



# 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

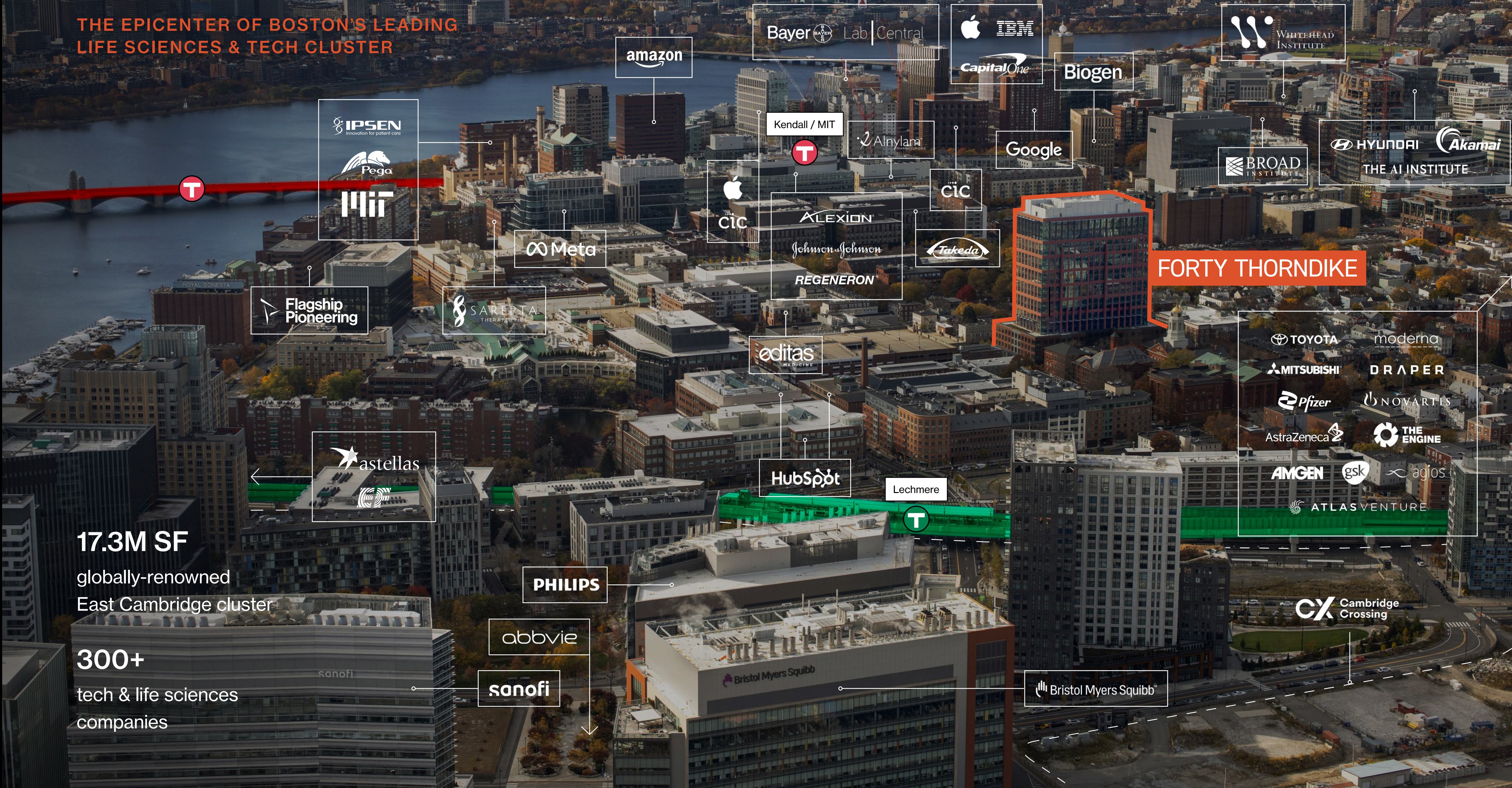
**20**  
stories





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



**FORTY THORNDIKE**

**17.3M SF**  
globally-renowned  
East Cambridge cluster

**300+**  
tech & life sciences  
companies

TOYOTA    moderna  
 MITSUBISHI    DRAPER  
 Pfizer    NOVARTIS  
 AstraZeneca    THE ENGINE  
 AMGEN    gsk    agios  
 ATLAS VENTURE

