

Find the Freedom to Innovate

Stand Apart

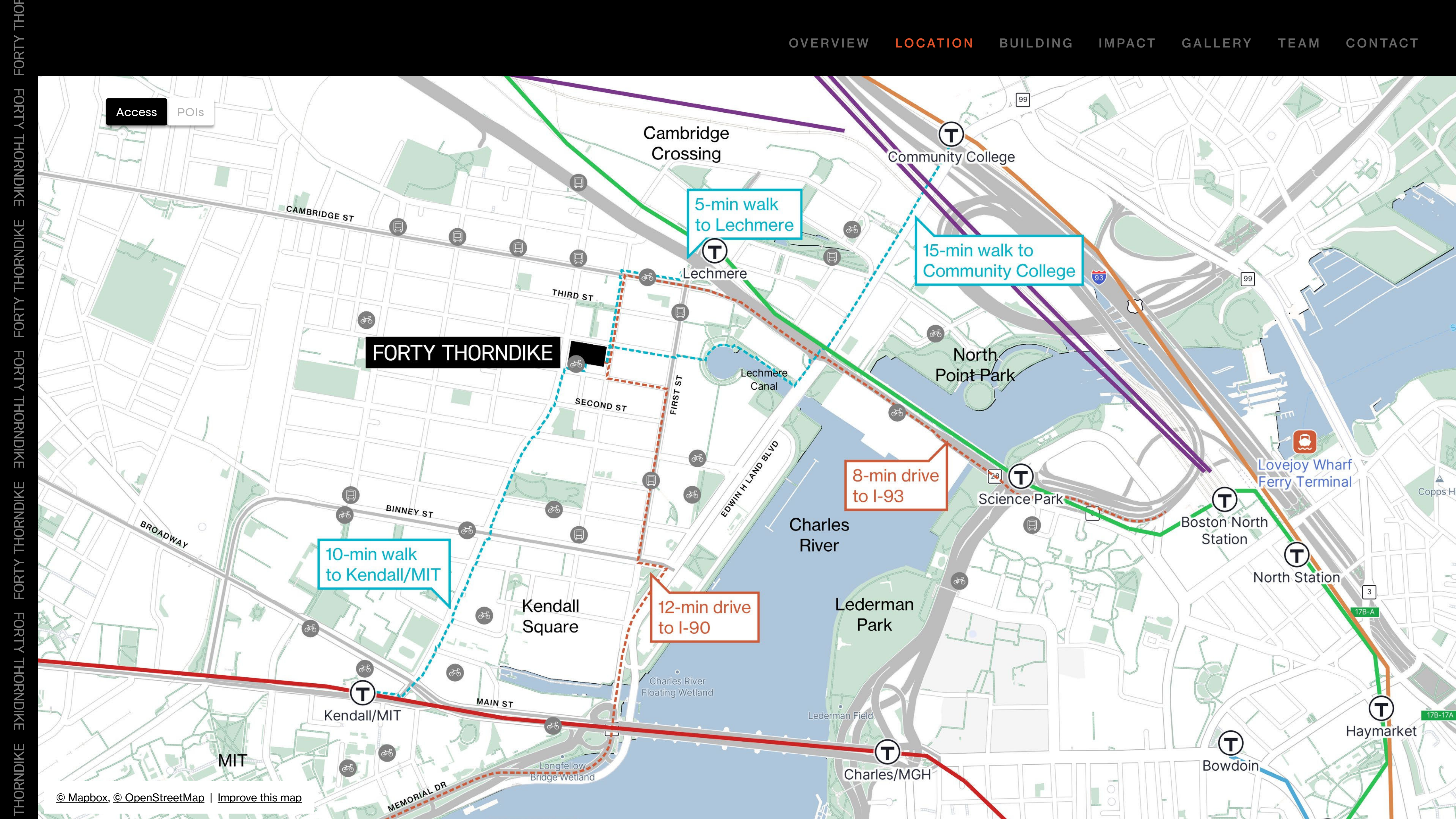
Empowering trailblazers to innovate beyond boundaries

