

# Find the Freedom to Innovate



# Stand Apart

## Empowering trailblazers to innovate beyond boundaries

As the only new office headquarters opportunity 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









**300+**  
tech & life sciences  
companies



**Biogen**

Kendall / MIT

 Alynam<sup>®</sup>  
PHARMACEUTICALS



**BROAD**  
INSTITUTE



HYUNDAI Akamai  
THE AI INSTITUTE



Johnson & Johnson



**REGENERON**

The CIC logo, consisting of the letters "CIC" in a bold, sans-serif font, with three small dots above the first "C". The logo is positioned in the bottom right corner of the page.

**Flagship  
Pioneering**

SAREPTA  
THERAPEUTICS





Lechmere

**PHILIPS**


abbvie



 Bristol Myers Squibb



## FORTY THORNDIKE


**MITSUBISHI**

AstraZeneca



moderna

# DRAPER



NOVARTIS



**THE  
ENGINE**



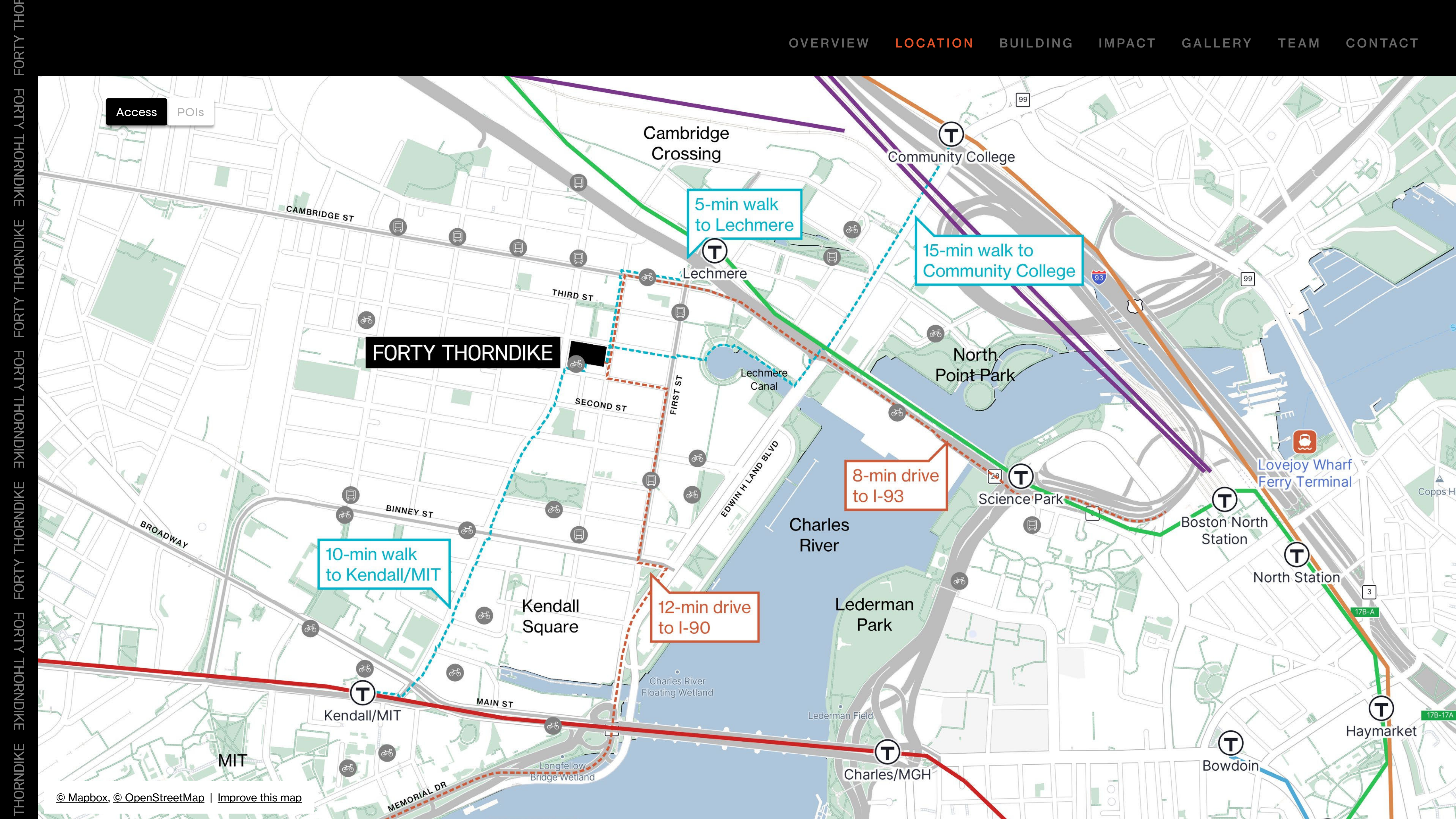
agios



ATLAS VENTURE







Access POIs

FORTY THORNDIKE

Cambridge Crossing

Community College

5-min walk to Lechmere

15-min walk to Community College

Lechmere

North Point Park

Lechmere Canal

8-min drive to I-93

Science Park

Lovejoy Wharf Ferry Terminal

Boston North Station

North Station

Charles River

Lederman Park

12-min drive to I-90

Charles River Floating Wetland

Lederman Field

Kendall Square

10-min walk to Kendall/MIT

Kendall/MIT

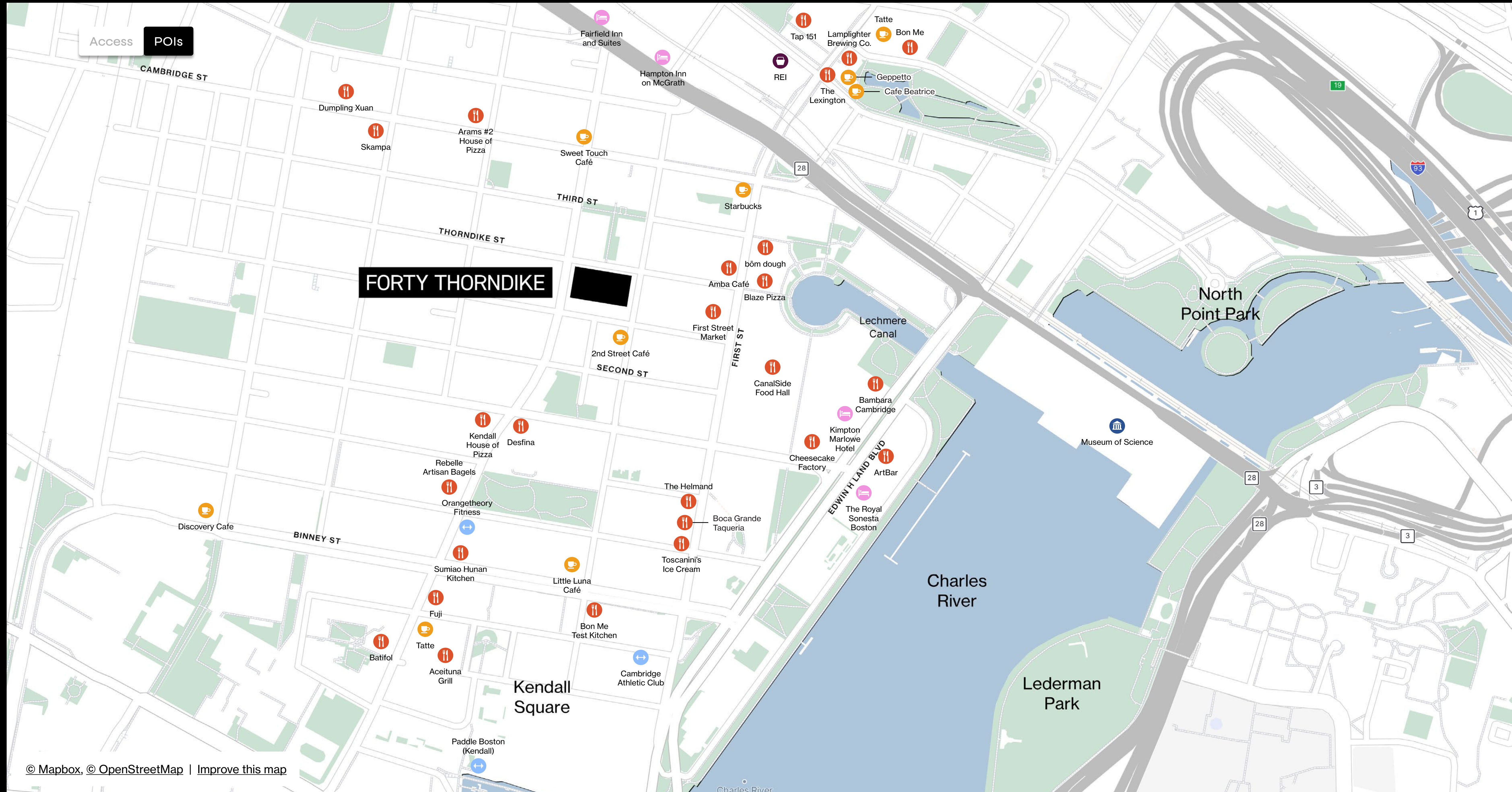
MIT

Charles/MGH

Bowdoin

Haymarket







# Your Home Base

## 24K RSF

typical office floor plate

## Double-height interior space

on select office floors

## 7.5K RSF 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 with on-site showers for commuters

## Conference center

supporting 180 people

|      |                               |  |
|------|-------------------------------|--|
| 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 |  |