PHILIPS

abbvie

sanofi

Bristol Myers Squibb

Bristol Myers Squibb

astellas

Flagship Pioneering

SAREPTA THERAPEUTICS

Meta

Apple

amazon

IPSEN  
Pega  
MIT

Bayer Lab Central

Apple  
IBM  
Capital One

Biogen

WHITEHEAD INSTITUTE

Kendall / MIT

Alnylam

Google

BROAD INSTITUTE

HYUNDAI  
THE AI INSTITUTE  
Akamai

cic

ALEXION  
Johnson & Johnson  
REGENERON

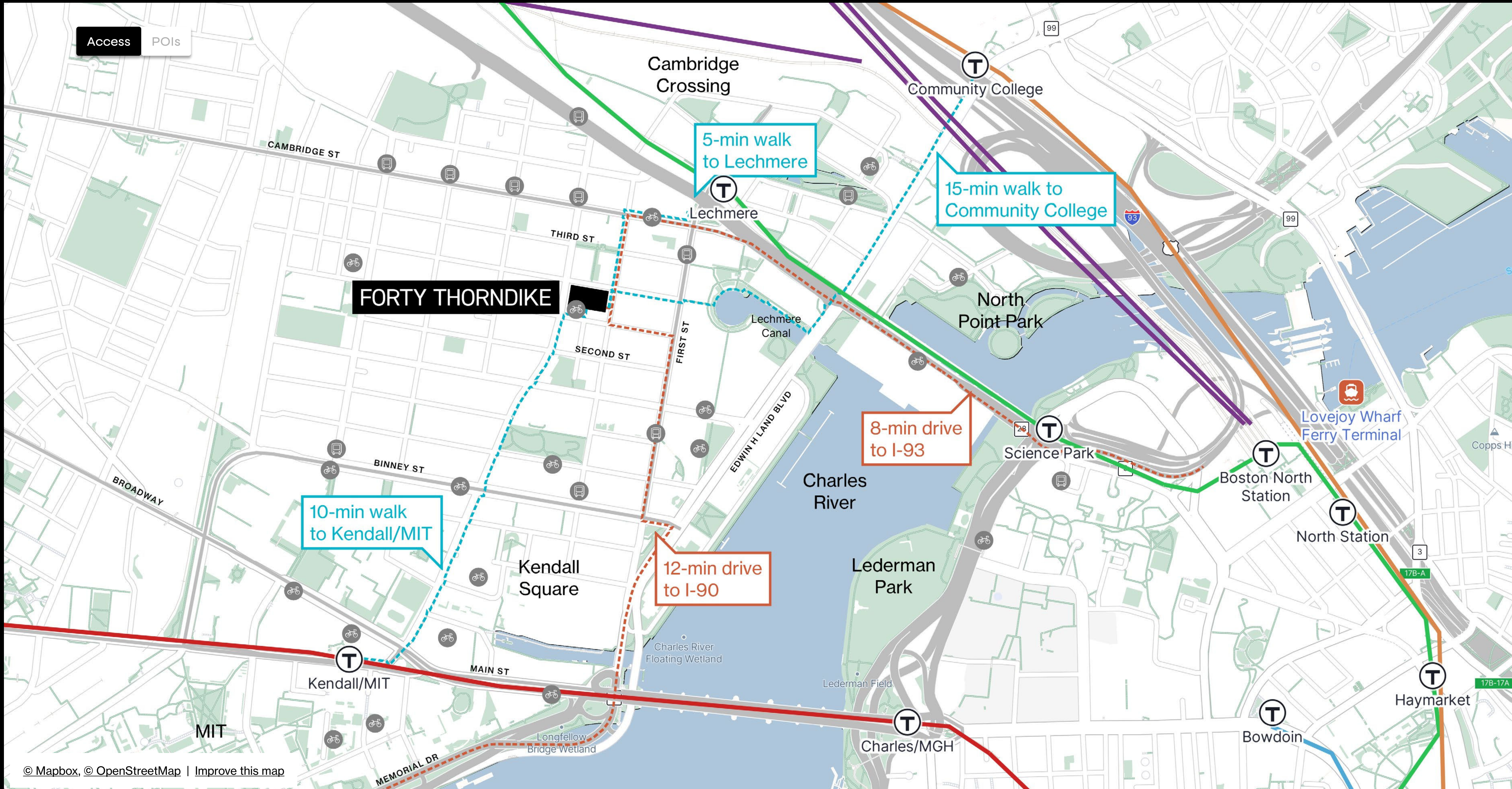
Takeda

editas MEDICINE

HubSpot

Lechmere

Cambridge Crossing



Access POIs

# FORTY THORNDIKE

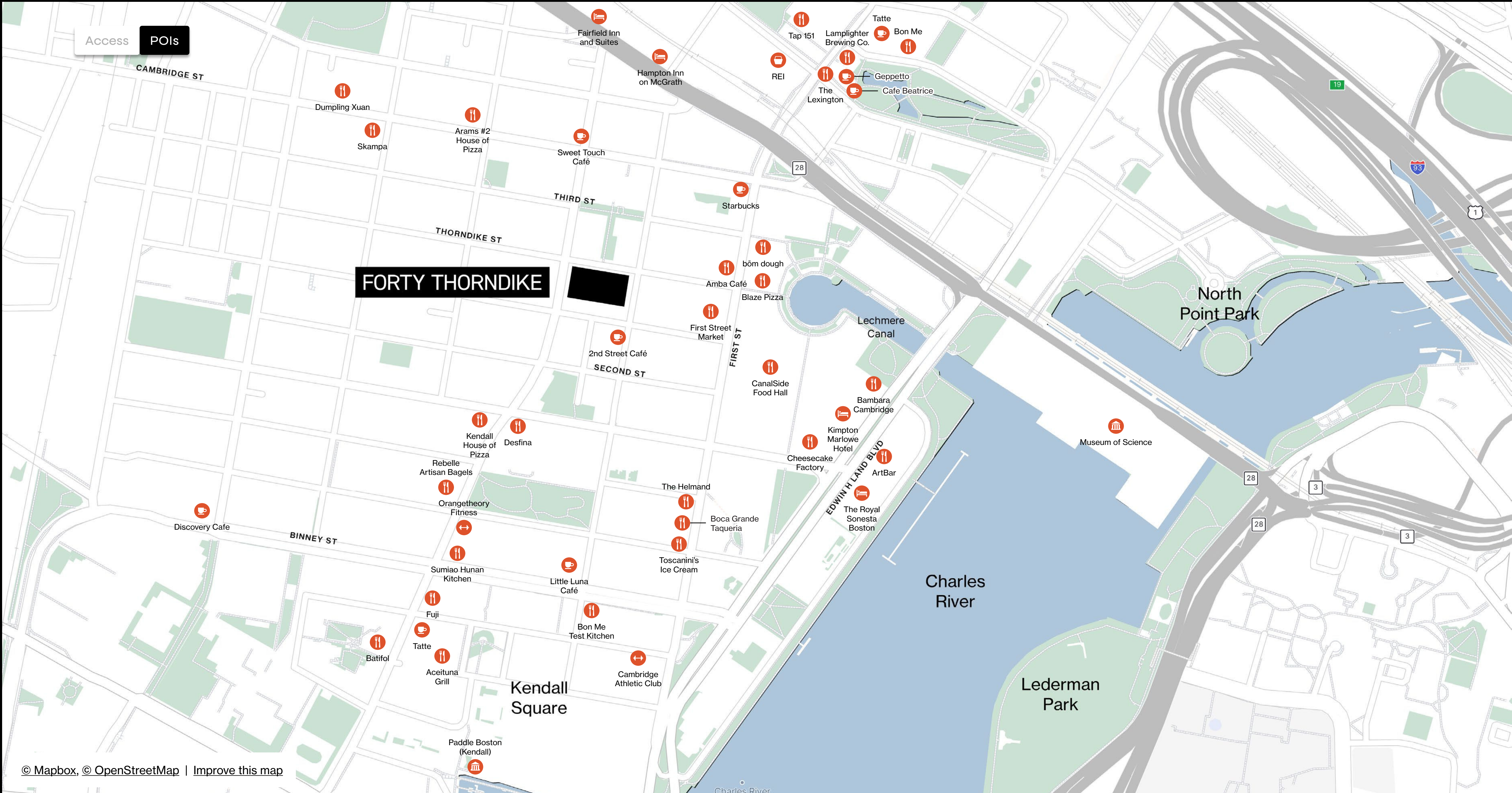
10-min walk to Kendall/MIT