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 total office RSF

20 stories





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

Kendall Square

10-min walk to Kendall/MIT

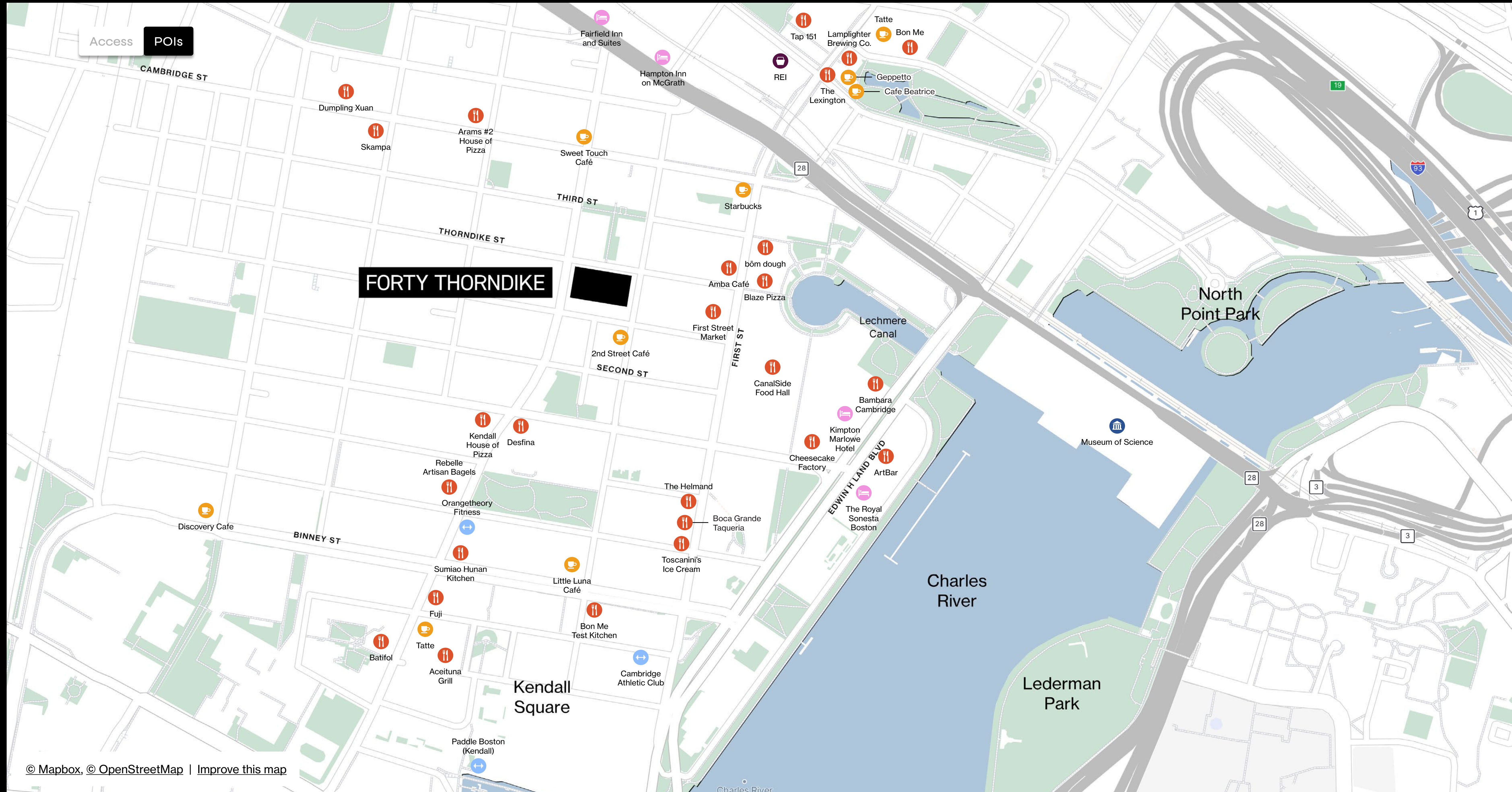
Kendall/MIT

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	



Ground Floor

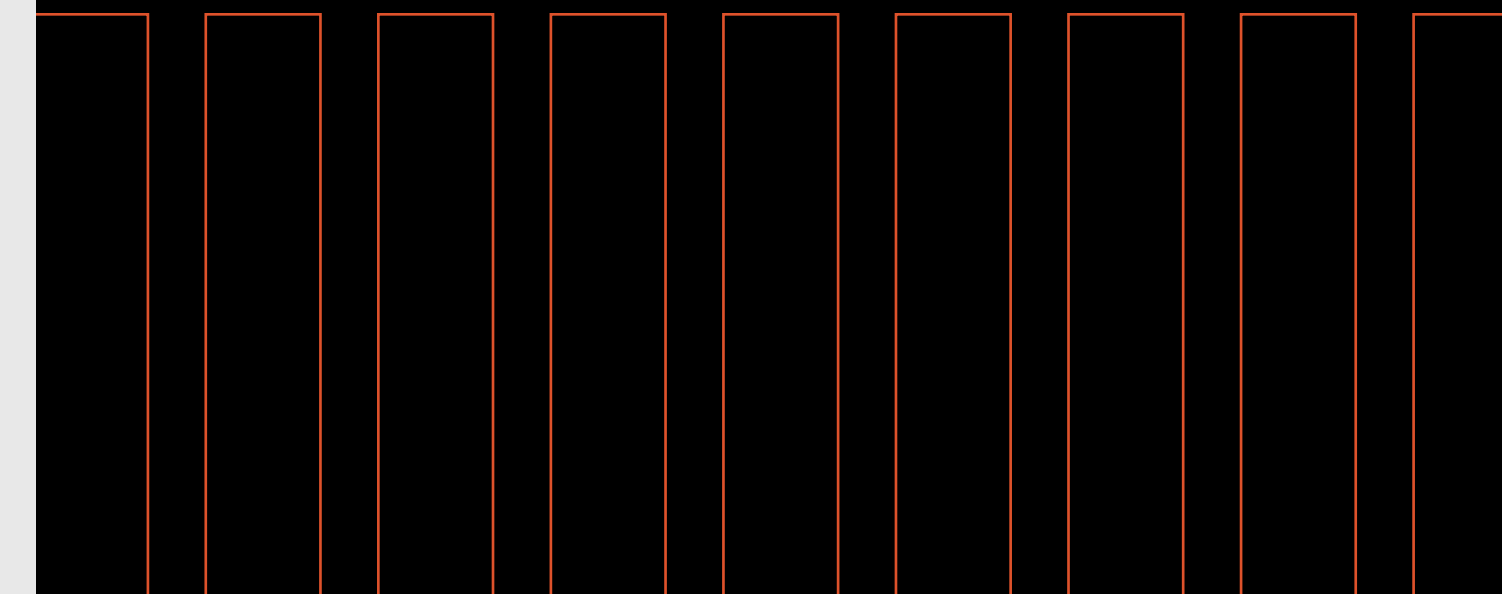
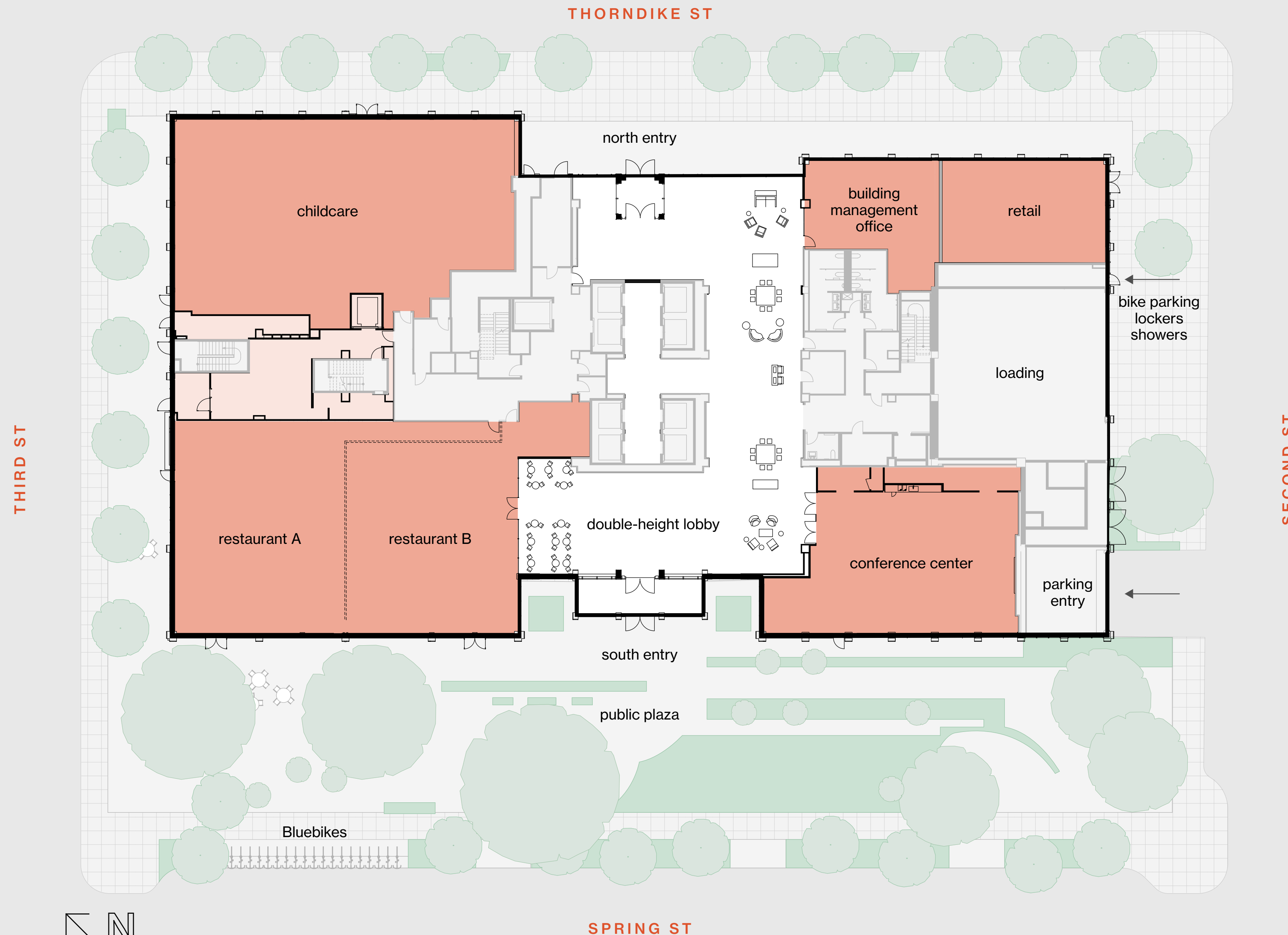
Lobby
with café &
event space