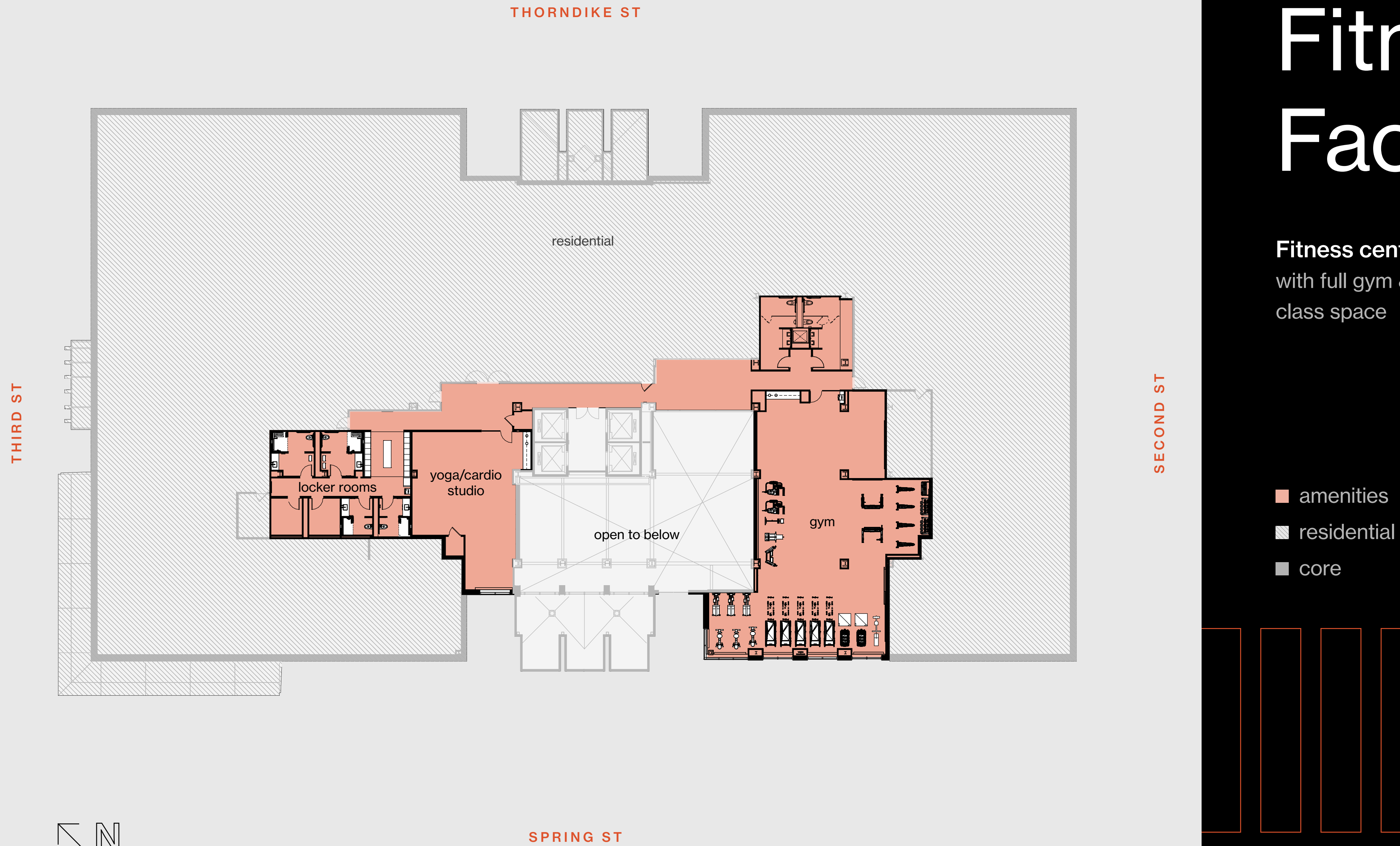




# Fitness Facilities

## Fitness center

with full gym & cardio  
class space





# Amenity Floor

**Social lounge**  
with immersive  
art installations

# Conference spaces

**Board room**  
for up to 16

## Training room

for up to 30

## Café/bar

## Outdoor terrace

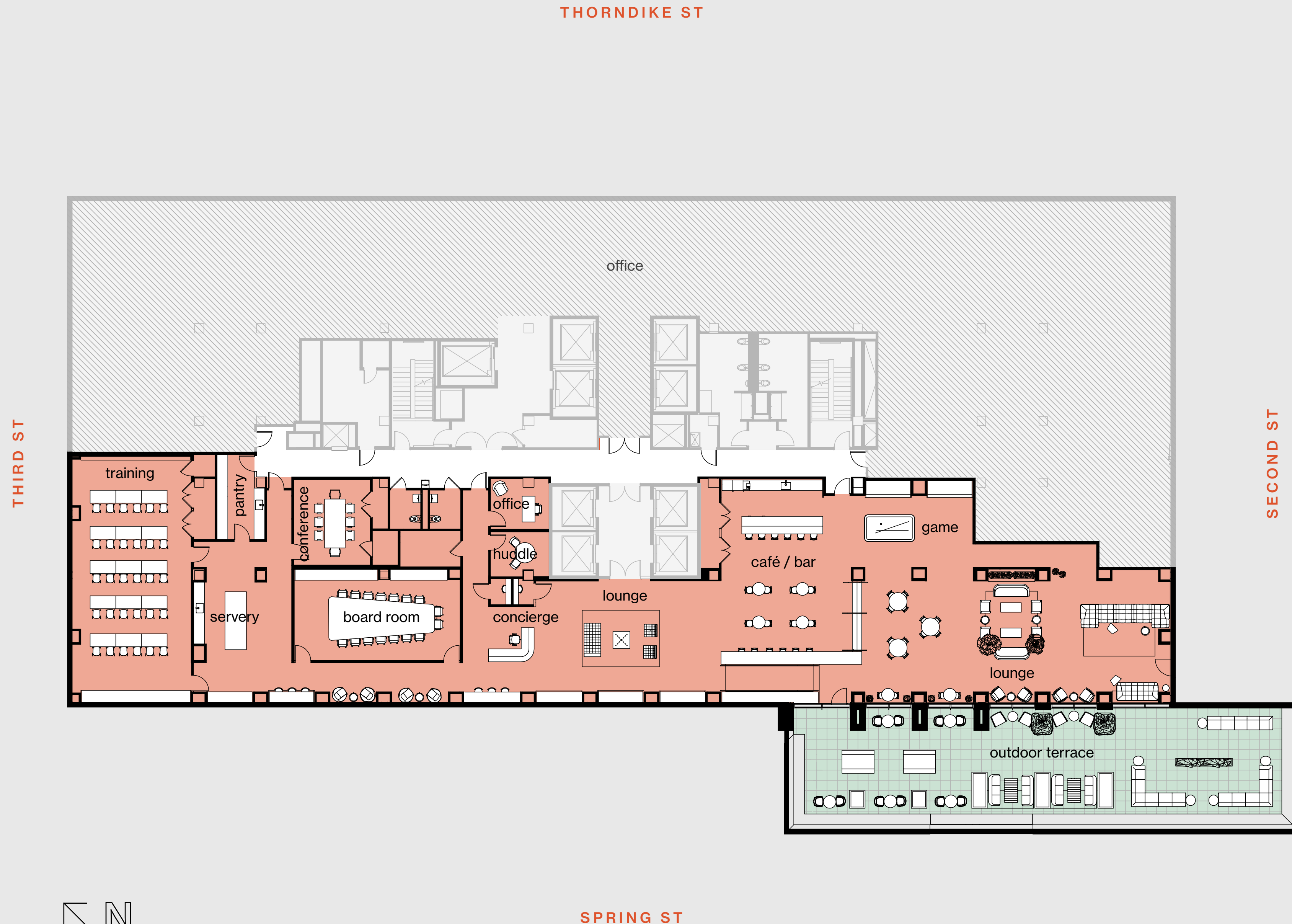
## Game room

■ amenities

 office

■ terrace

■ core



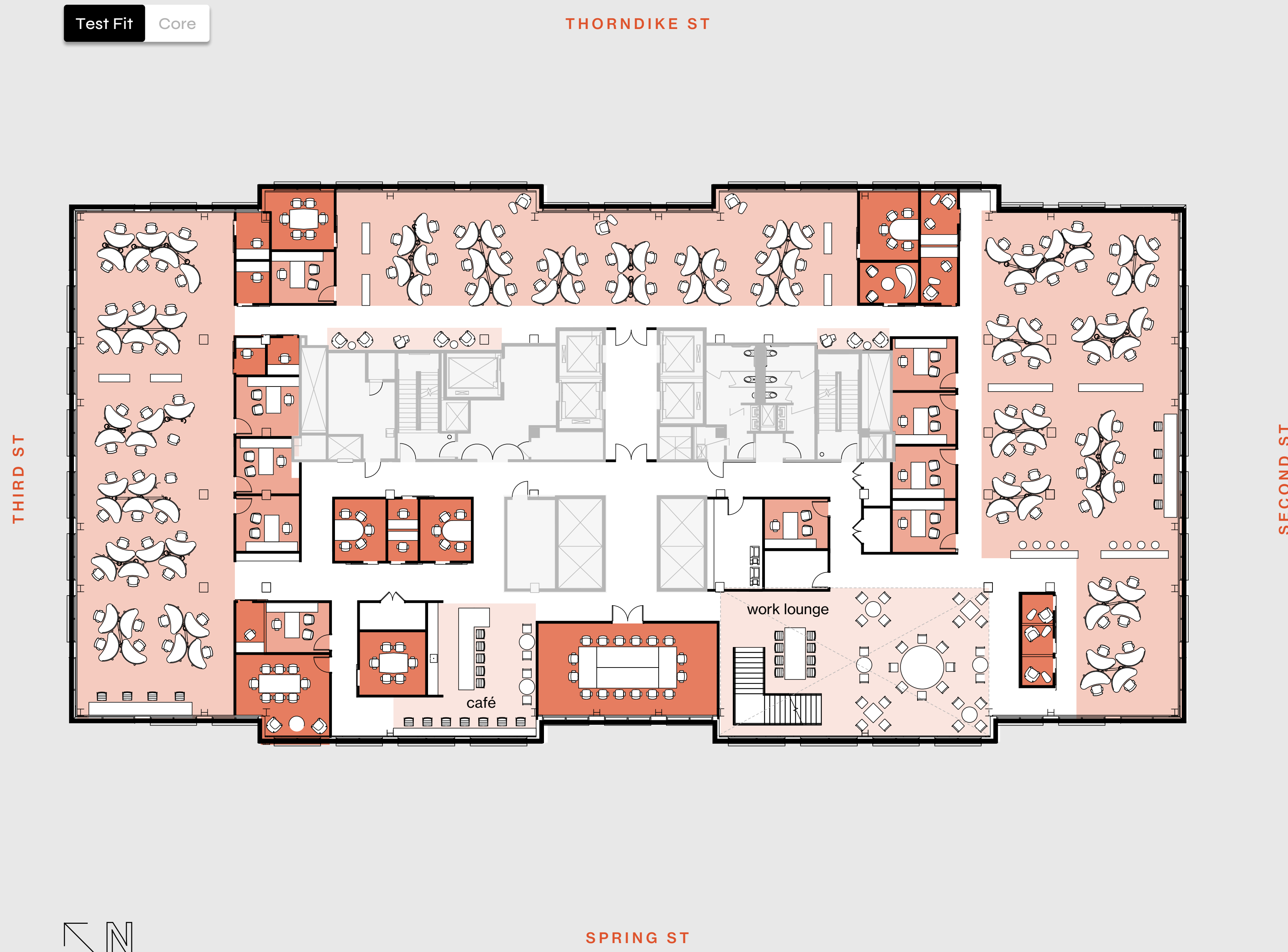


# Level 12

**24,000 RSF**  
floor plate

## Double-height space

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





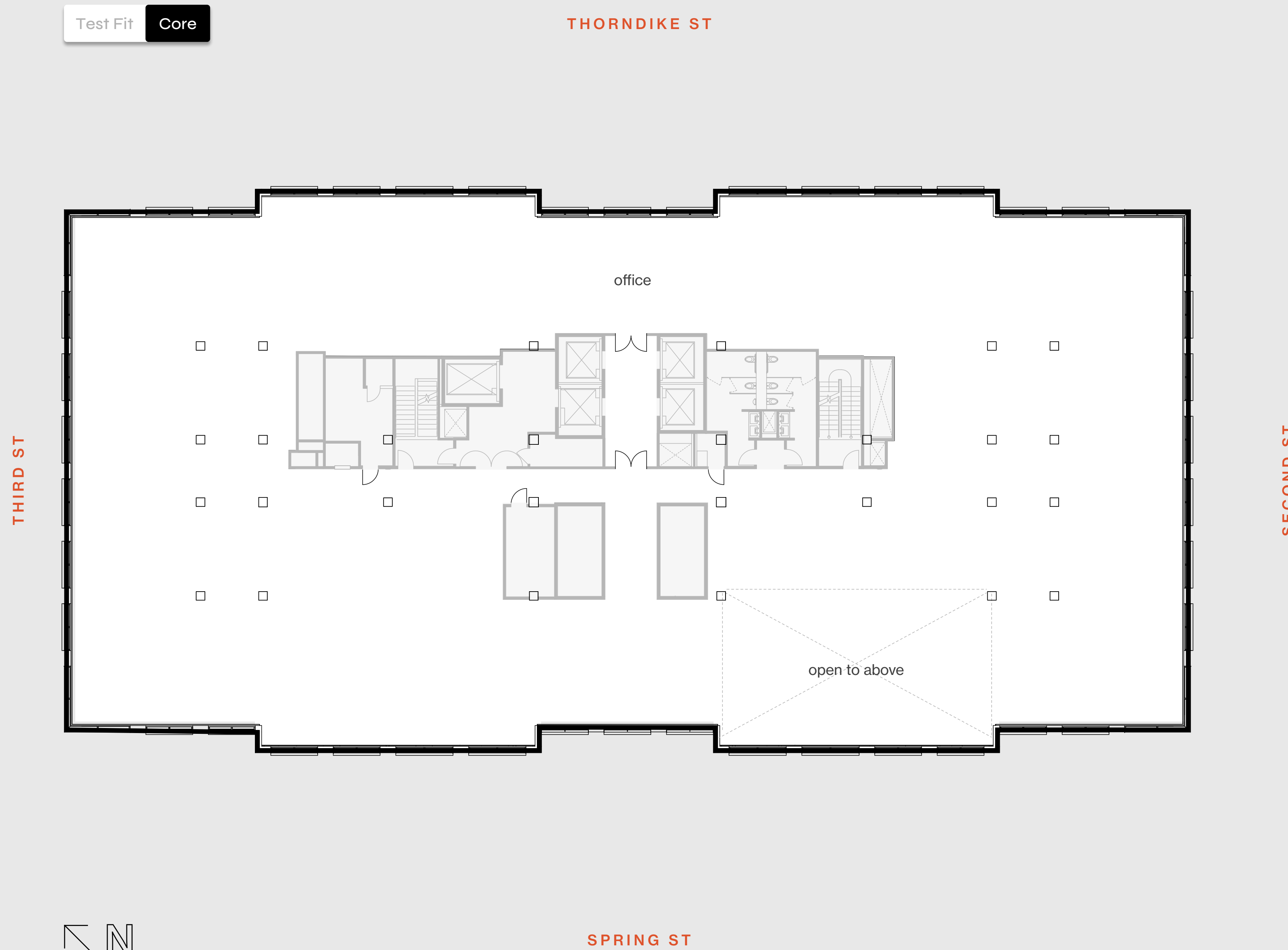
# Level 12

**24,000 RSF**  
floor plate

