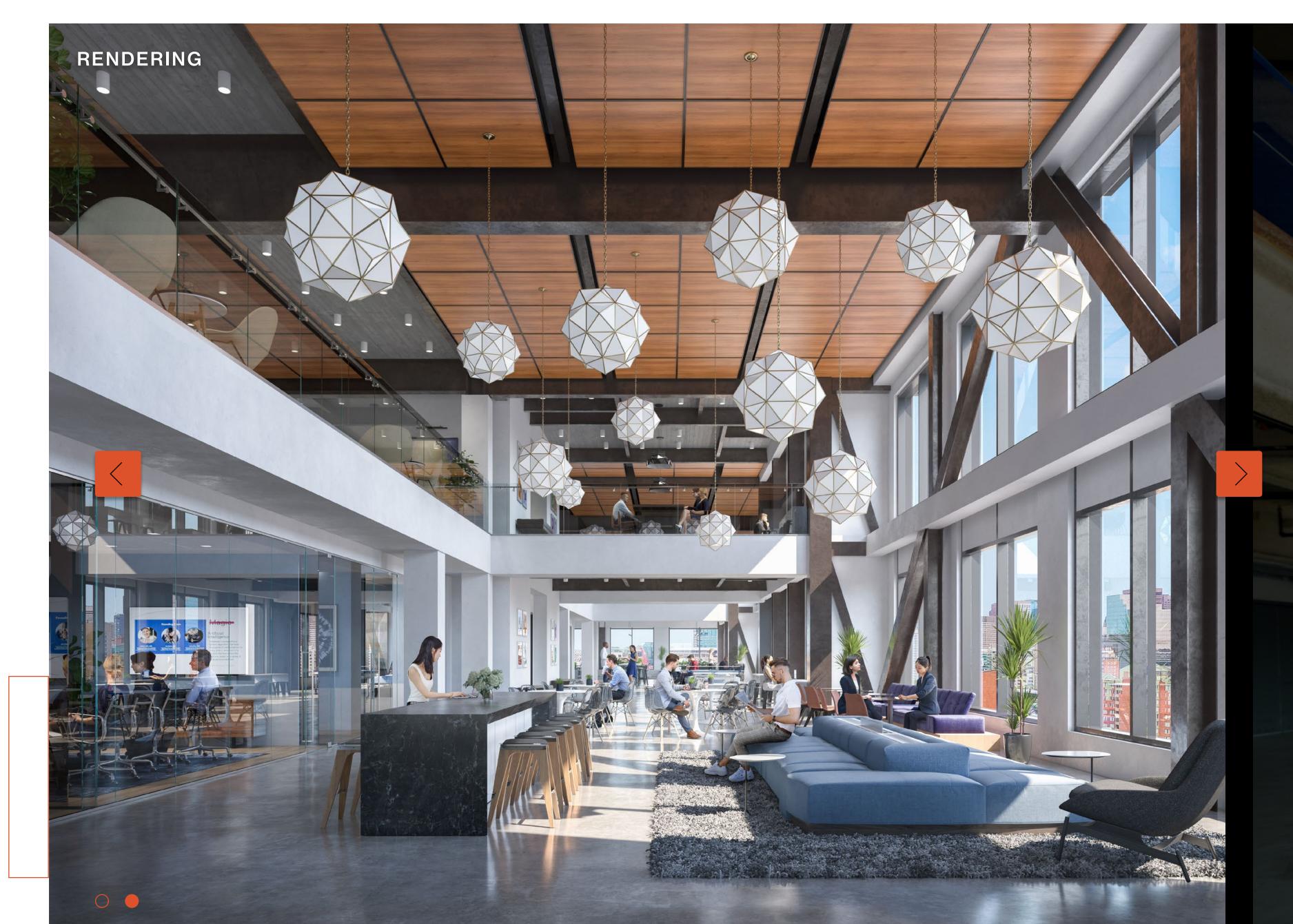
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