Retail space
for restaurants
& childcare

Bike share on-site

Green space landscaped & programmed

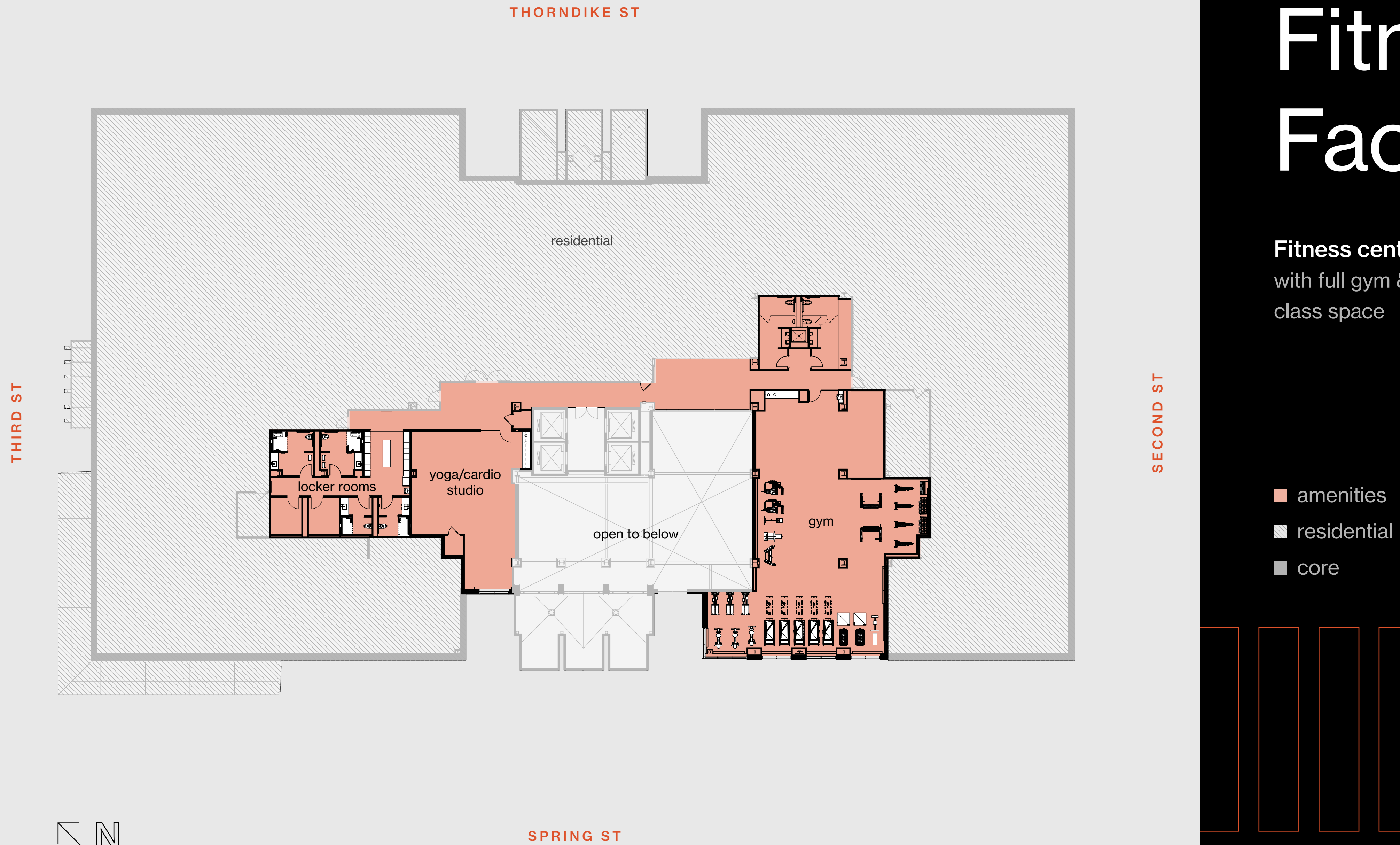
- amenities
- residential
- core



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

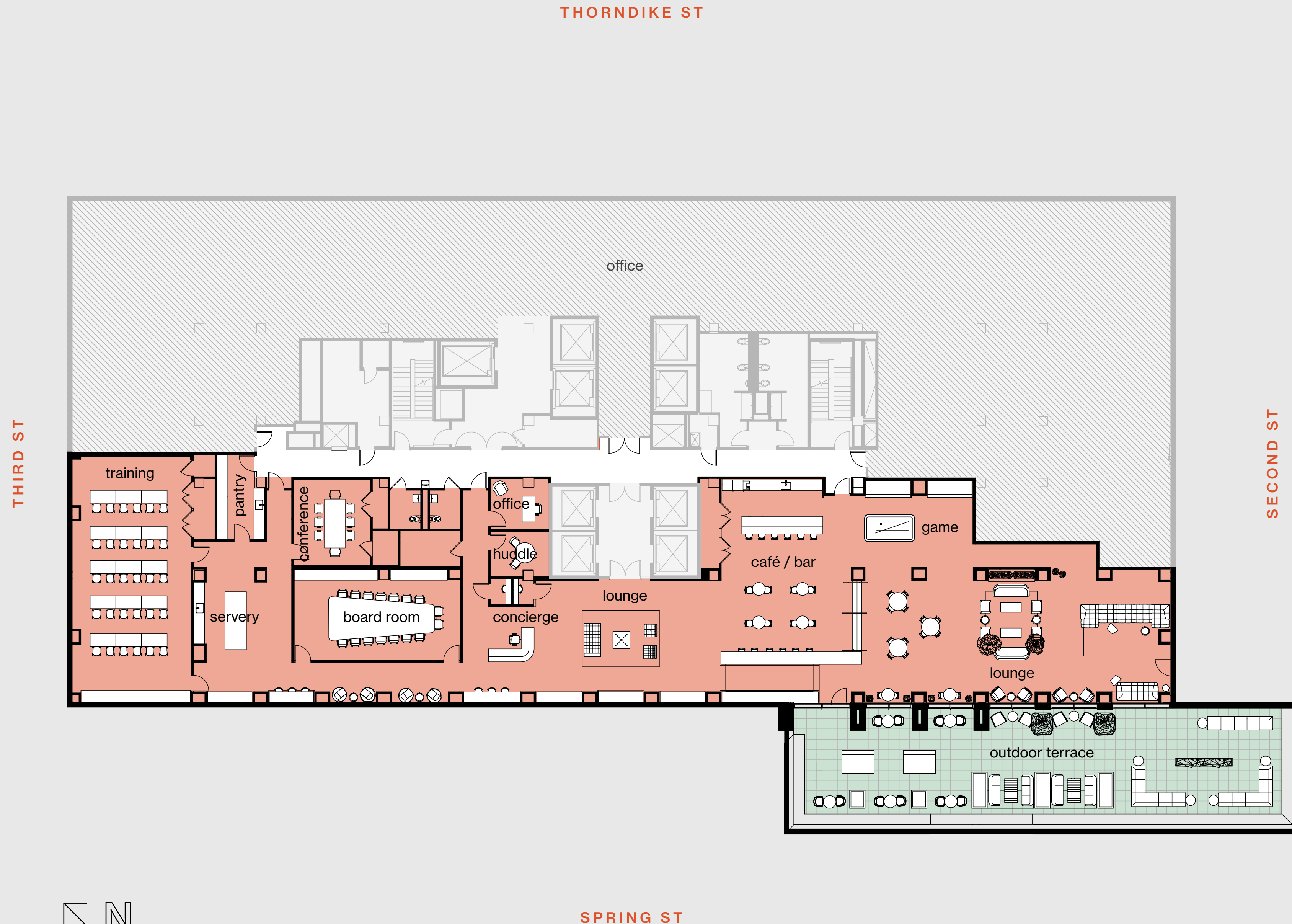
Training room

for up to 30

Café/bar

Outdoor terrace

Game room

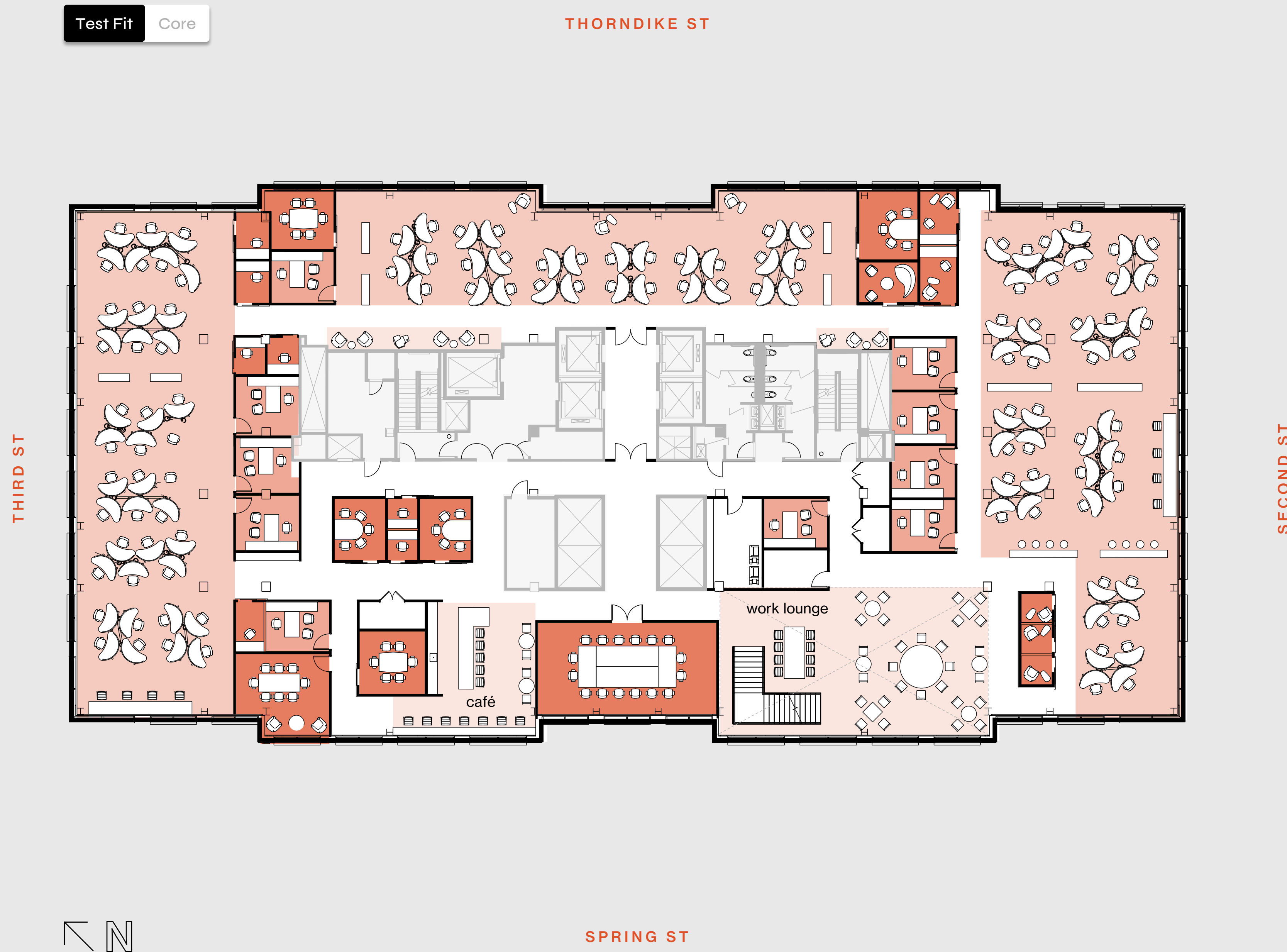


Level 12

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



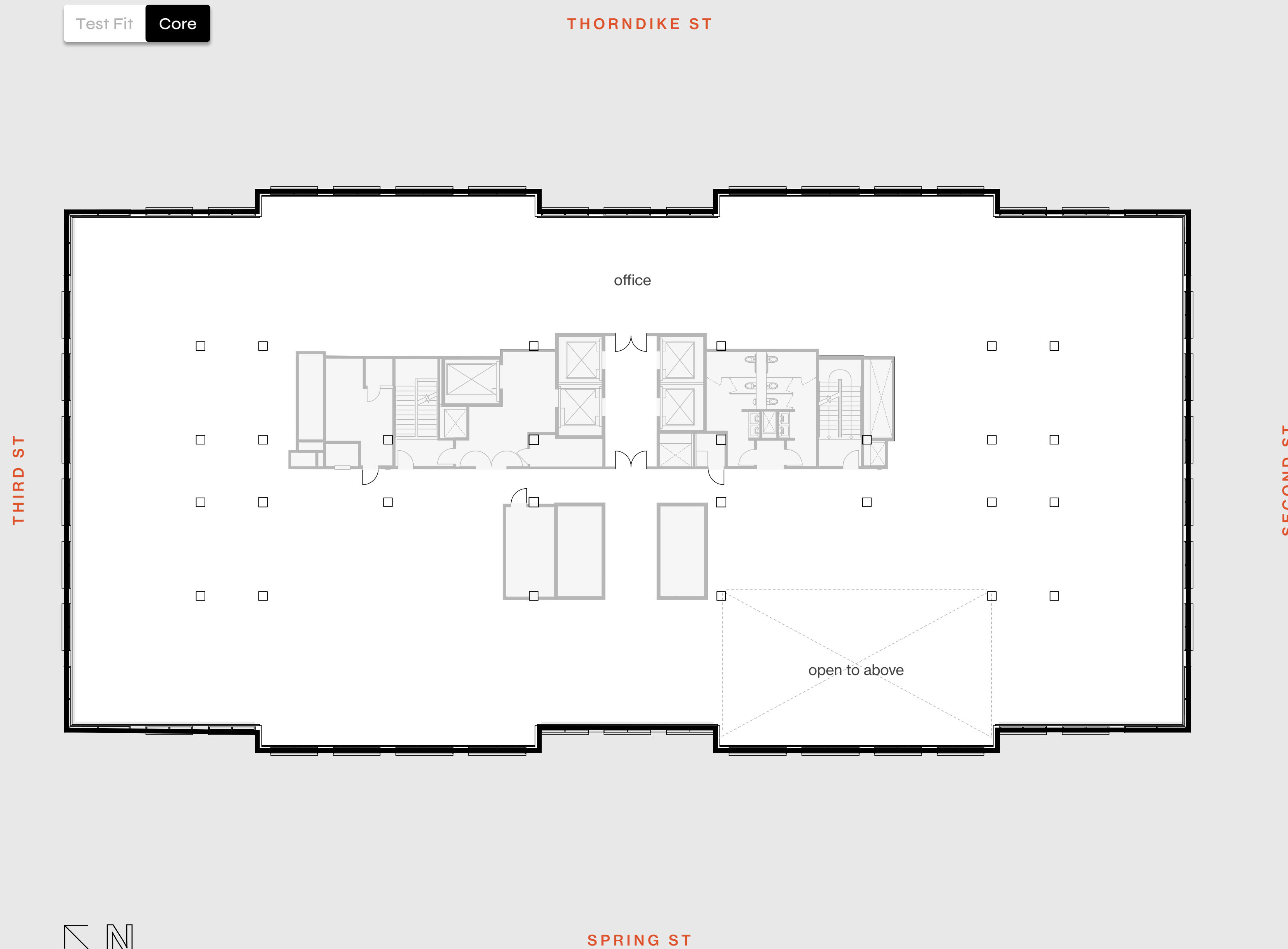
Level 12

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