5-min walk to Lechmere

15-min walk to Community College

8-min drive to I-93

12-min drive to I-90



**FORTY THORNDIKE**



# Ground Floor

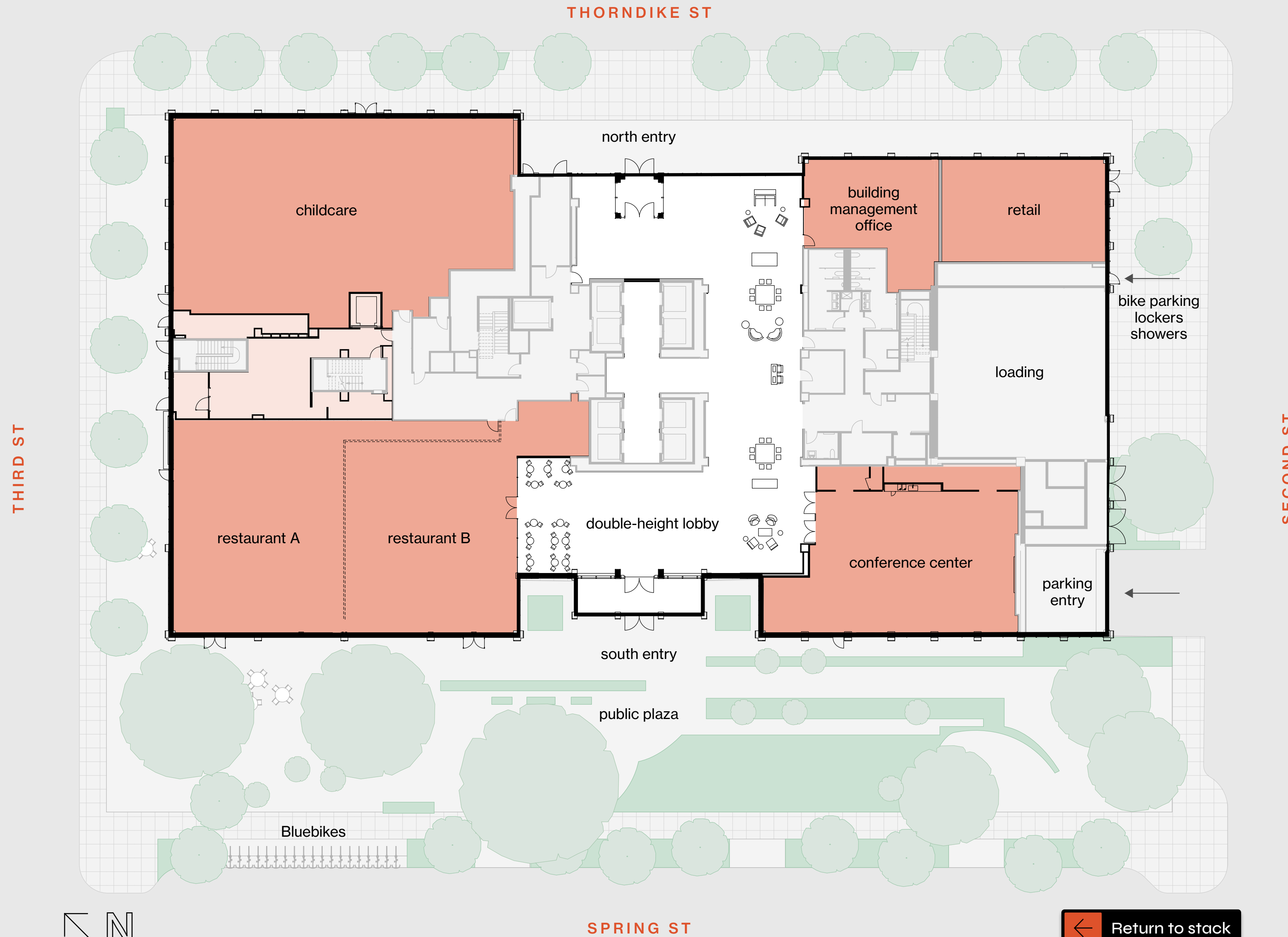
**Lobby**  
with café &  
event space

**Retail space**  
for restaurants  
& childcare

**Bike share**  
on-site

**Green space**  
landscaped &  
programmed

- amenities
- residential
- core



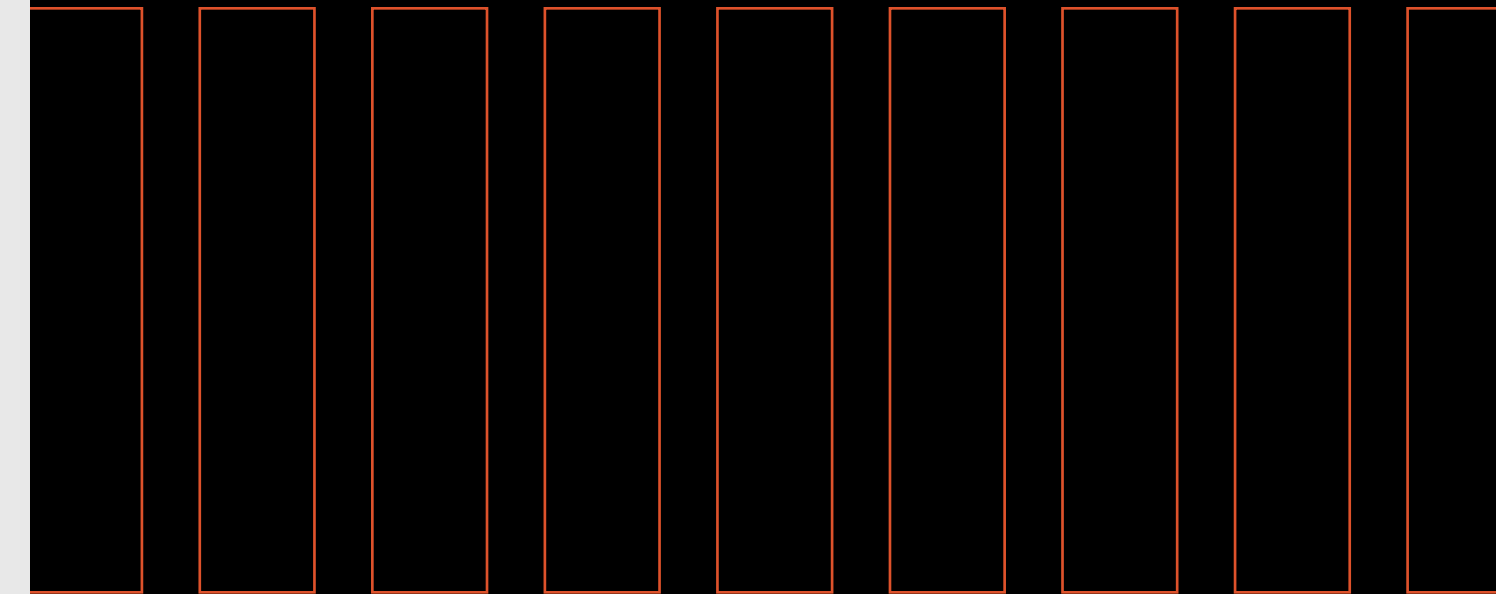
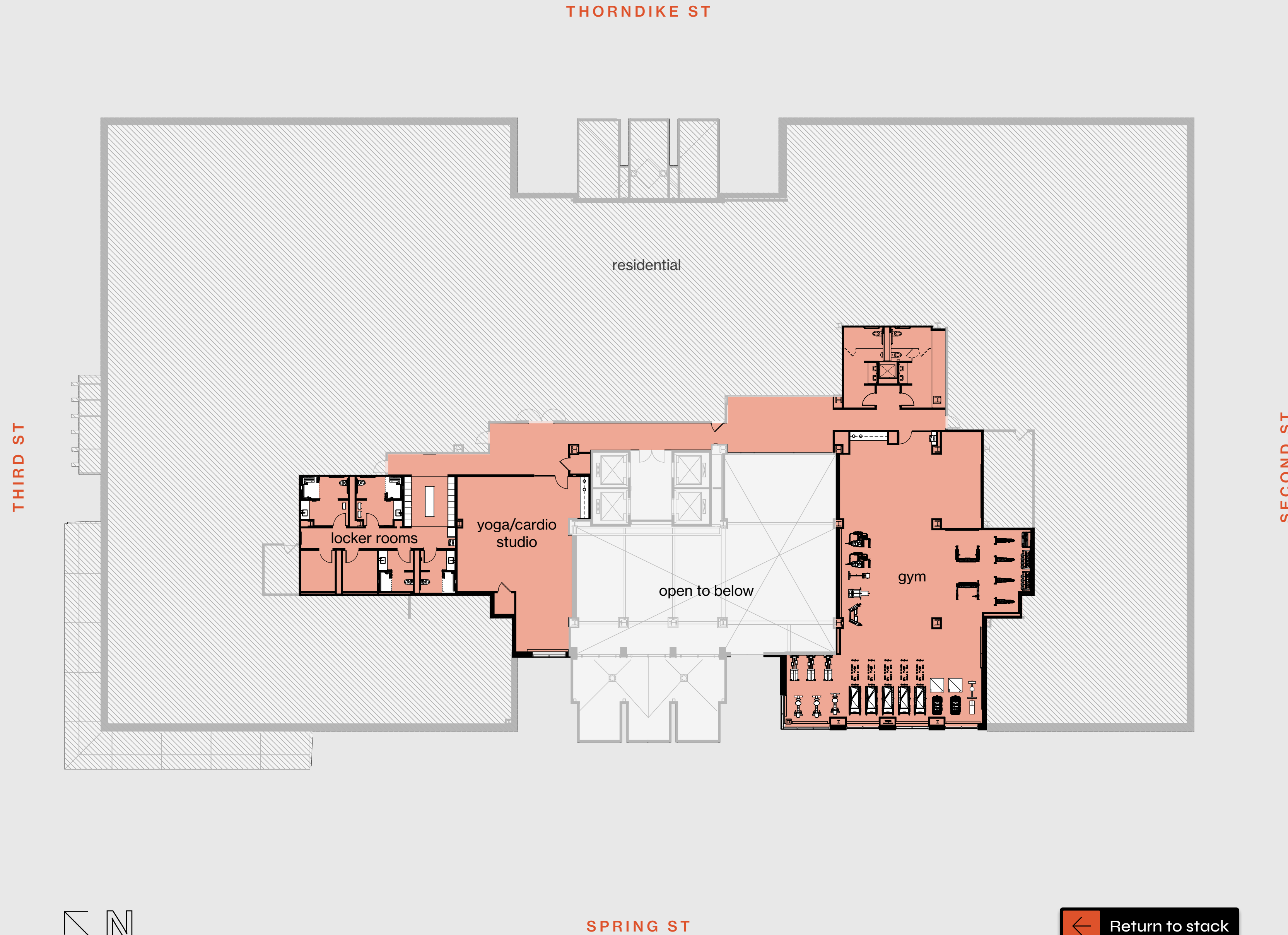
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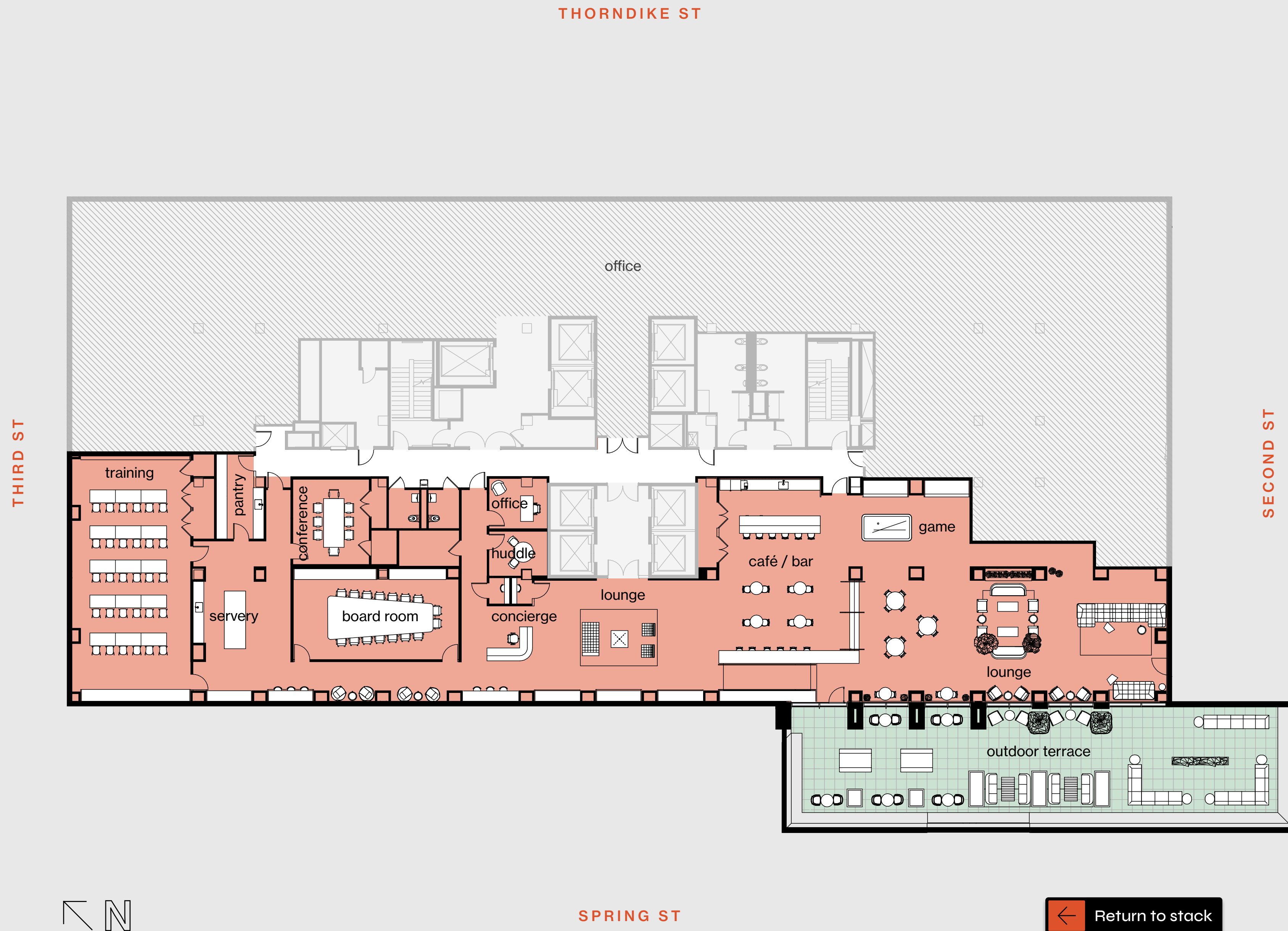
# Fitness Facilities

