

# 55

SPINELLI  
PLACE  
CAMBRIDGE, MA



**WEST CAMBRIDGE SCIENCE PARK  
NEW SPEC LAB DEVELOPMENT**

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**17,000 RSF AVAILABLE**



## REPRESENTATIVE FLOOR PLAN:



## APPROX. 17,000 RSF AVAILABLE

SEPTEMBER 2023 OCCUPANCY

1<sup>ST</sup> FLOOR: 8,547 RSF  
2<sup>ND</sup> FLOOR: 8,547 RSF

### LAB (PER FLOOR) *TO BE INCLUDED*

- 2 TC Rooms
- 2 Fume Hoods (6')
- 1 Lab Support Room
- 31 Lab benches

### OFFICE (PER FLOOR) *CAN BE ACCOMMODATED*

- 31 Workstations
- 2 Conference rooms
- 1 Kitchenette

### LOADING/PARKING

- Parking ratio is 1/1,000 RSF
- Tailgate loading

## BUILDING FEATURES



On-site bike parking



On-site vehicle parking



On-site Showers



Separate Neutralization & HVAC



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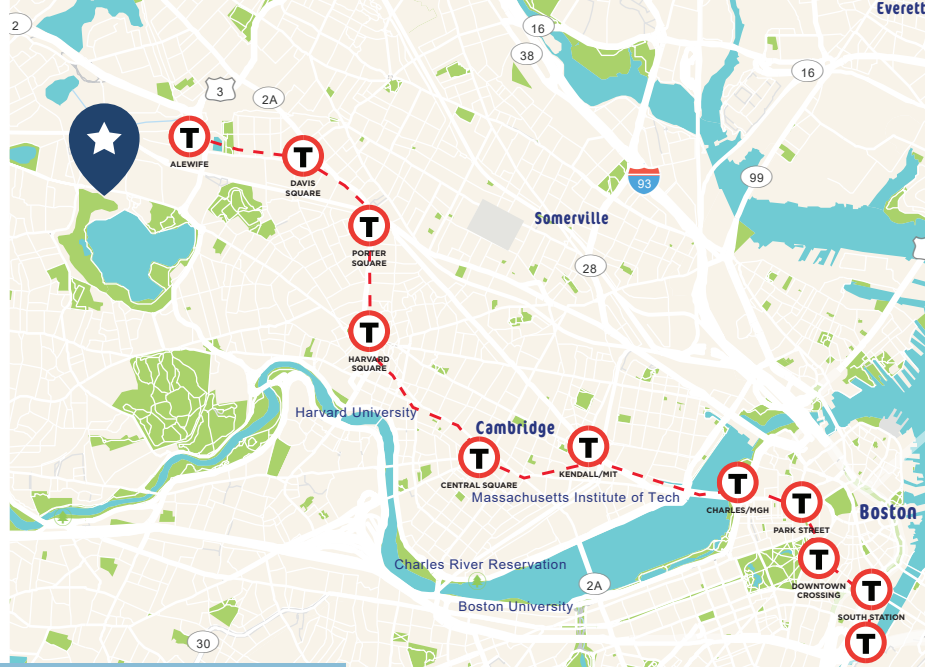


## NEARBY AMENITIES



**TRADER JOE'S**

**STAPLES**



**FOR MORE INFORMATION,  
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