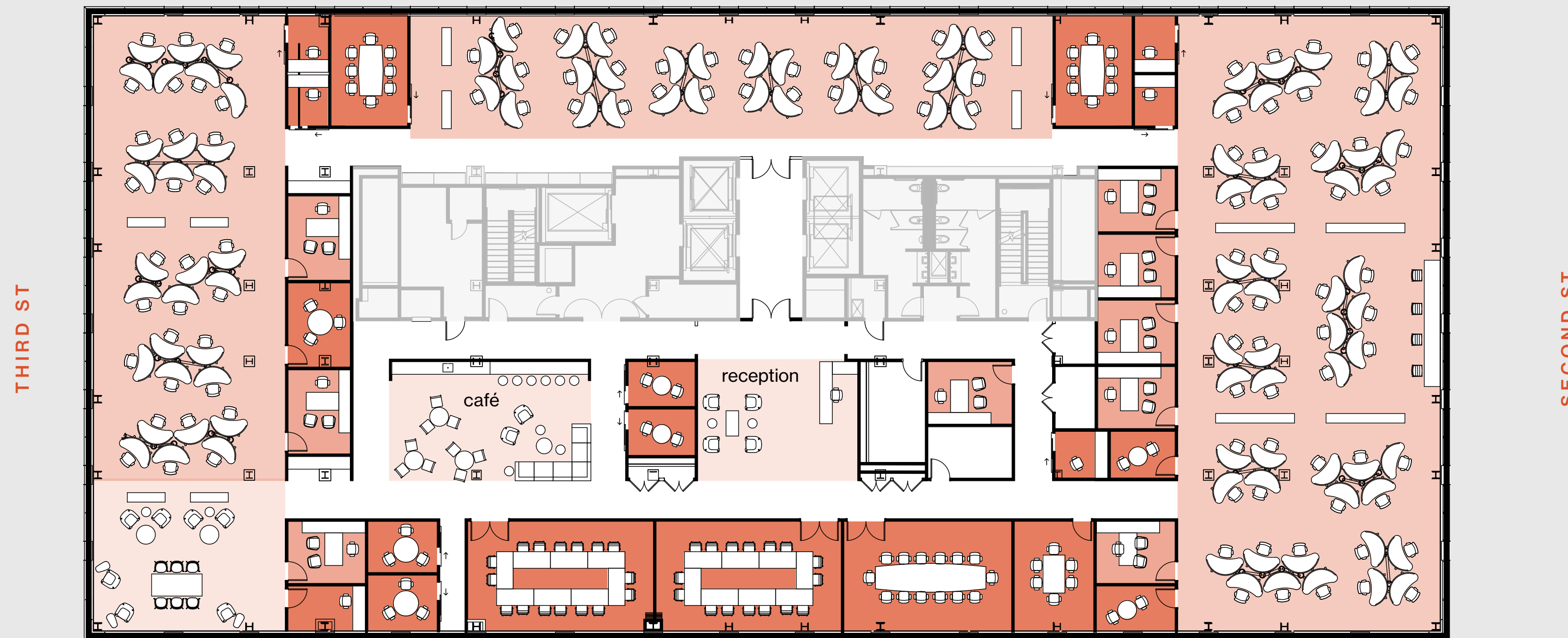
- tenant space
- core



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
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total seats	158
phone/zoom rooms	7
conference rooms	12

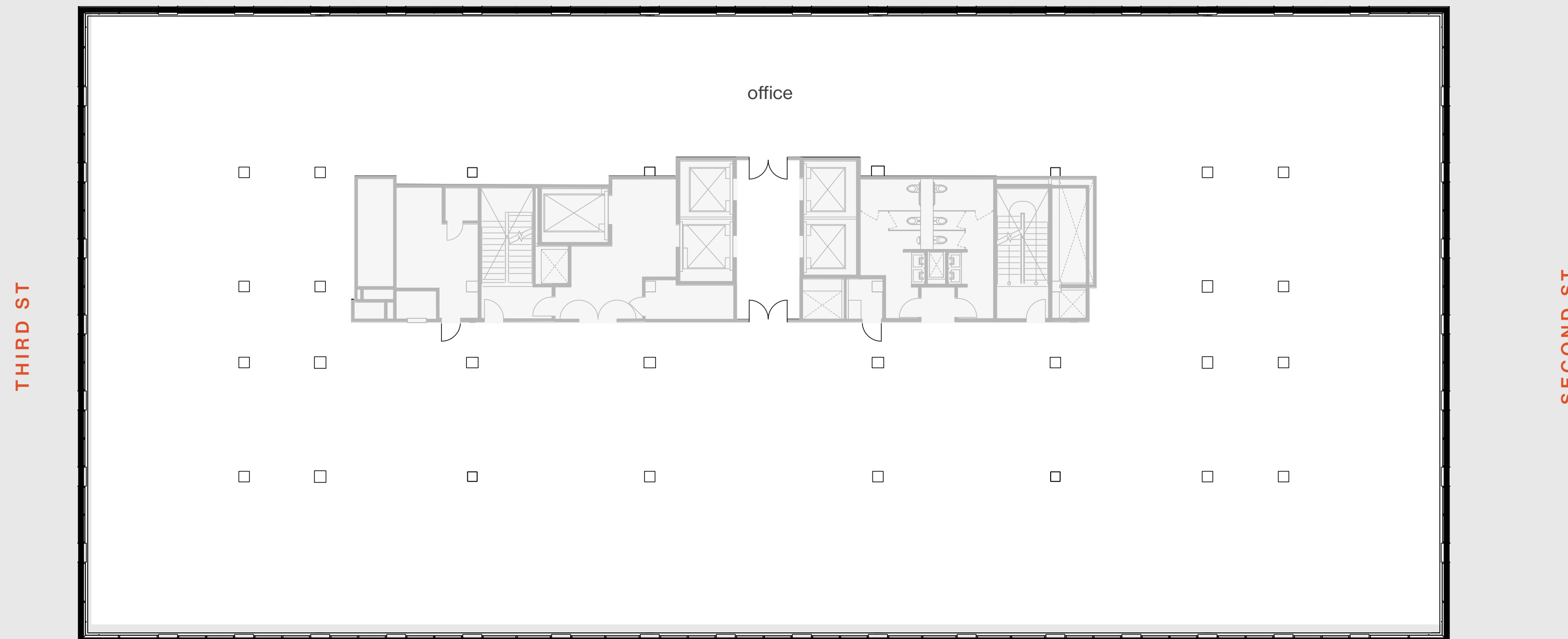


Level 17

23,600 RSF
floor plate

- tenant space

■ core



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 CO₂ compared to new construction, equal to 11,511 acres of forest CO₂ 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