**Fitness center**  
with full gym & cardio  
class space

- amenities
- residential
- core



# 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

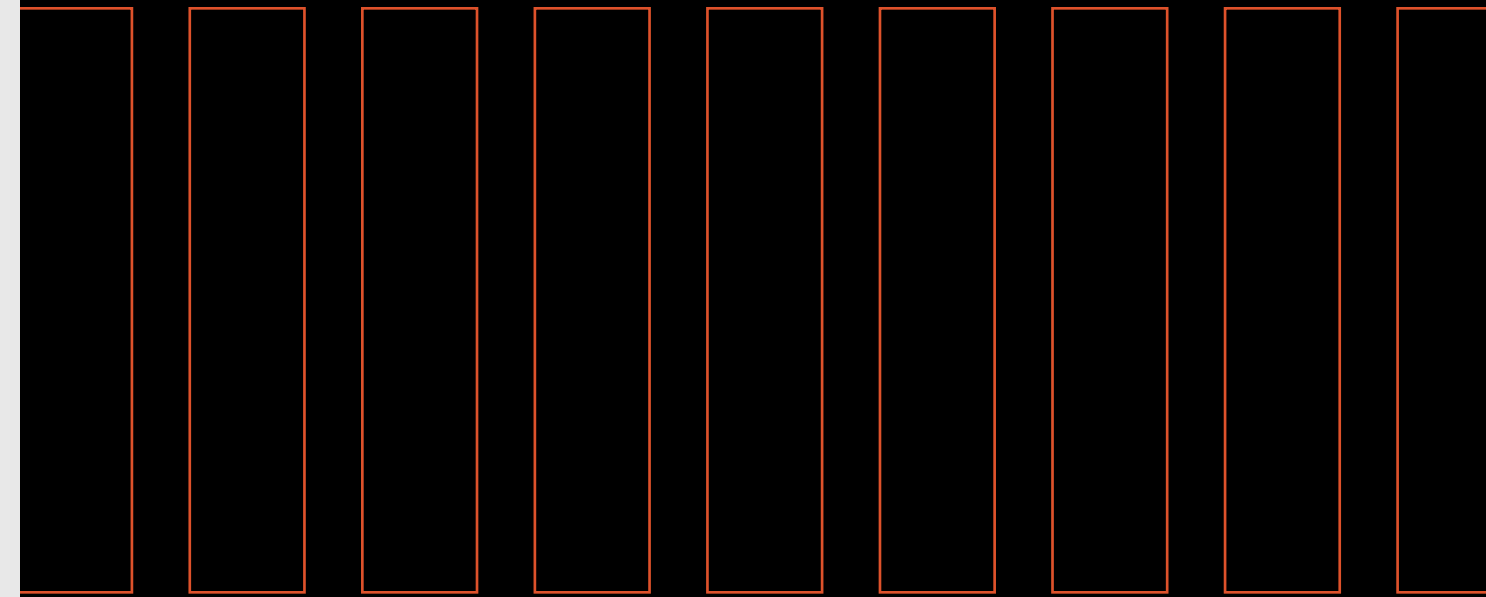
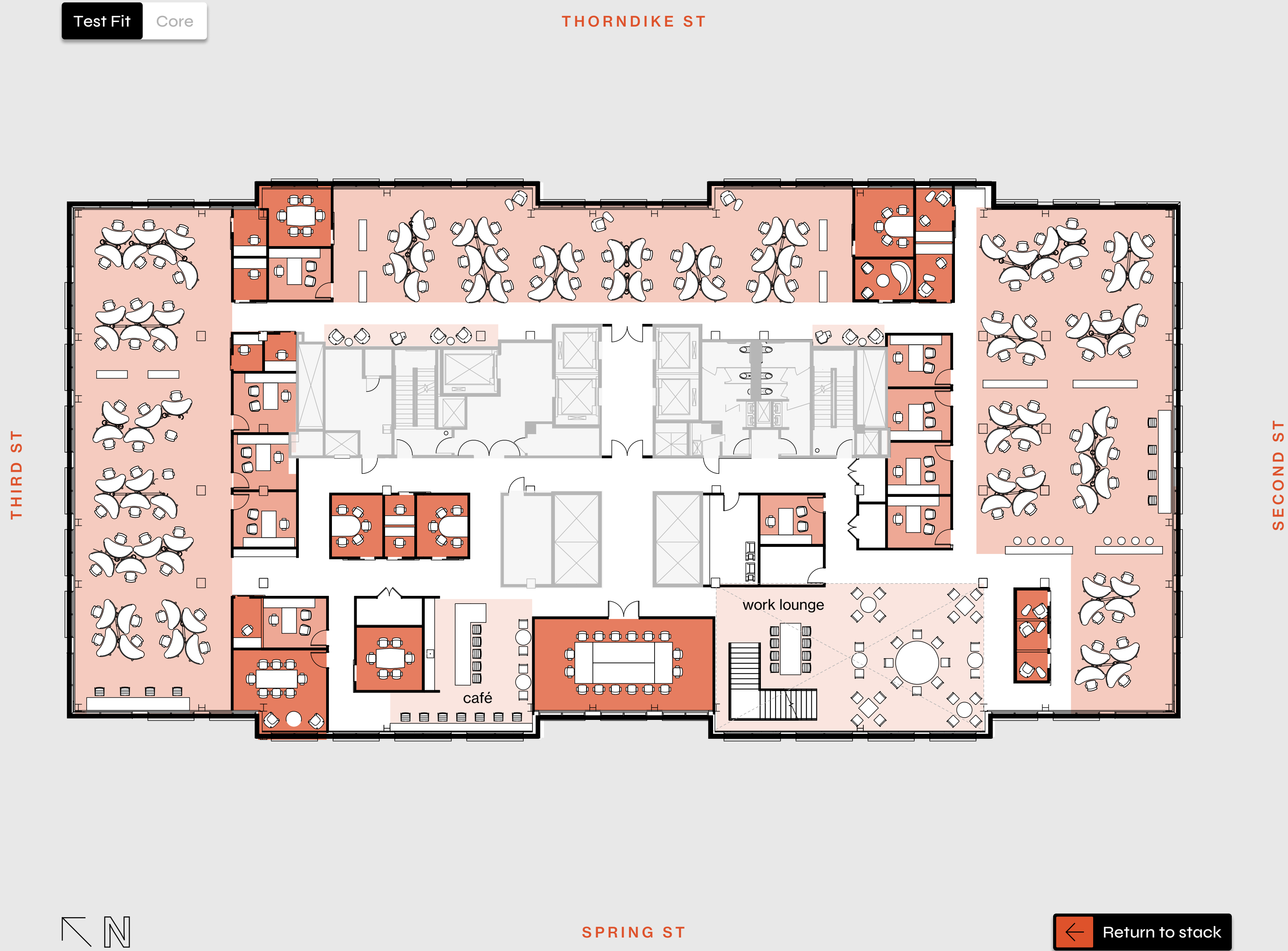
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# Level 12