**Conference Center** 

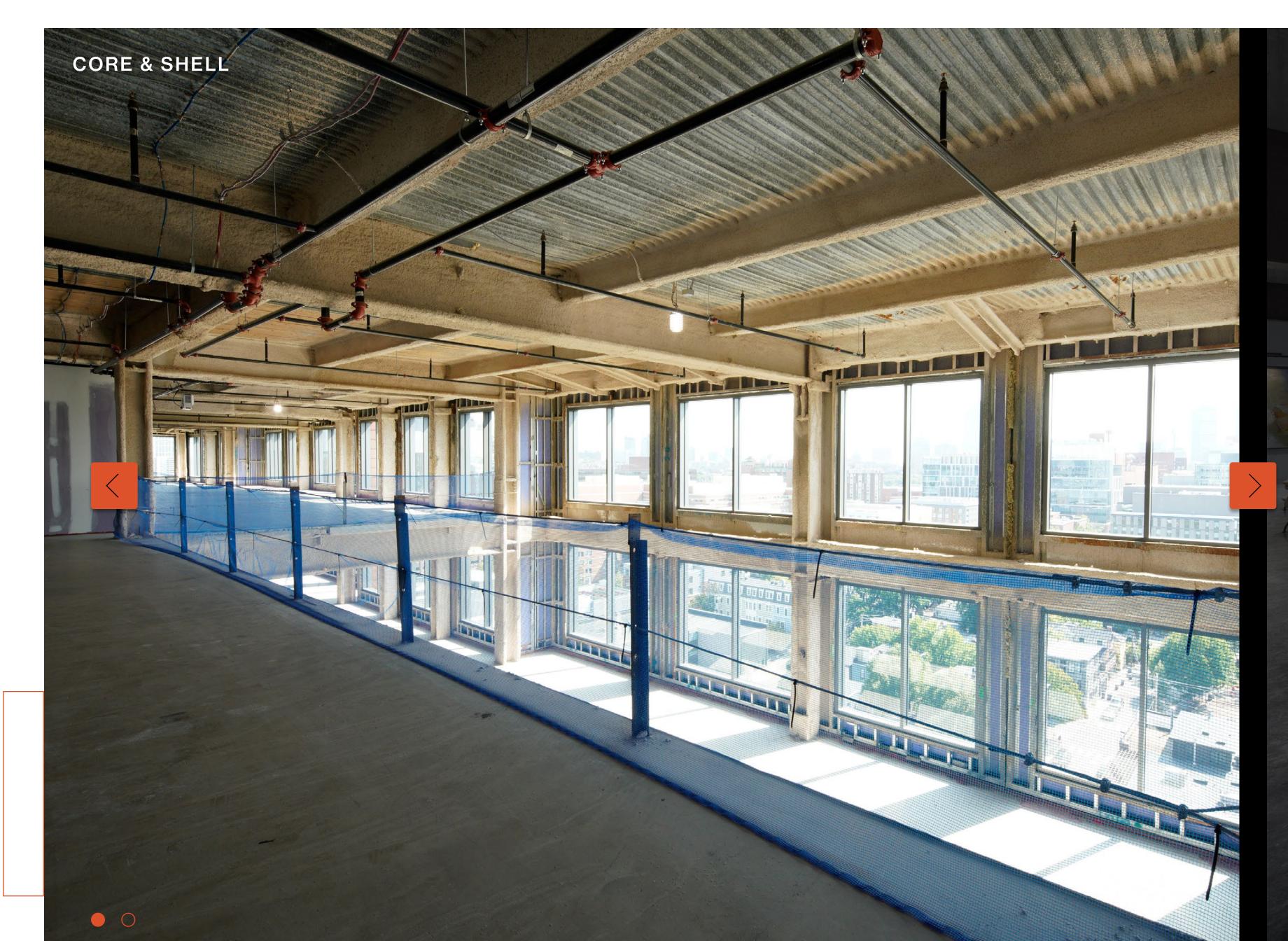
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