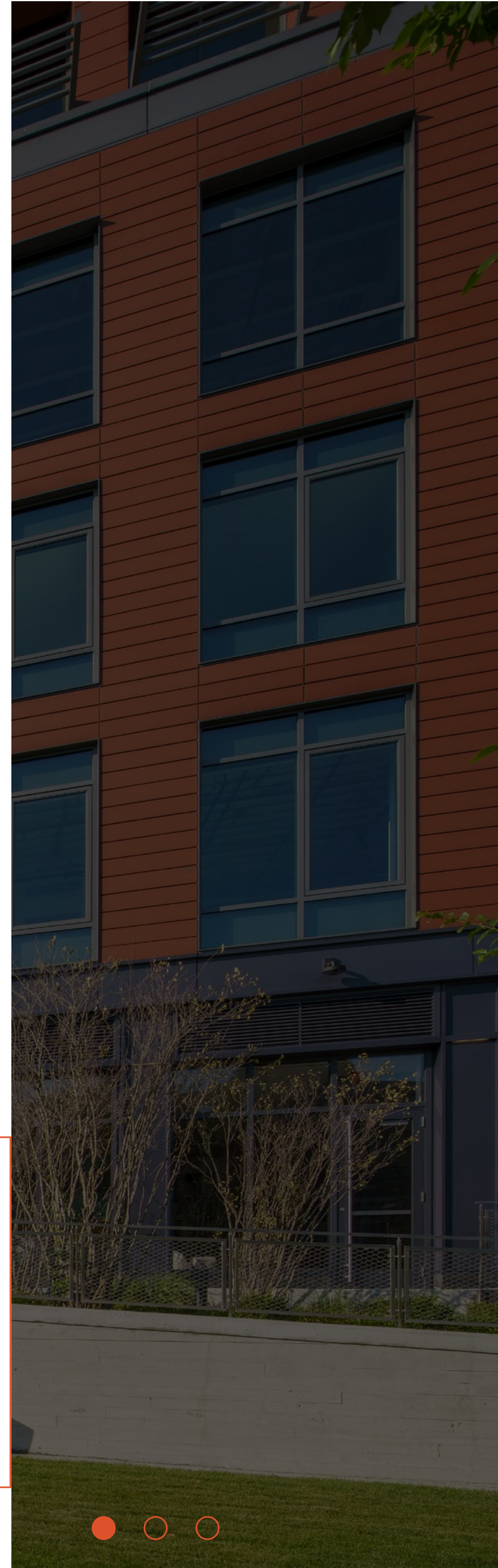
Amenity Lounge

Outdoor Terrace

10th Floor Workspace

11th Floor Workspace

14th Floor Private Terrace



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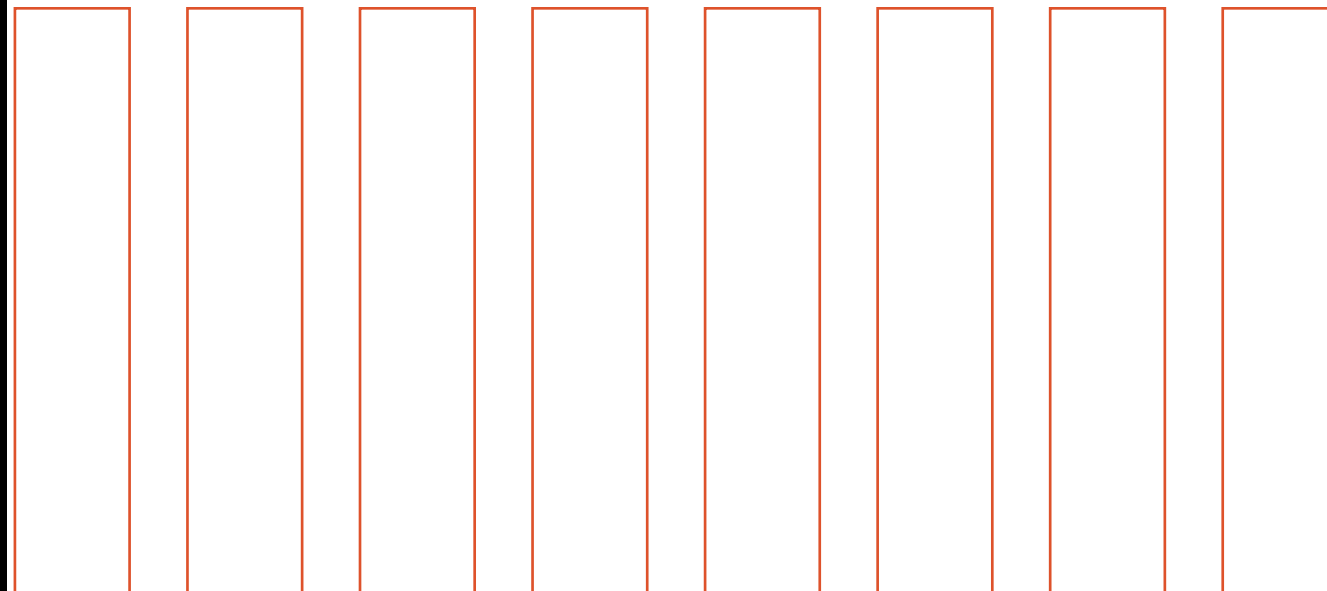
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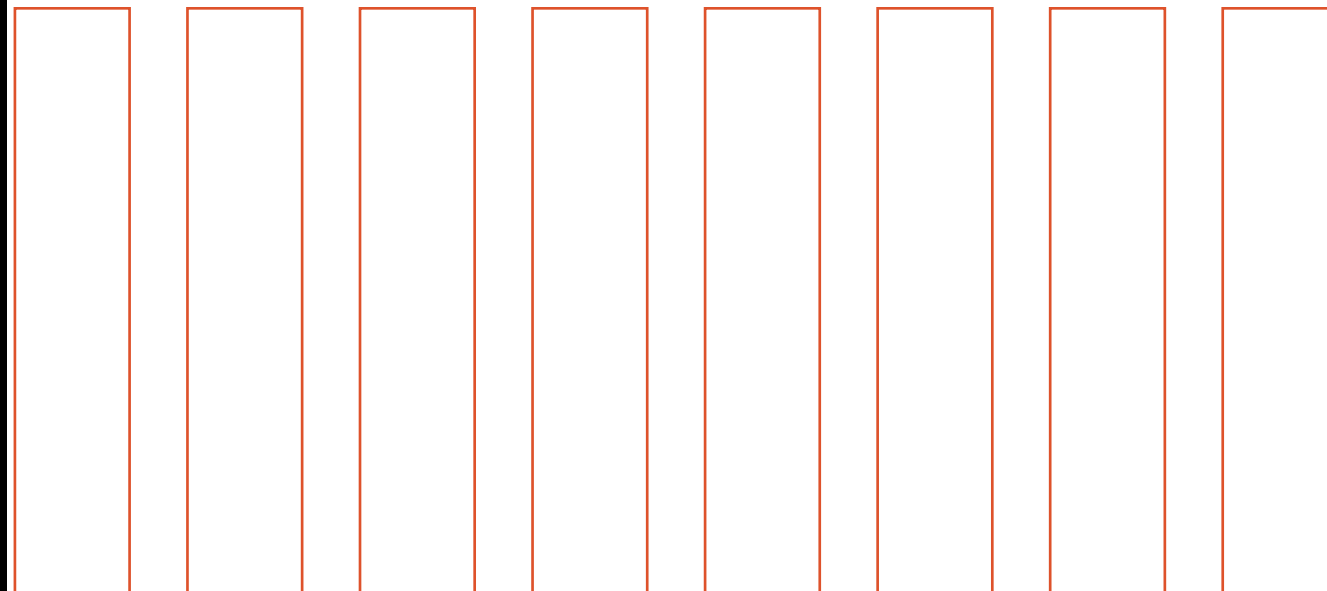