24,000 RSF  
floor plate

Double-height  
space

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



# Level 12

24,000 RSF  
floor plate

Double-height  
space

- tenant space
- core

Test Fit Core

THORNDIKE ST

THIRD ST

SECOND ST

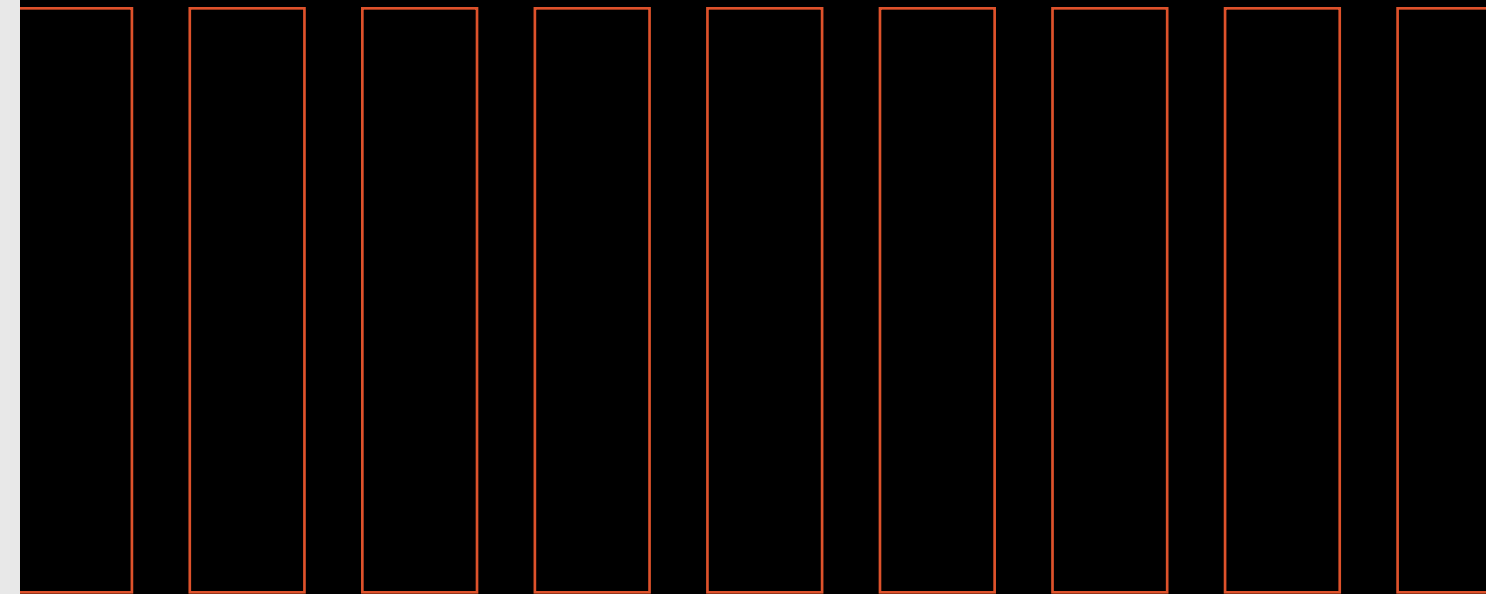
office

open to above



SPRING ST

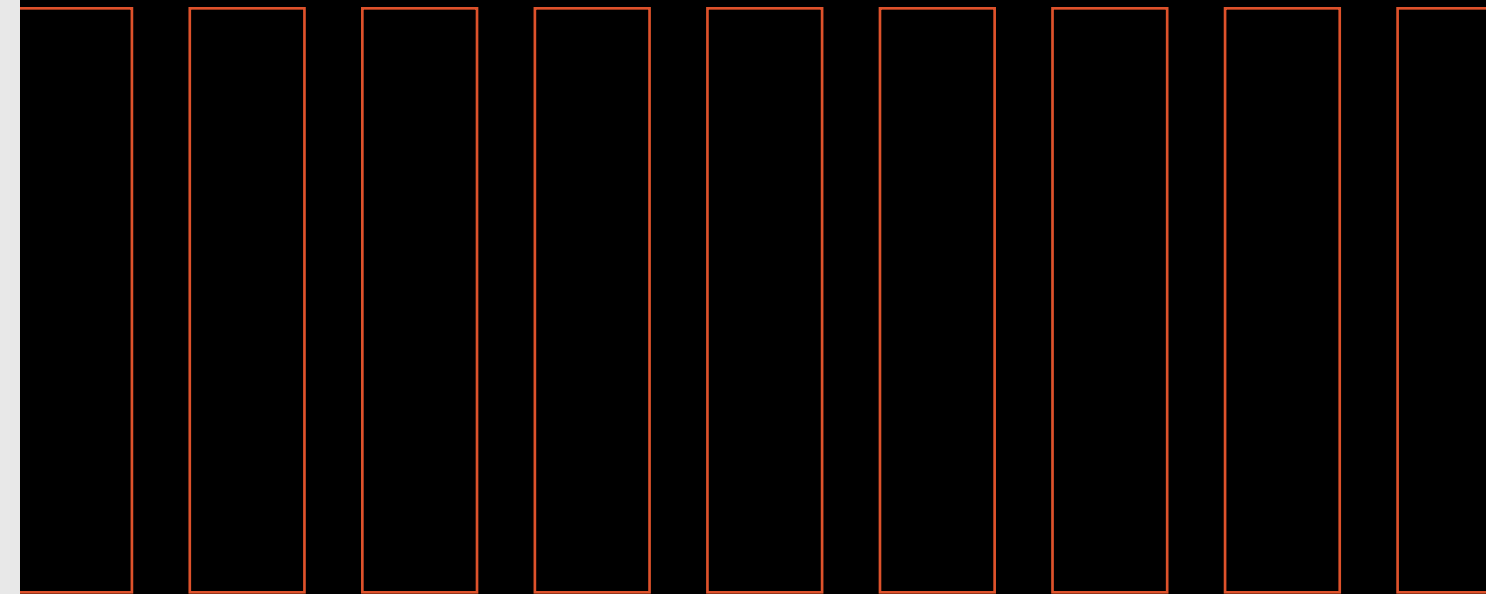
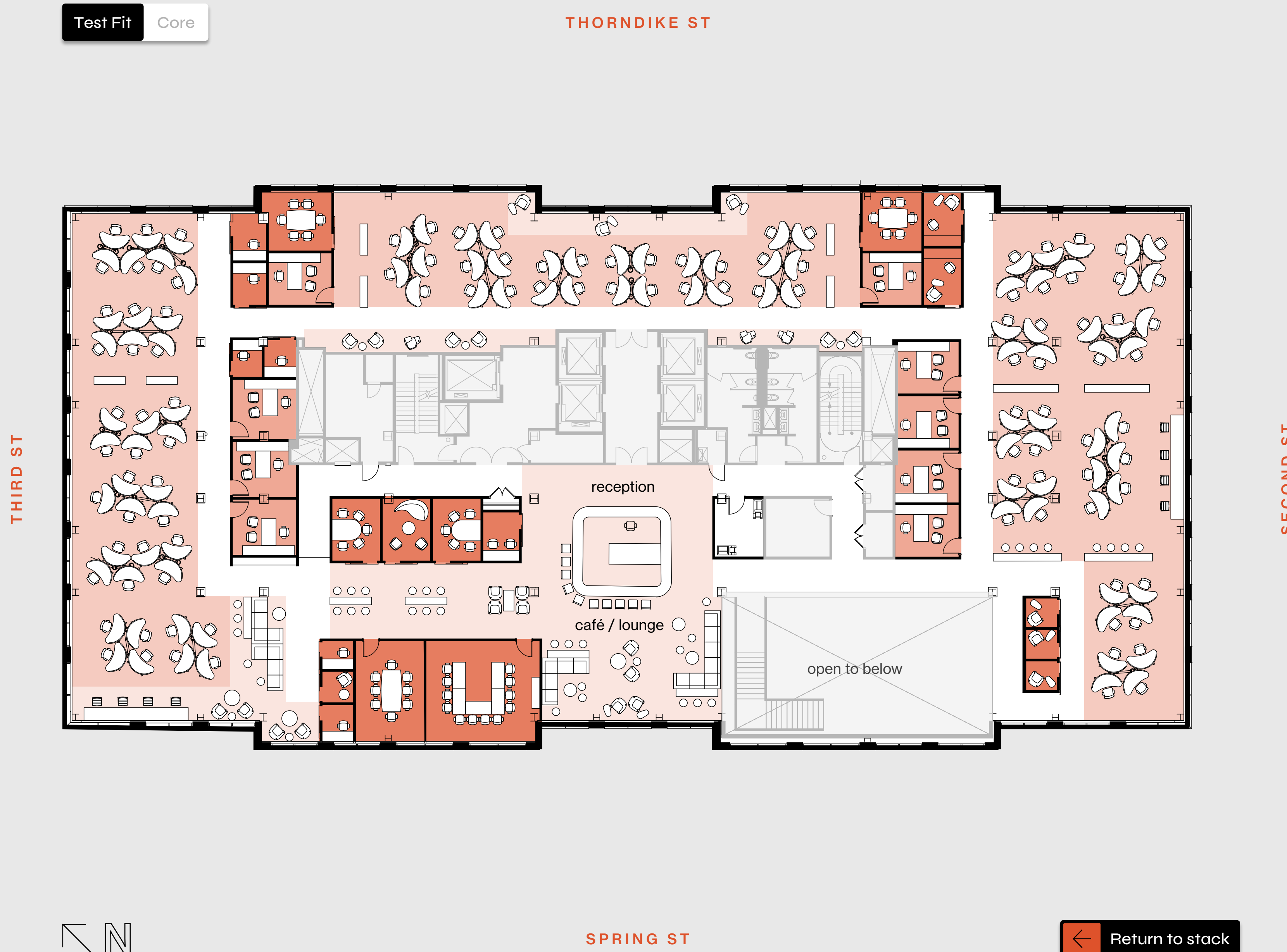
Return to stack