## Double-height space

- tenant space

■ core





**24,600 RSF**

floor plate

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

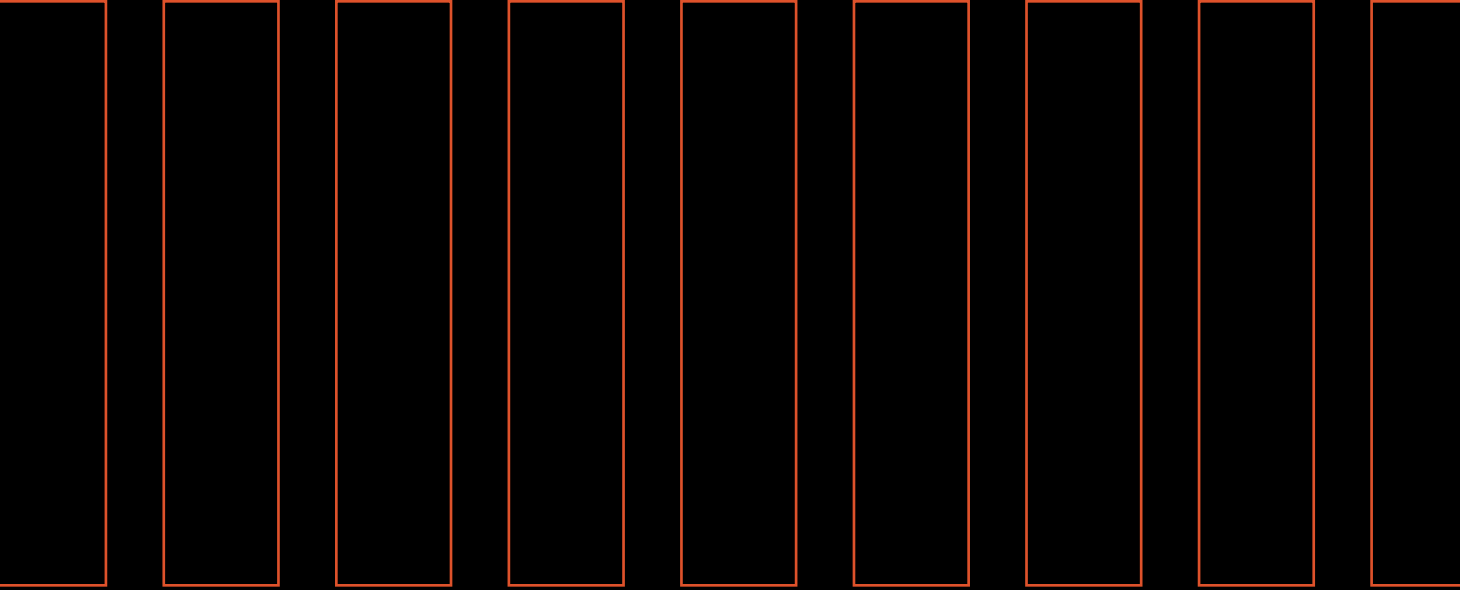




# Level 13

24,600 RSF  
floor plate

- tenant space
- core

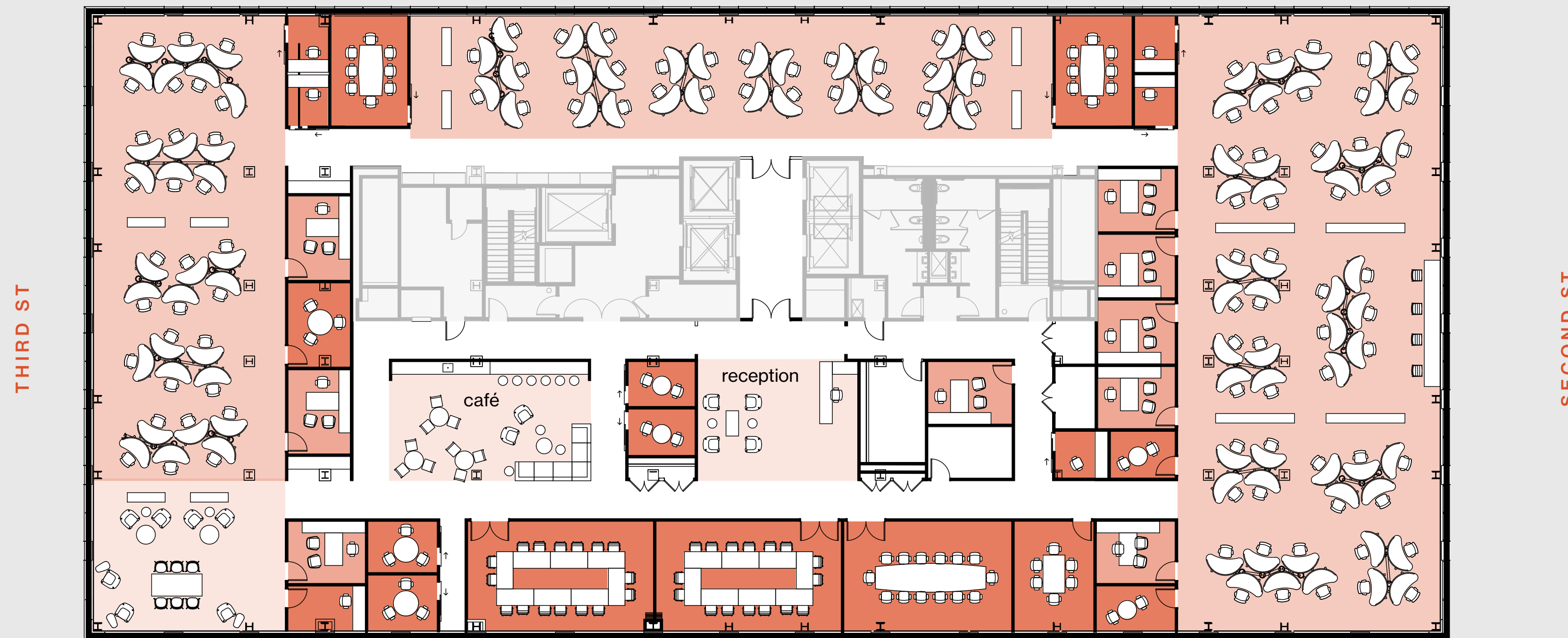




**23,600 RSF**

floor plate

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





# Level 17

**23,600 RSF**

floor plate

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





# Level 17

**23,600 RSF**

floor plate

■ tenant space

■ core

Single Tenant

## Two-Tenant

## Core

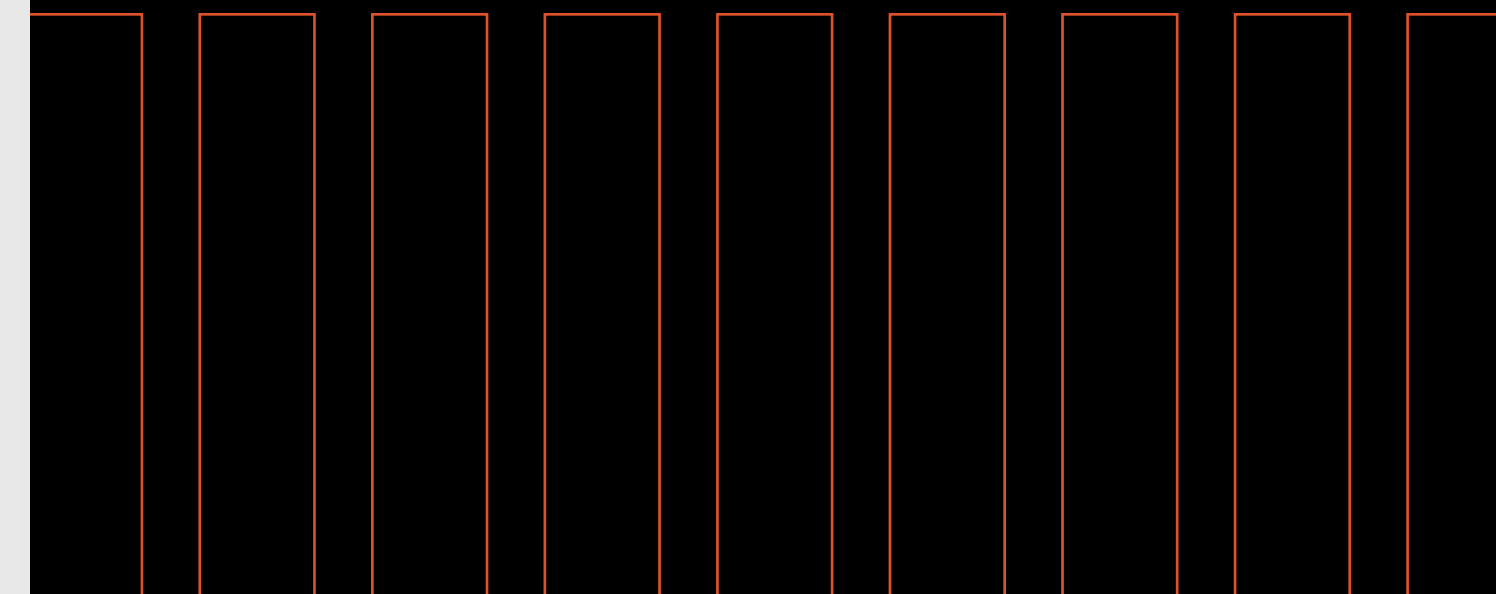
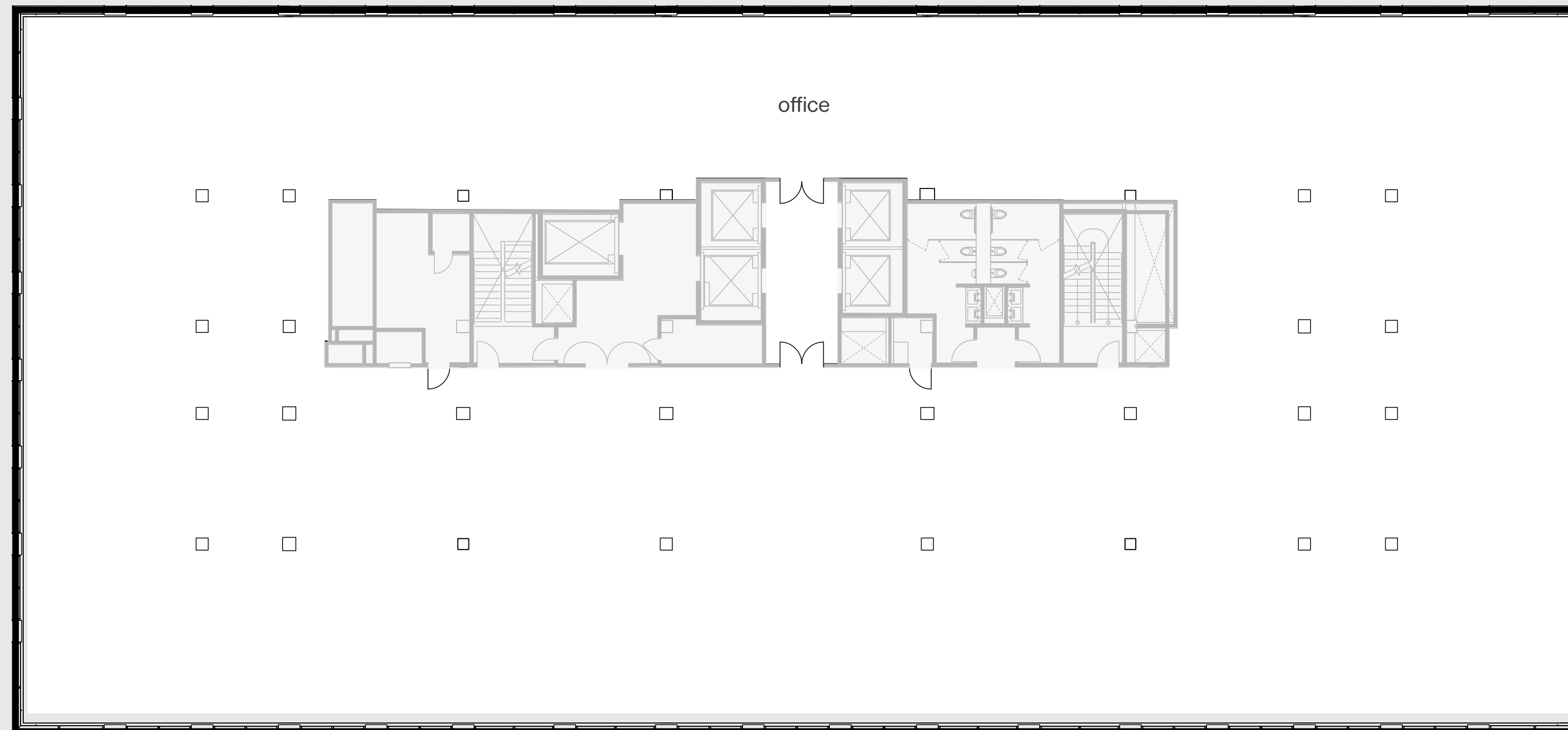
THORNDIKE ST