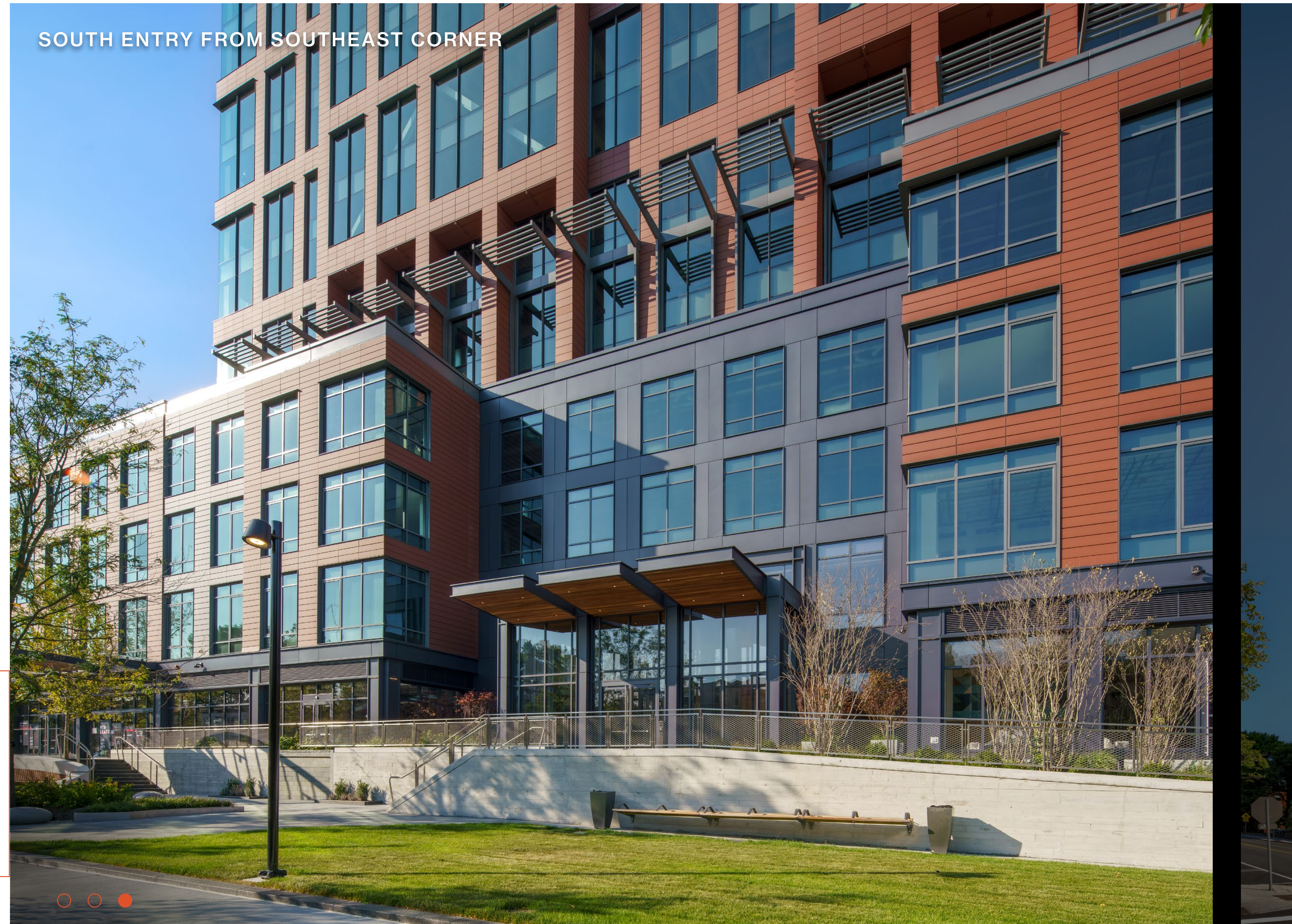
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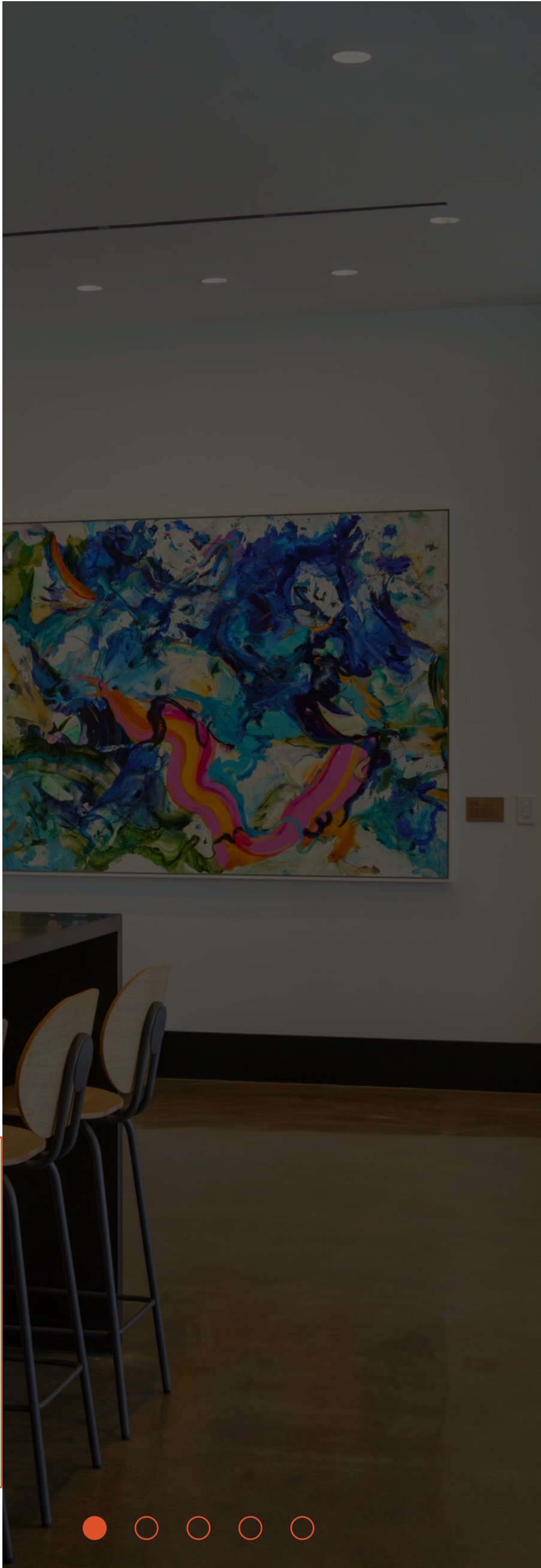
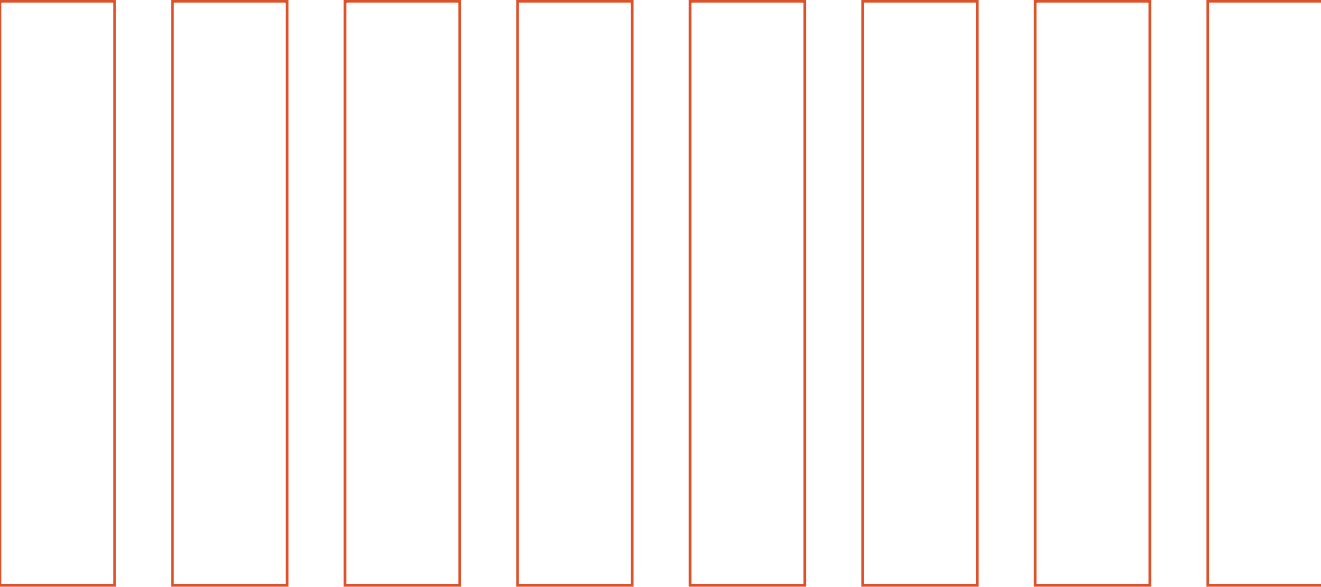
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LOBBY ART | PATH OF LIGHT – MICROSPHERES
AYSE G SUTER