# Level 13

24,600 RSF  
floor plate

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





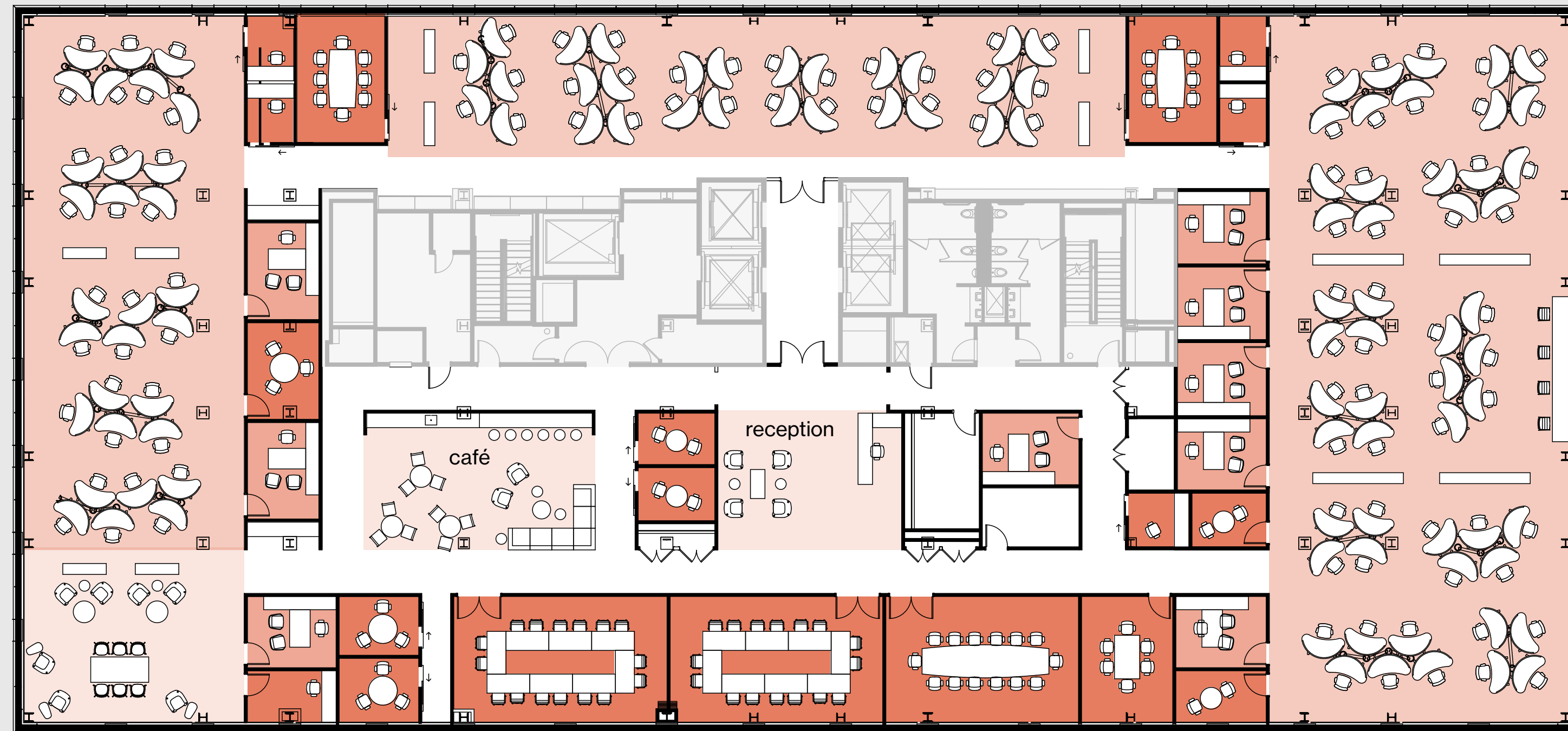
# Level 17

23,600 RSF  
floor plate

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

Single Tenant Two-Tenant Core

THORNDIKE ST



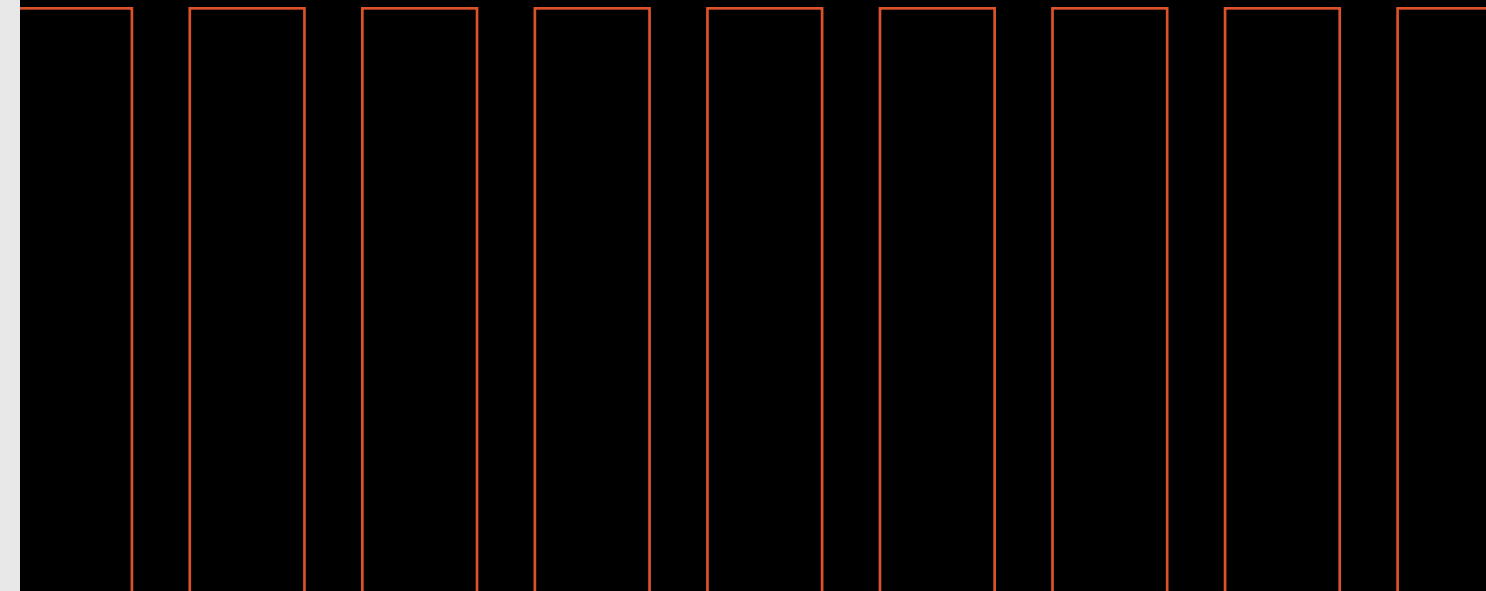
THIRD ST

SECOND ST

SPRING ST



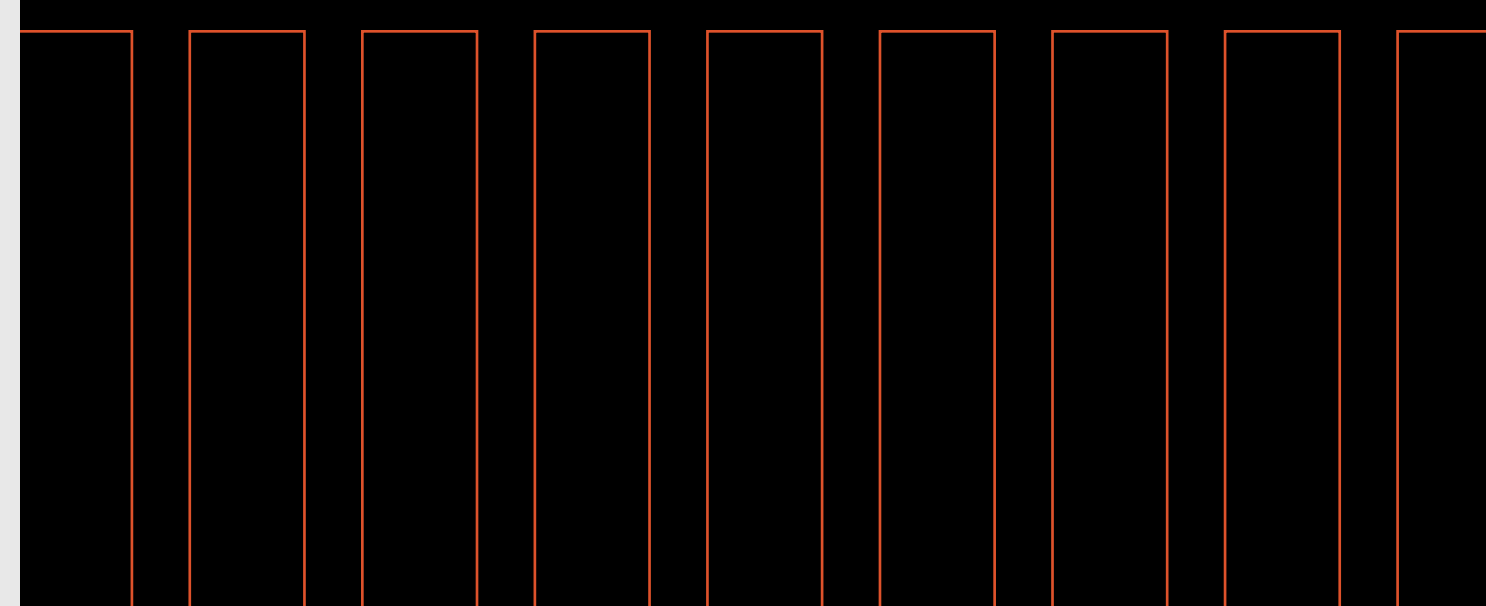
Return to stack



# Level 17

23,600 RSF  
floor plate

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