## THORNDIKE HAIDNAOHT

OVERVIEW LOCATION BUILDING IMPACT GALLERY TEAM CONTACT

### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

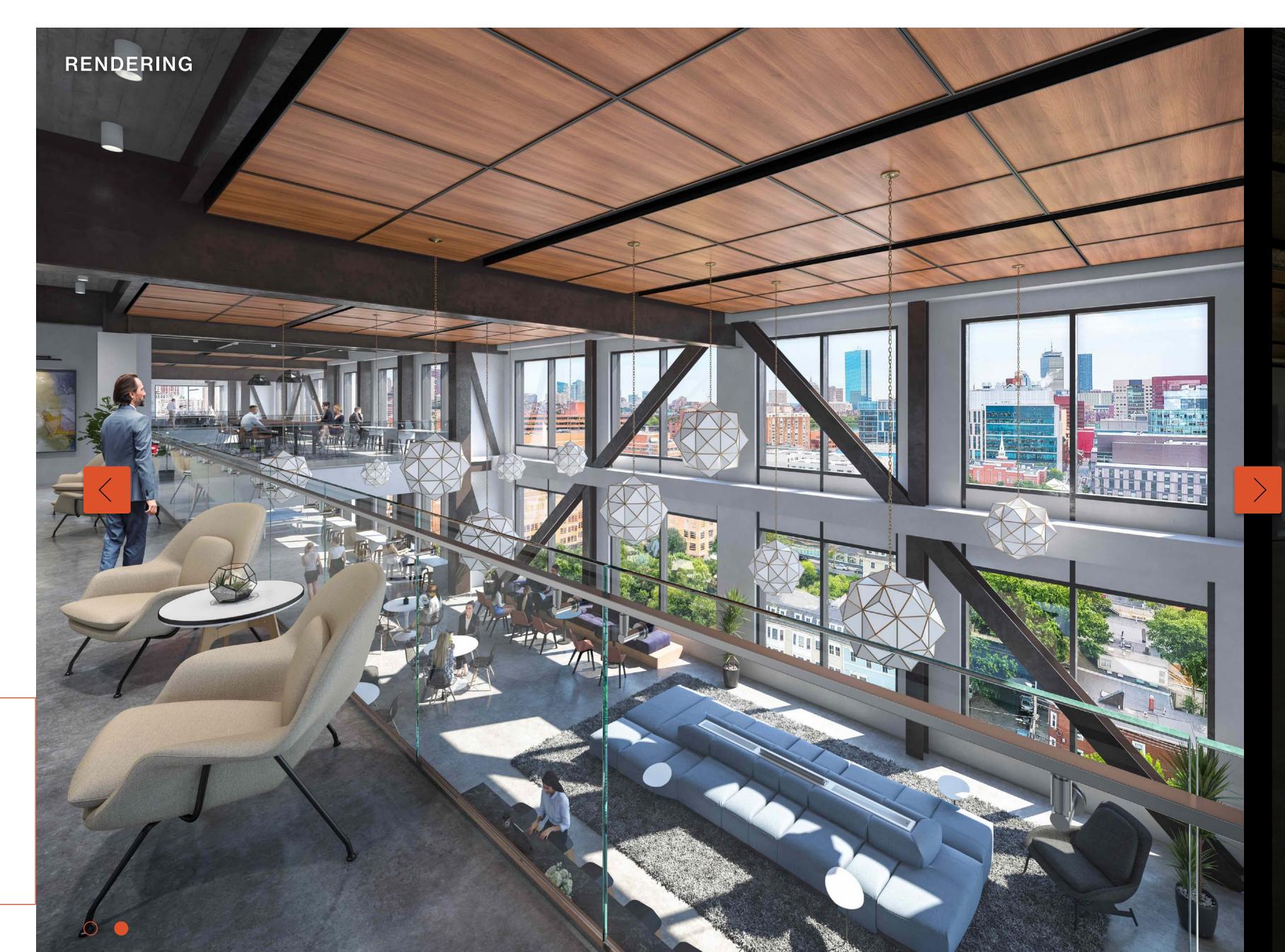
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