Lobby Artwork

Conference Center

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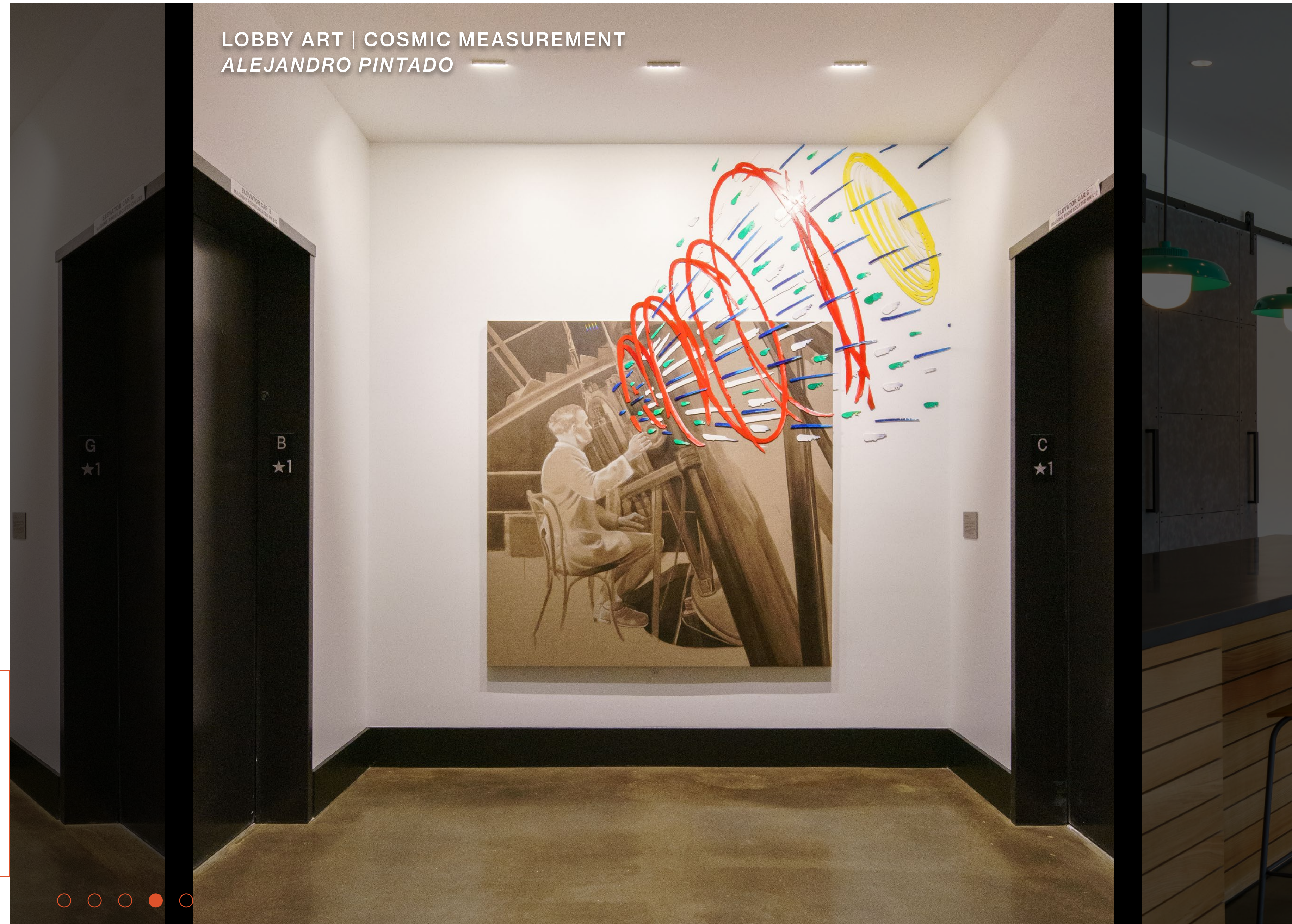
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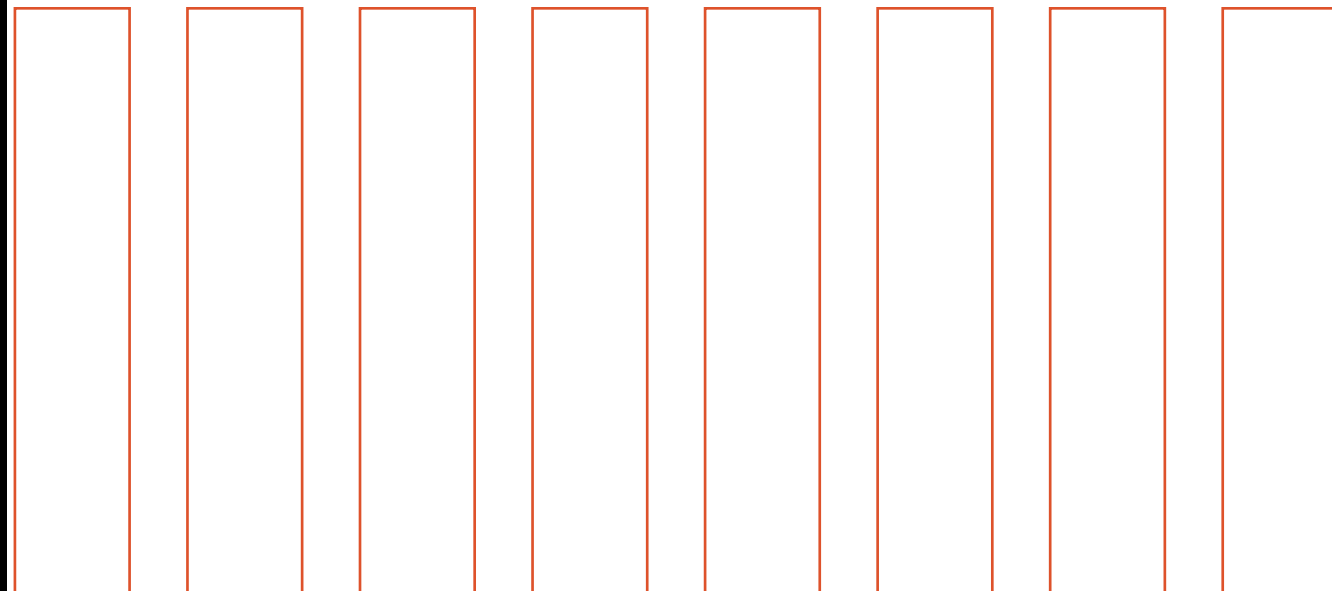
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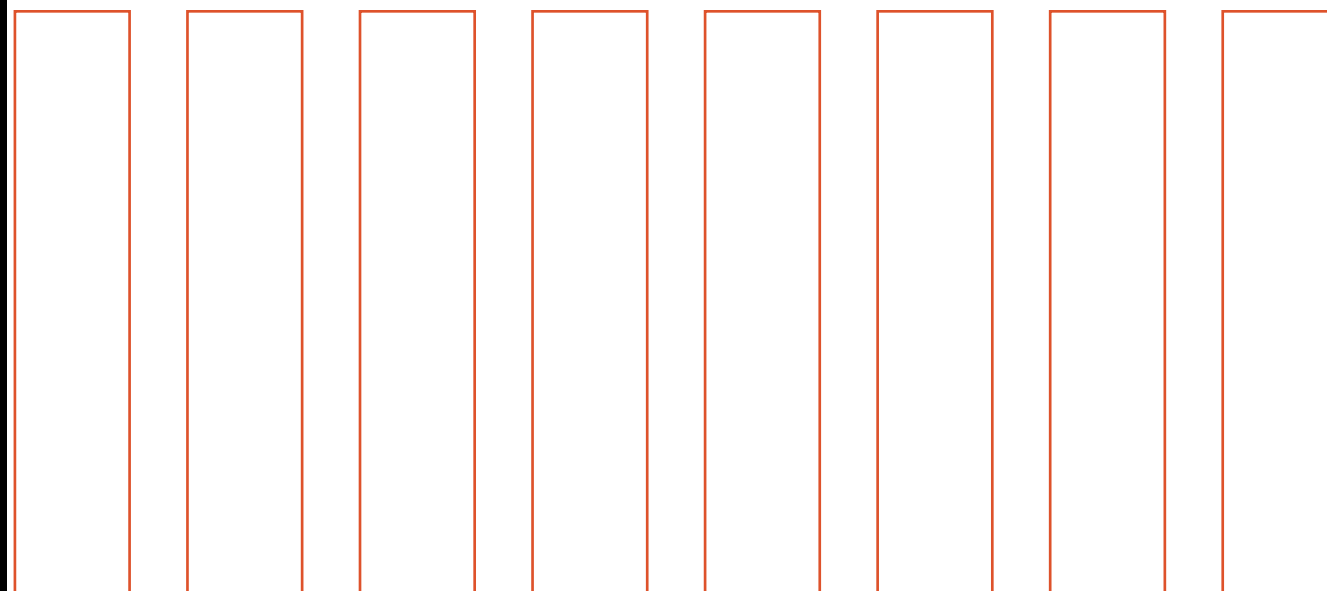
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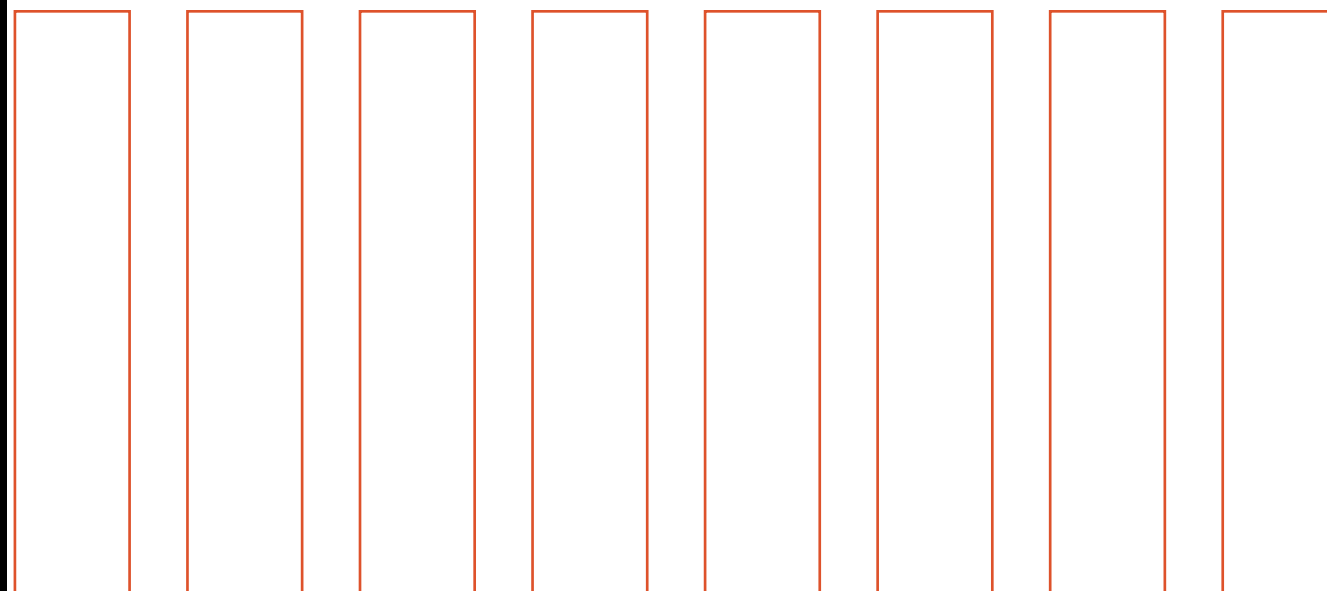
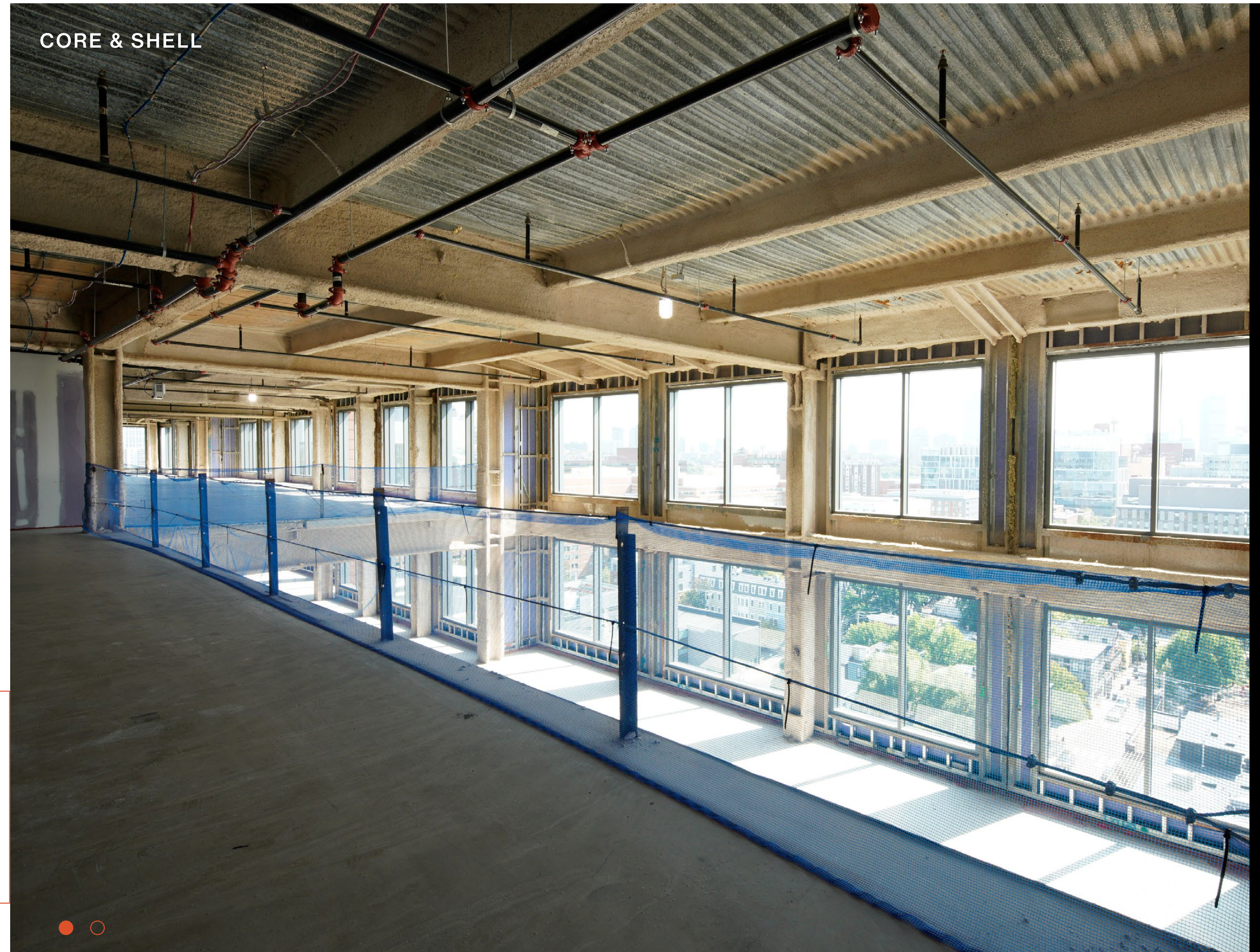