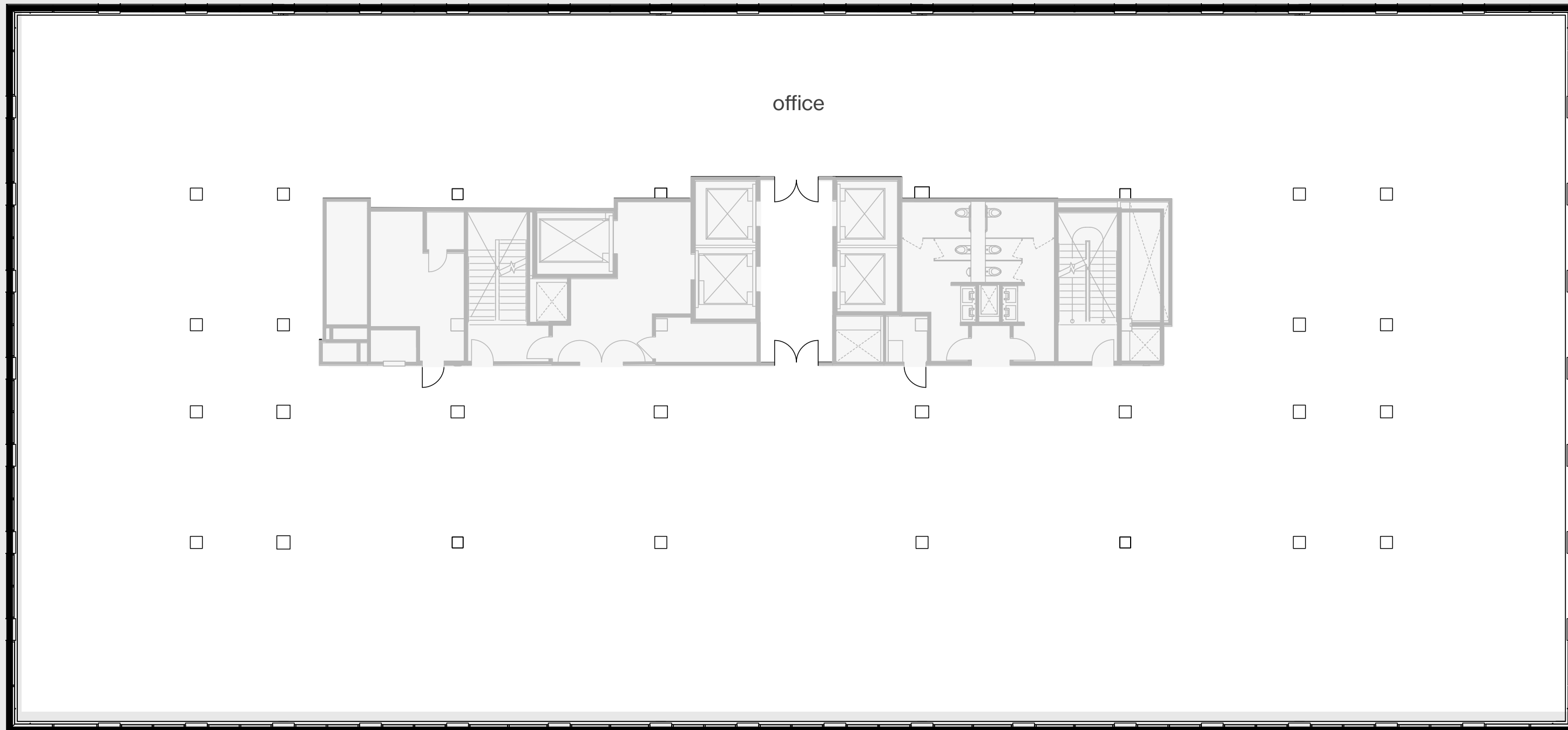
# Level 17

**23,600 RSF**  
floor plate

- tenant space
- core

Single Tenant Two-Tenant **Core**

THORNDIKE ST



THIRD ST

SECOND ST

SPRING ST



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# Gallery

Building Exterior

**Lobby Artwork**

Lobby Seating & Lighting

Conference Center

Fitness Center

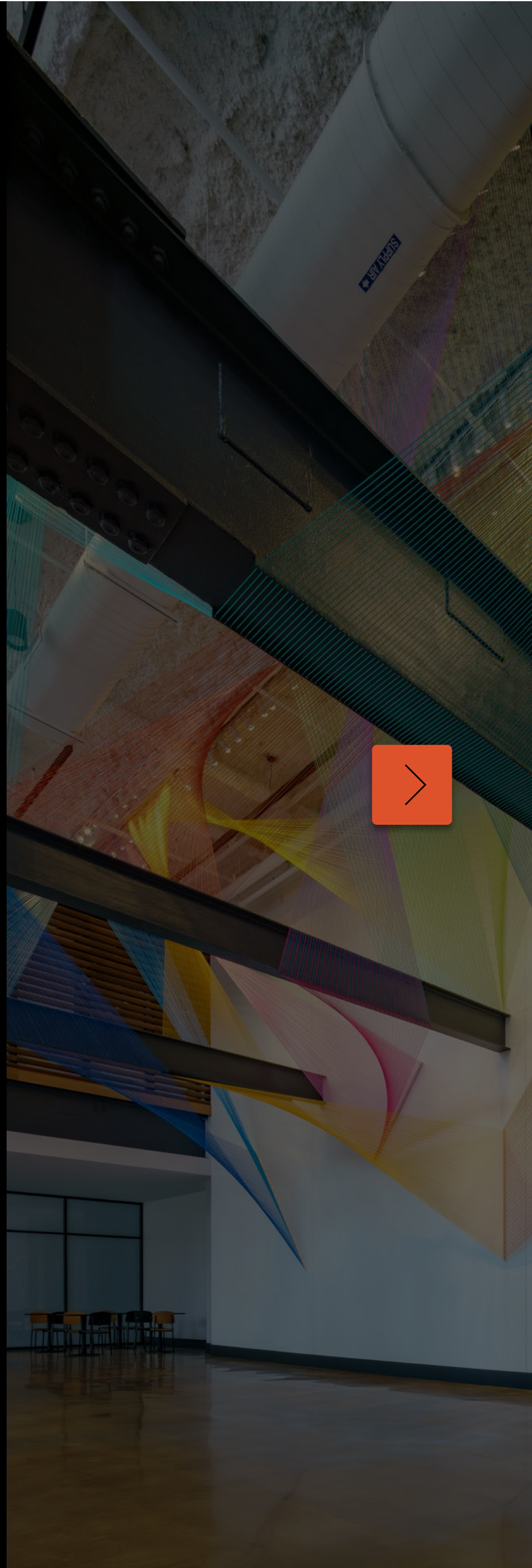
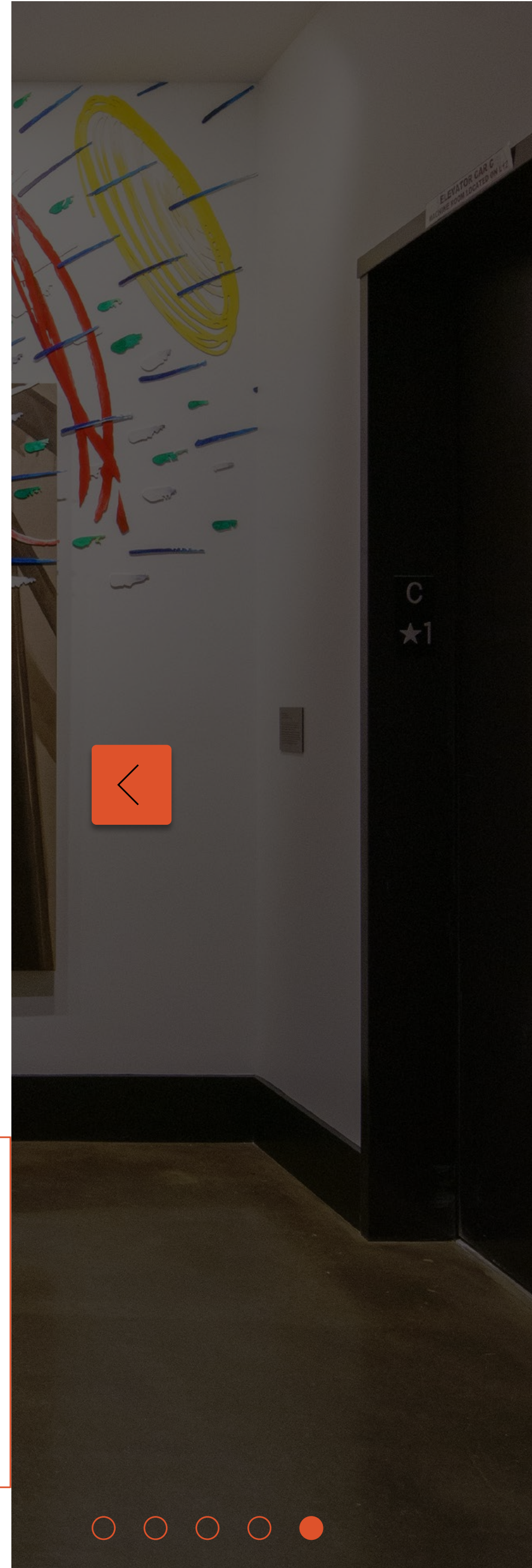
Amenity Lounge