office

## THIRD ST

SECOND ST

SPRING ST





## HEALTHY, SUSTAINABLE, PRODUCTIVITY-DRIVEN



**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 CO<sub>2</sub> compared to new construction, equal to 11,511 acres of forest CO<sub>2</sub> sequestration for 1 year

**Expansive window line** delivers natural light & unobstructed views, placing tenants within 50 feet of floor-to-ceiling windows at all times

**Enhanced air filtration & ionization systems** reduce particulates, odors, & pathogens – supporting health, focus, & productivity

**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

**\$1.5M contribution to green initiatives** champions solar energy for the City of Cambridge at the City Garage

**Green & reflective roofs**  
improve thermal comfort &  
enhance energy performance

## DOING GOOD THROUGH GREAT DESIGN

## 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

## Improving the public realm

15K SF of public outdoor green space

## Providing on-site childcare in partnership with a local non-profit

**Encouraging activity & connection** lounge, conference, & fitness amenities











# Gallery

## Building Exterior

## Lobby Artwork

## Lobby Seating & Lighting

Conference Center

Fitness Center

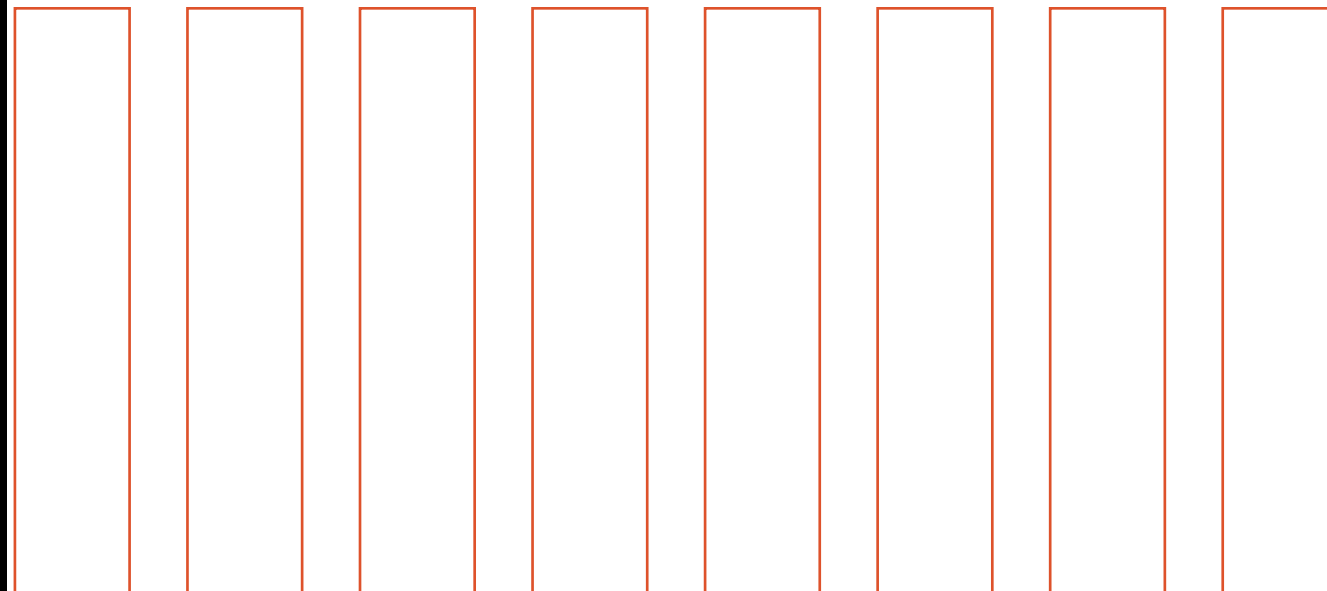
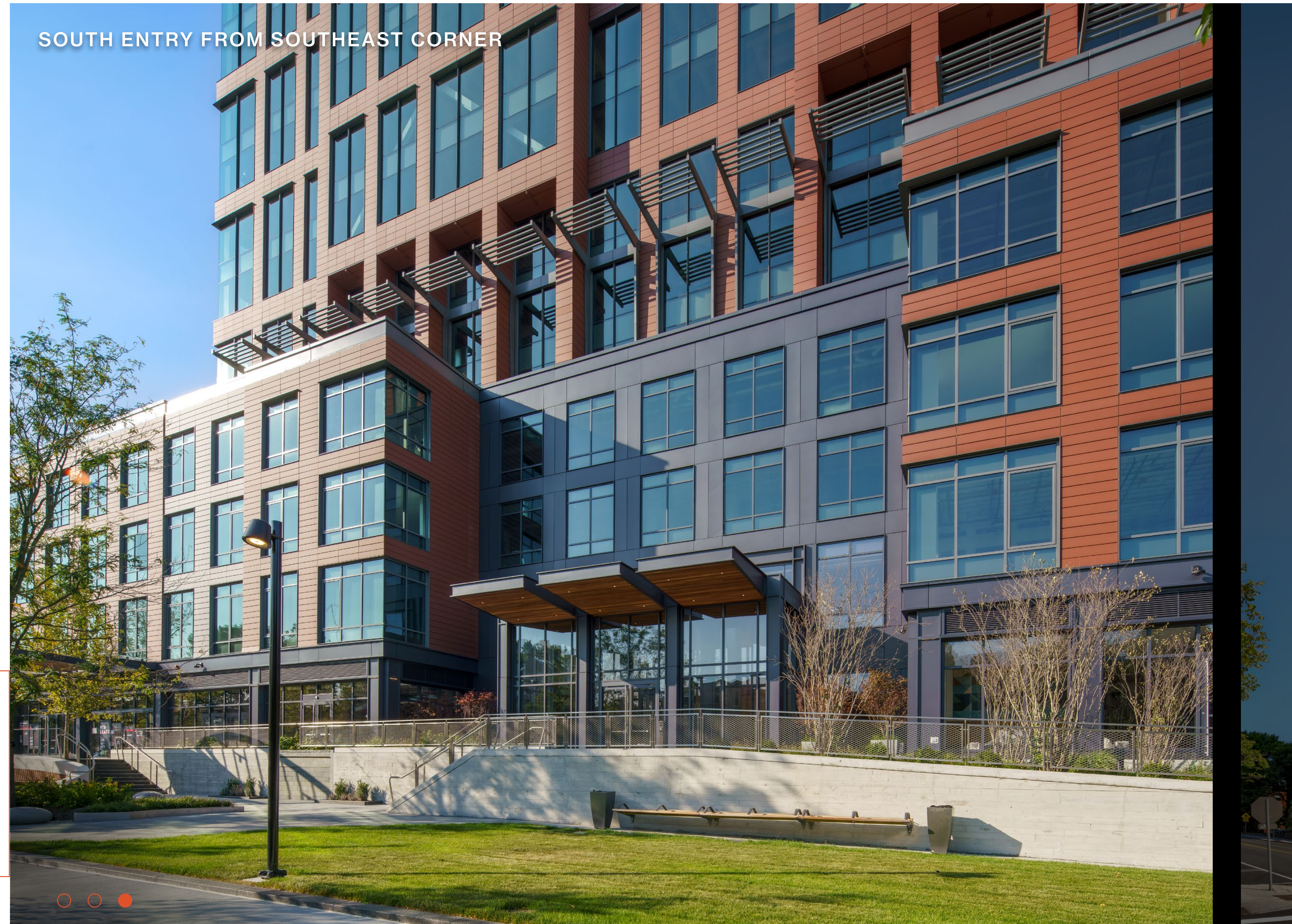
### Amenity Lounge