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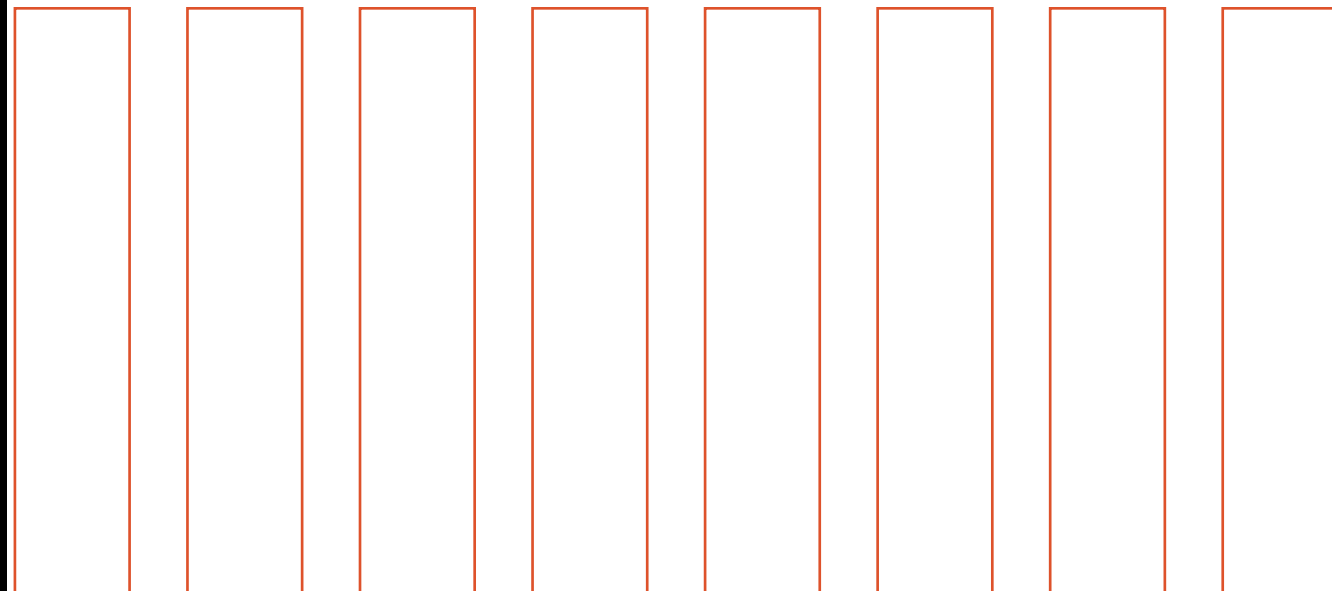
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Your Partners in Innovation

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.

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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



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.

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