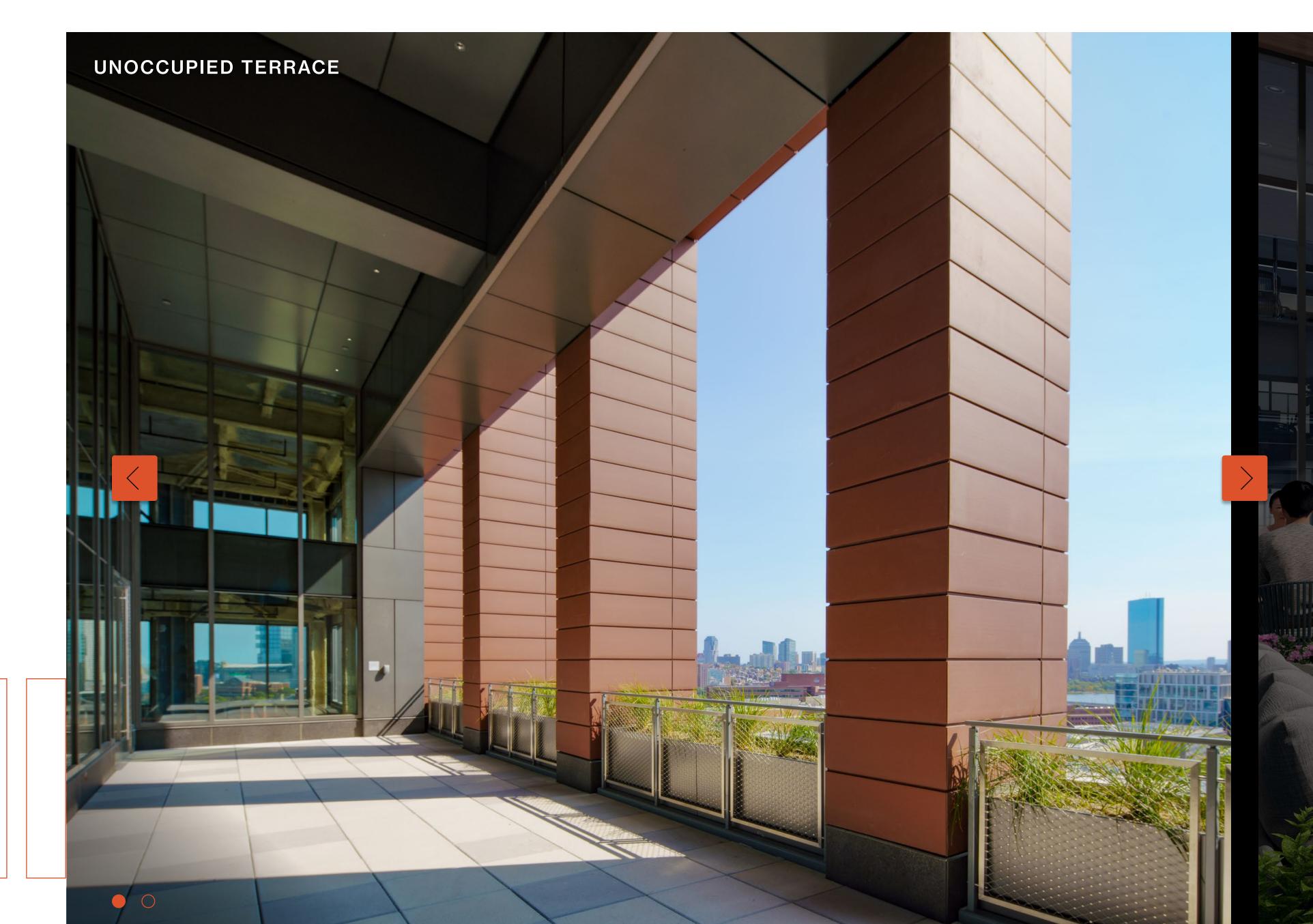
Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



### Gallery

**Building Exterior** 

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace



THORNDIKE

OVERVIEW LOCATION CONTACT BUILDING IMPACT GALLERY TEAM

### Your Partners in Innovation

Owner | Partner



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.

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.

Owner | Partner



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.

Leasing



JLL is a leading professional services firm that specializes in real estate and investment management. We shape the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces, and sustainable real estate solutions for our clients, our people, and our communities.

Imp.com graniteprop.com cbreim.com

jll.com

# ORTY THORNDIKE BYIONSOHL

### FORTY THORNDIKE



### **Molly Heath**

molly.heath@jll.com 617.316.6489

#### **Ben Coffin**

ben.coffin@jll.com 617.316.6524

### **Anslee Krouch**

anslee.krouch@jll.com 617.316.6479

40 Thorndike St.
East Cambridge, MA 02141
fortythorndike.com