## Outdoor Terrace

## 10th Floor Workspace

## 11th Floor Workspace

14th Floor Private Terrace





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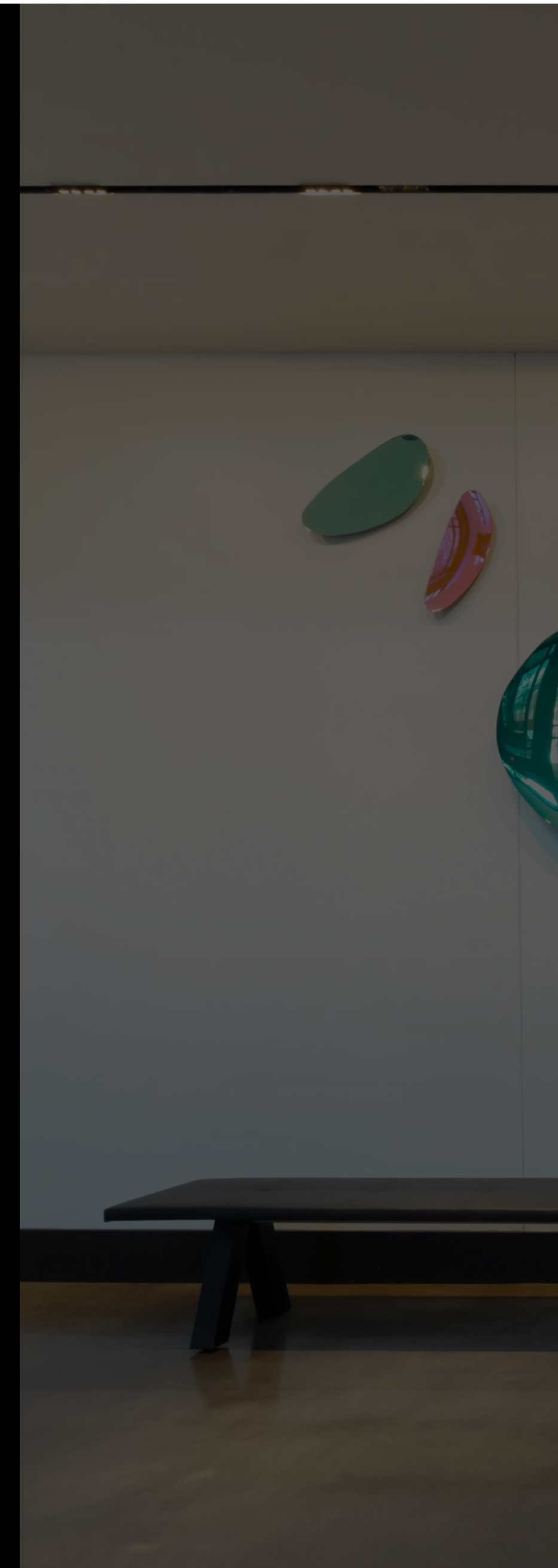
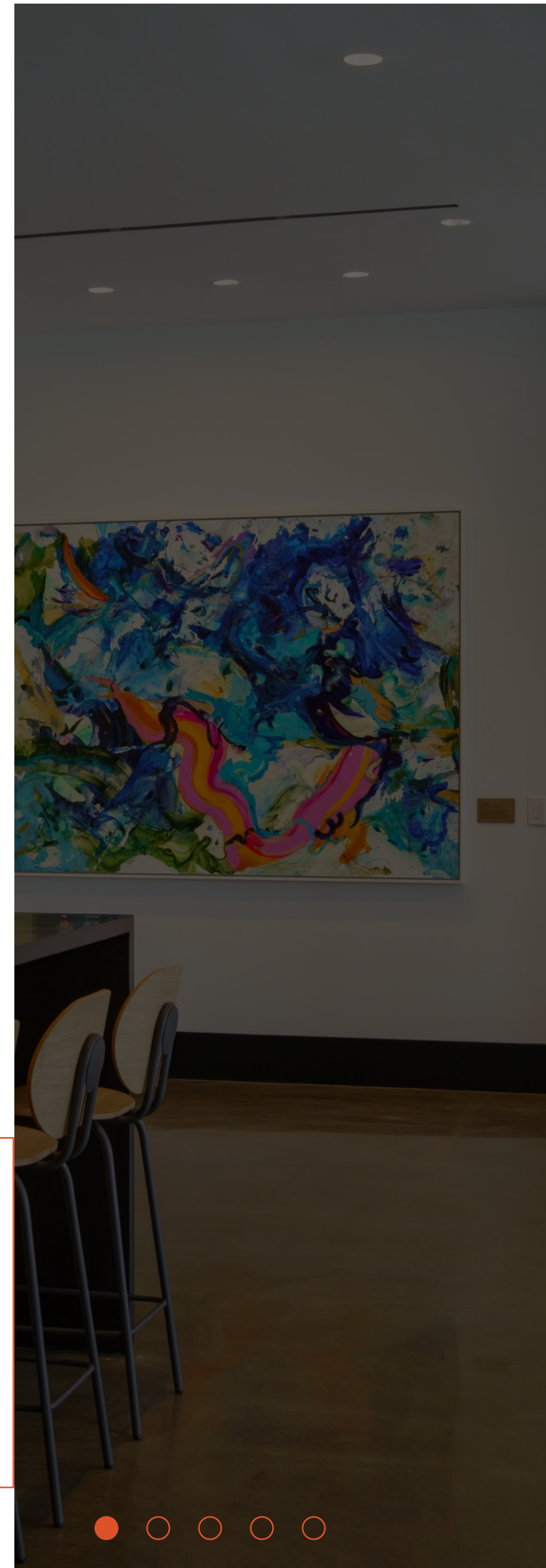
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LOBBY ART | PATH OF LIGHT – MICROSPHERES  
AYSE G SUTER