Outdoor Terrace

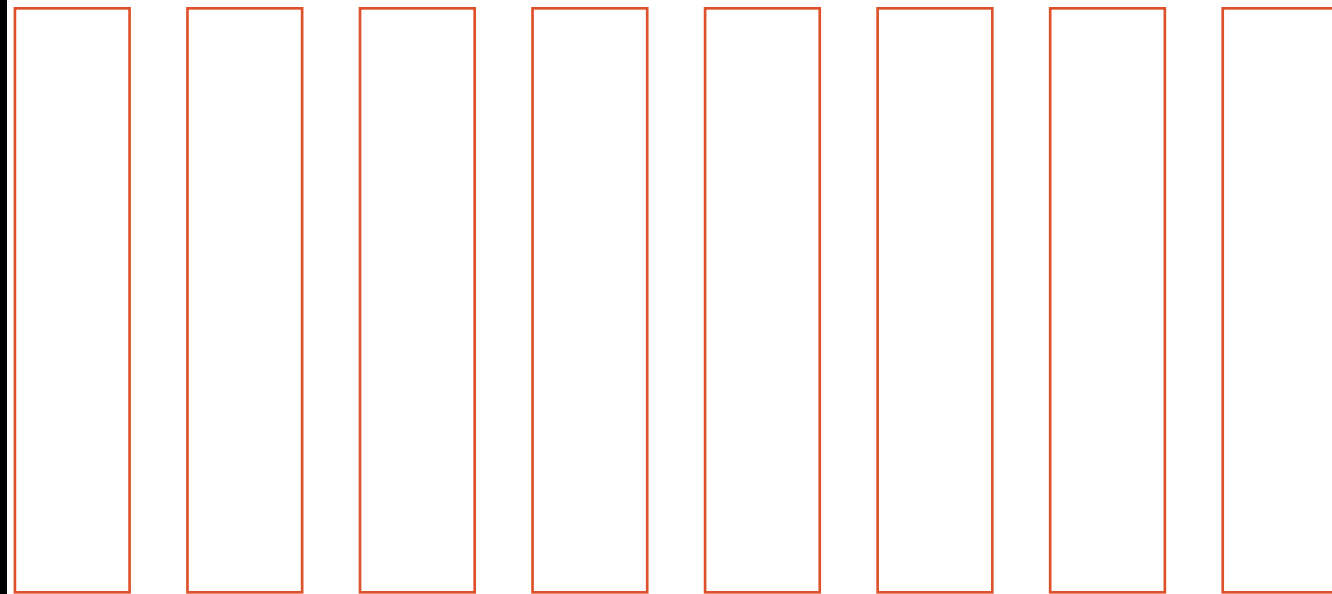
10th Floor Workspace

11th Floor Workspace

14th Floor Private Terrace



LOBBY ART | RIOTS OF DELIGHT  
CICELY CAREW













# Gallery

Building Exterior

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

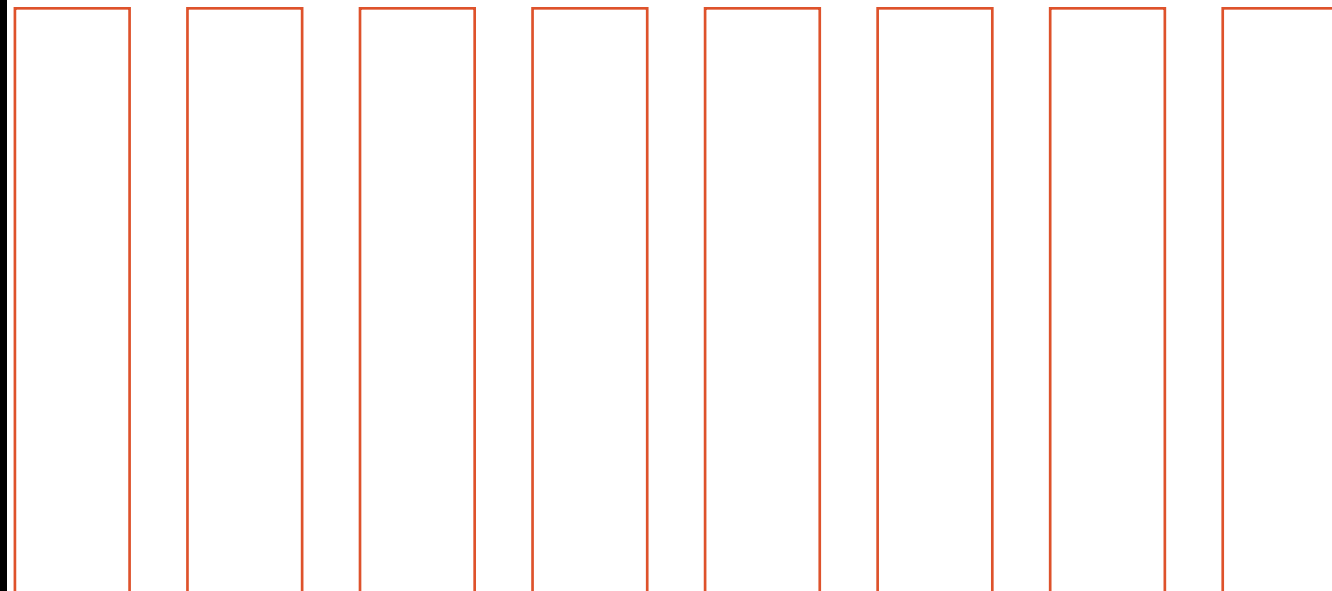
**Outdoor Terrace**

10th Floor Workspace

11th Floor Workspace

14th Floor Private Terrace

## TERRACE DURING THE DAY











# Gallery

Building Exterior

Lobby Artwork

Lobby Seating & Lighting

Conference Center

Fitness Center

Amenity Lounge

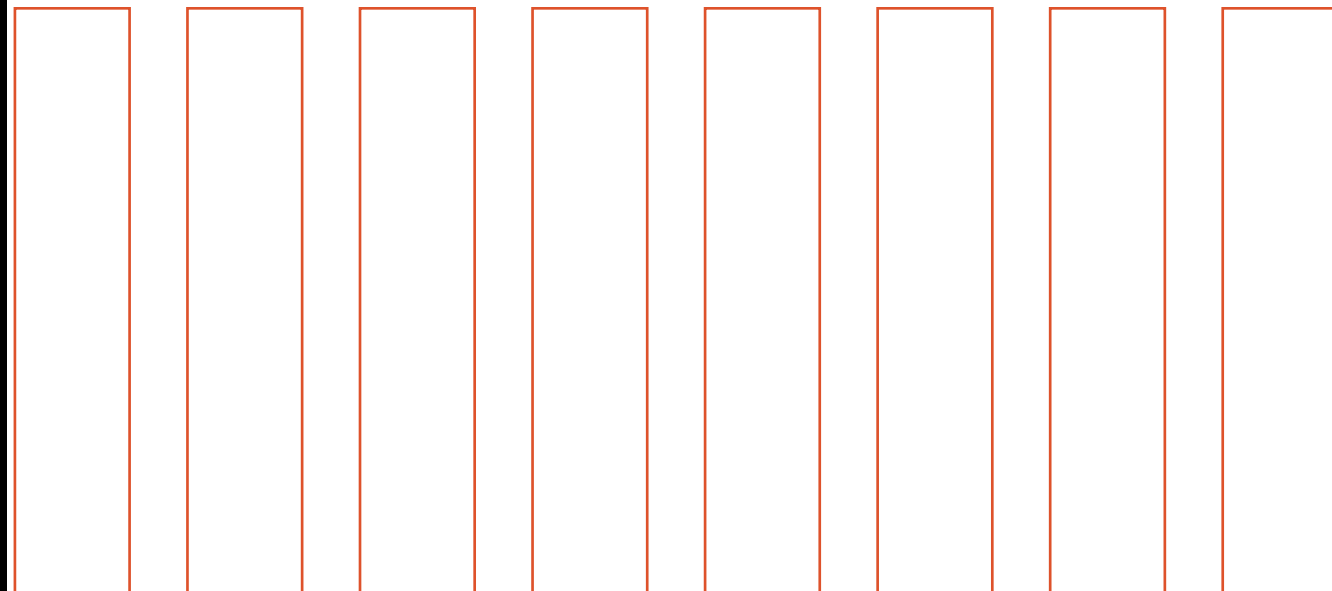
Outdoor Terrace

10th Floor Workspace

**11th Floor Workspace**

14th Floor Private Terrace

CORE & SHELL



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# Gallery

Building Exterior

Lobby Artwork

Lobby Seating & Lighting

Conference Center

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Amenity Lounge

Outdoor Terrace

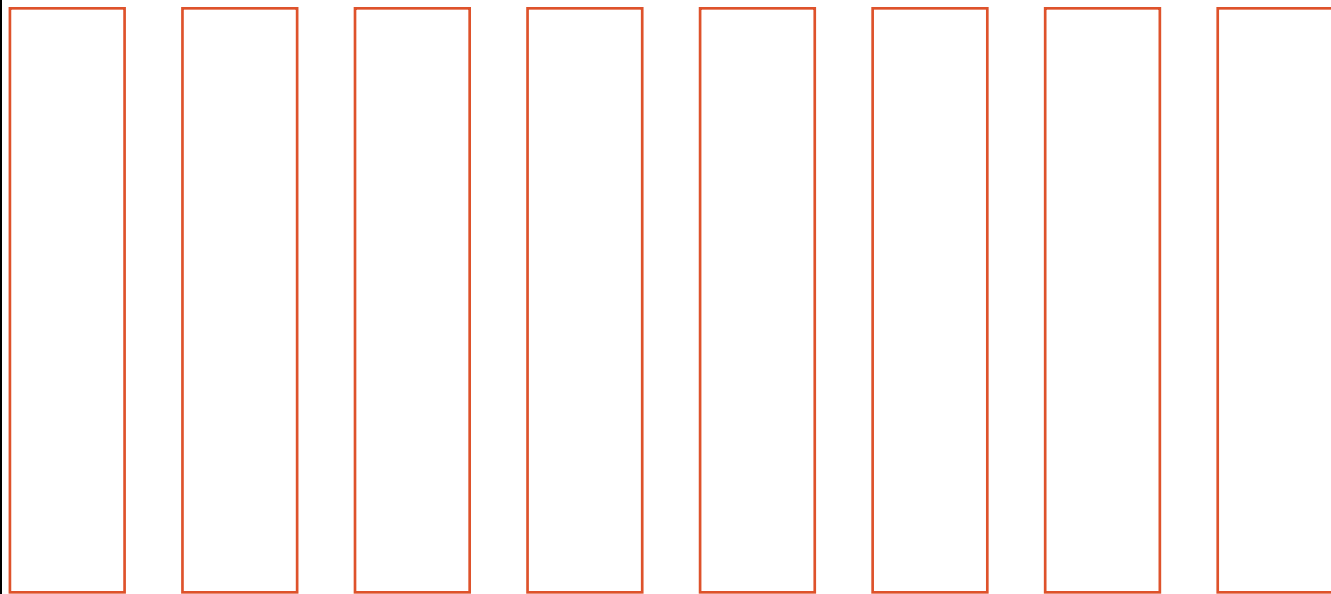
10th Floor Workspace

**11th Floor Workspace**

14th Floor Private Terrace



RENDERING











# FORTY THORNDIKE



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