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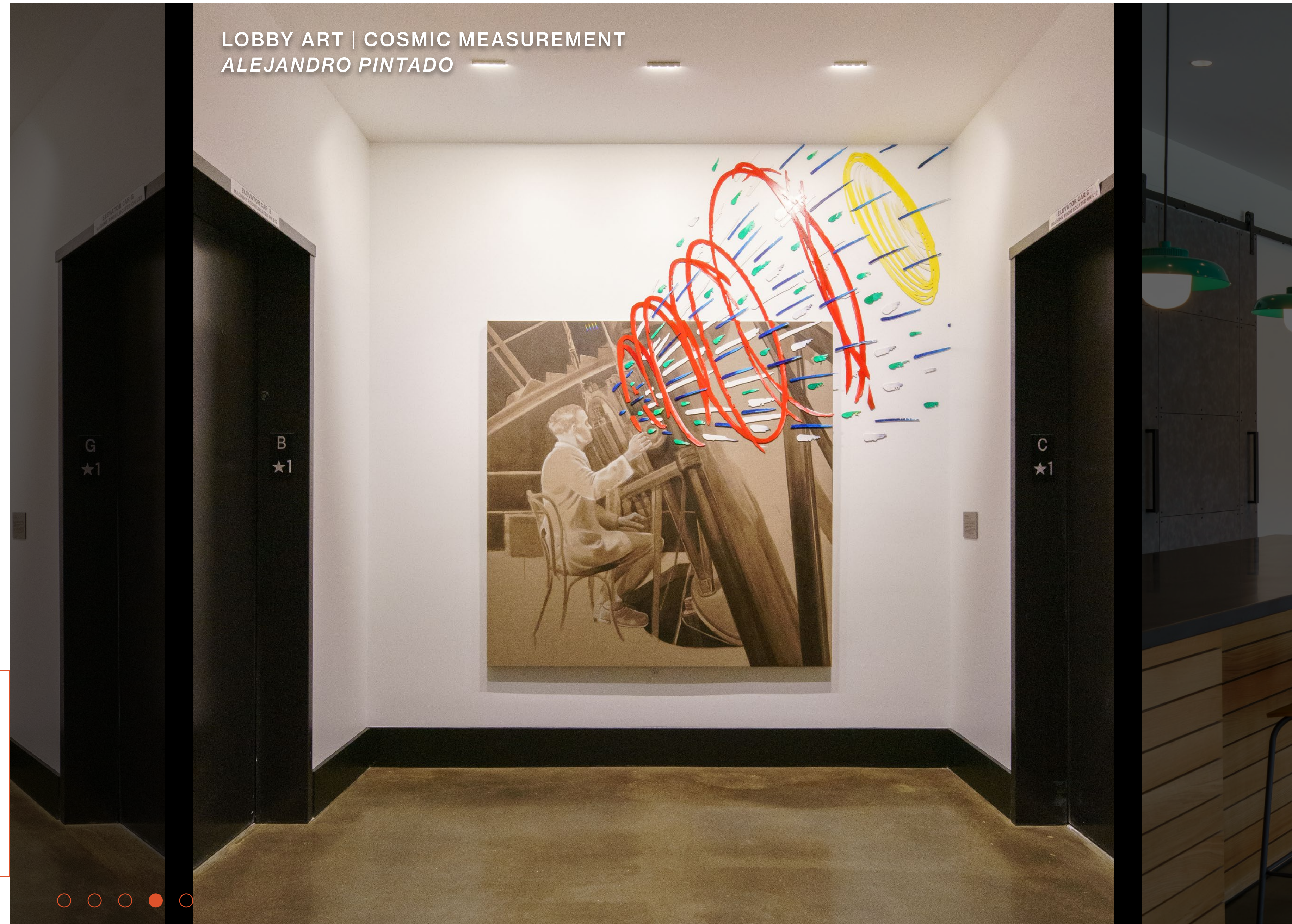
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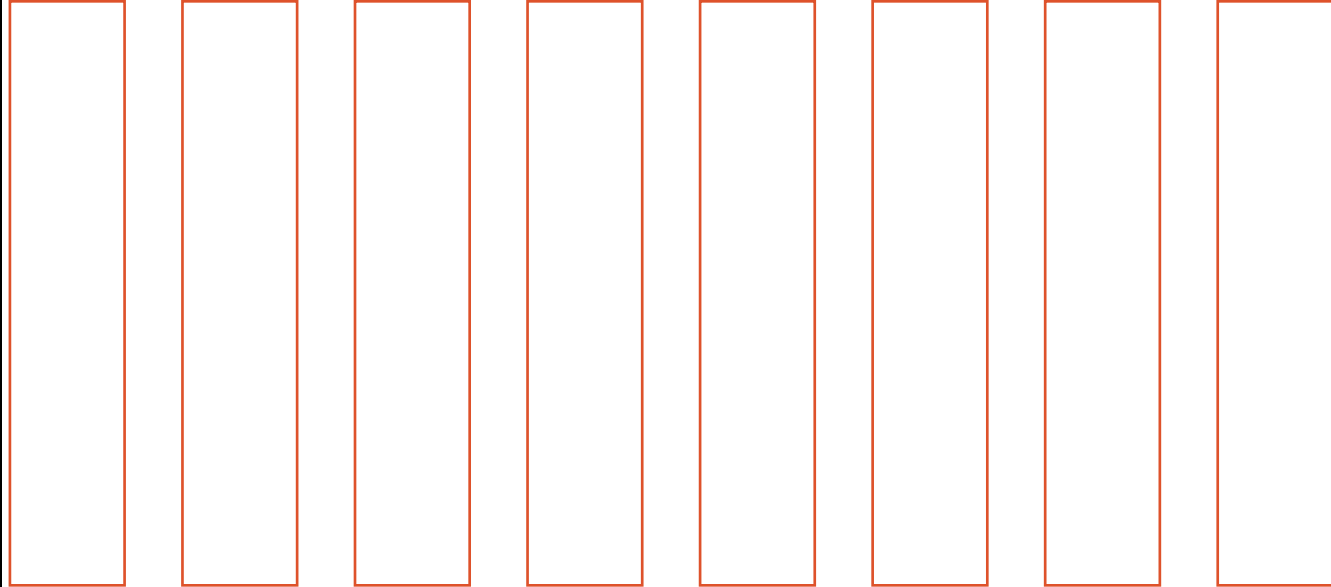
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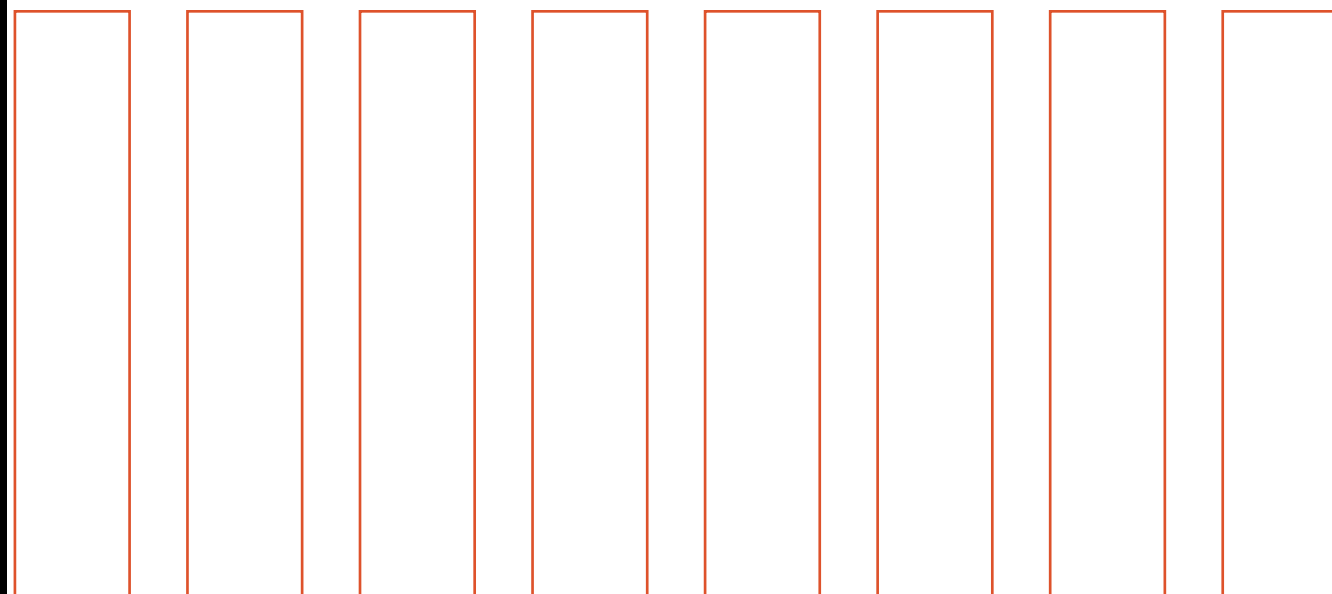
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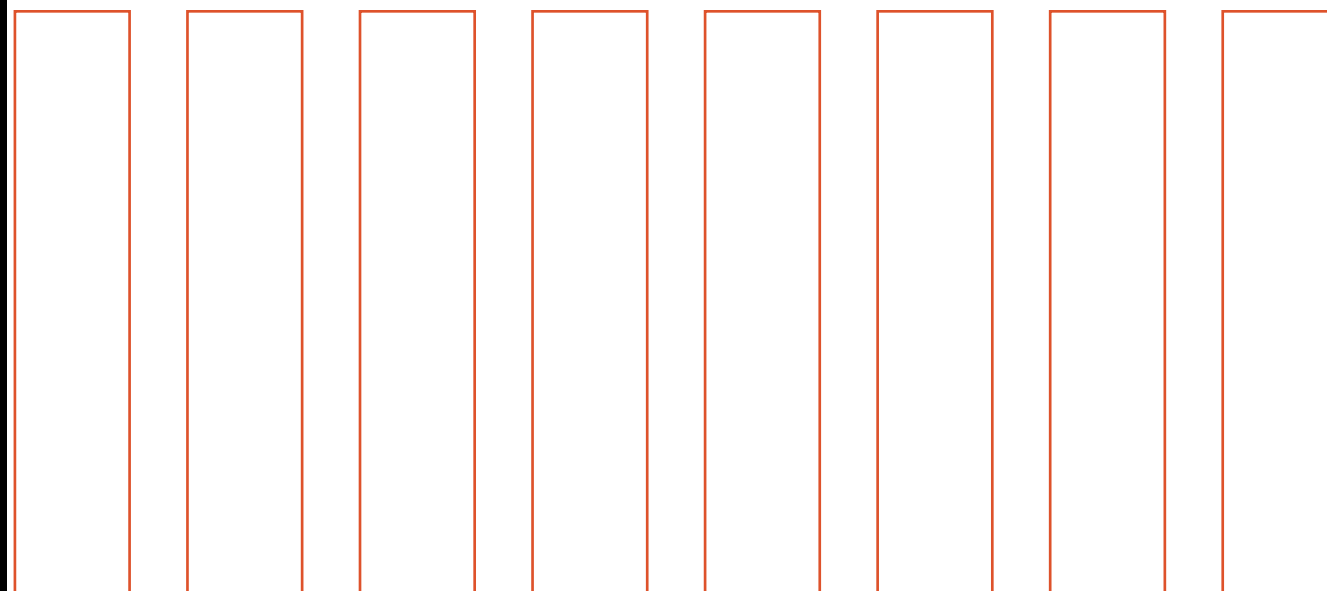
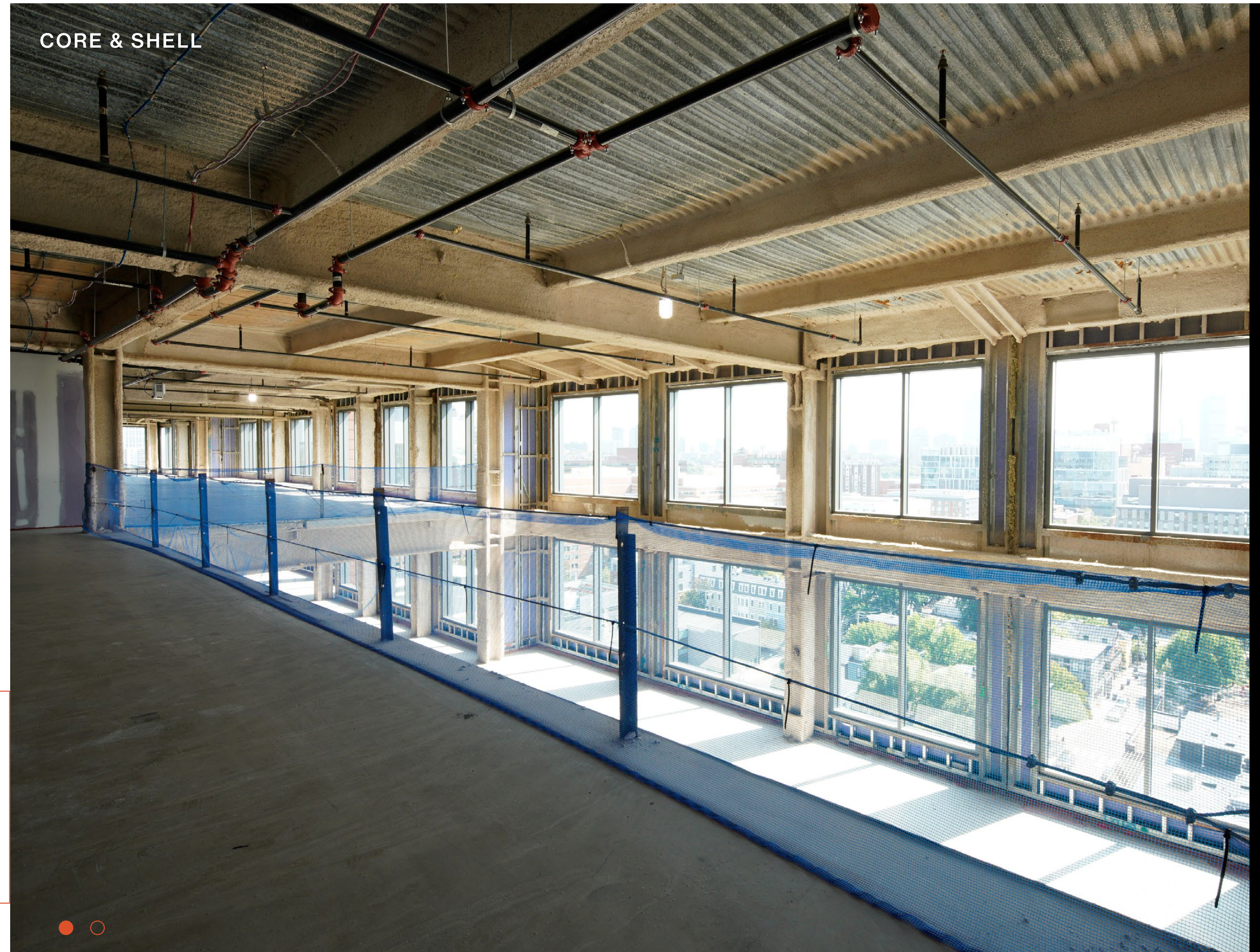
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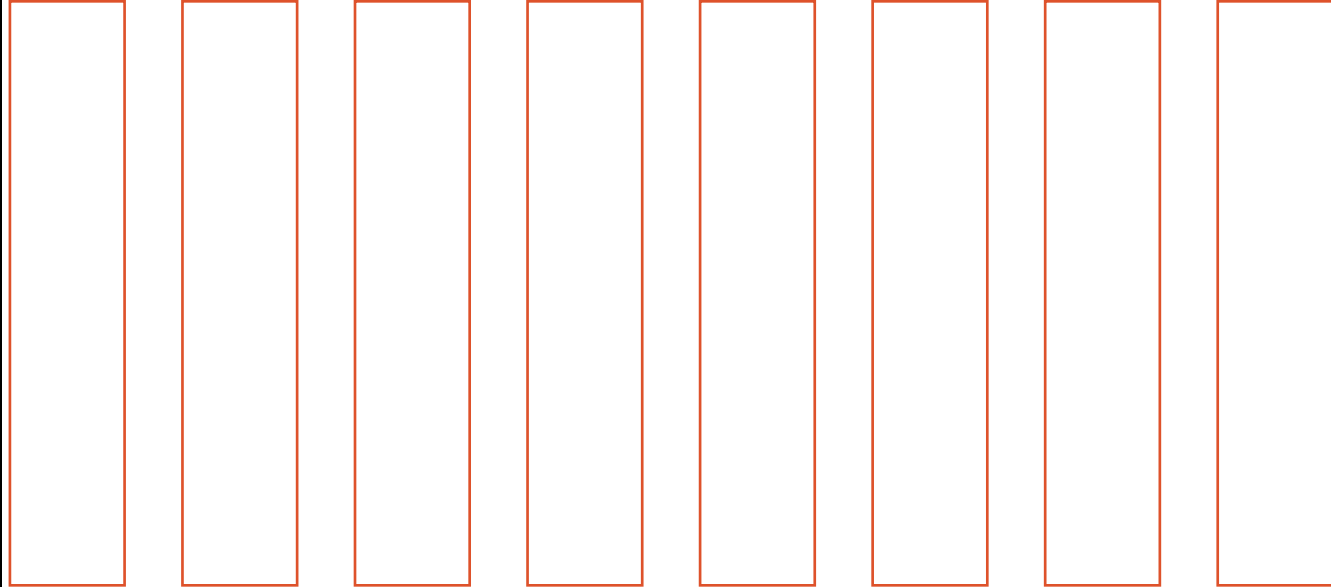
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# Your Partners in Innovation

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.

[lmp.com](http://lmp.com)

Owner | Partner



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.

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Owner | Partner



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Leasing



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[jll.com](http://jll.com)





**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](http://fortythorndike.com)