

FULL BUILDING OPPORTUNITY

# 79/96 13<sup>TH</sup> STREET

CHARLESTOWN, MA 02129



TOUGH TECH, LAB SPACE, OFFICE, AND/OR FLEX  
IN CHARLESTOWN'S NAVY YARD!

SUITES RANGING FROM 5,100 RSF- 25,800 RSF

# PROPERTY SUMMARY

## BUILDING DETAILS

Available: Immediately

Term: Flexible

Power: 2,000 Amps,  
480 Volts,  
3 Phase

Parking: 14 Spaces  
Additional Spaces  
Available

# 79/96

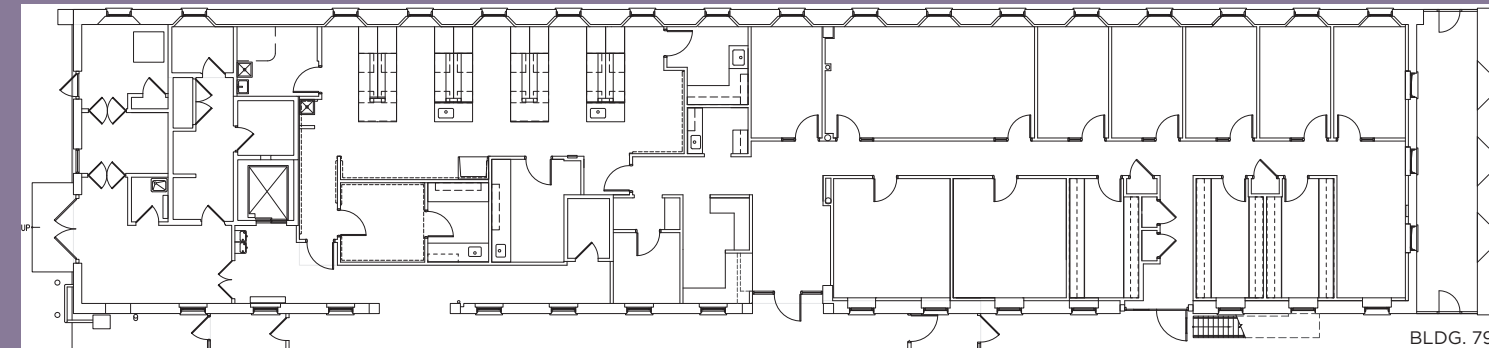
## 13<sup>TH</sup> STREET



# FLOOR PLANS

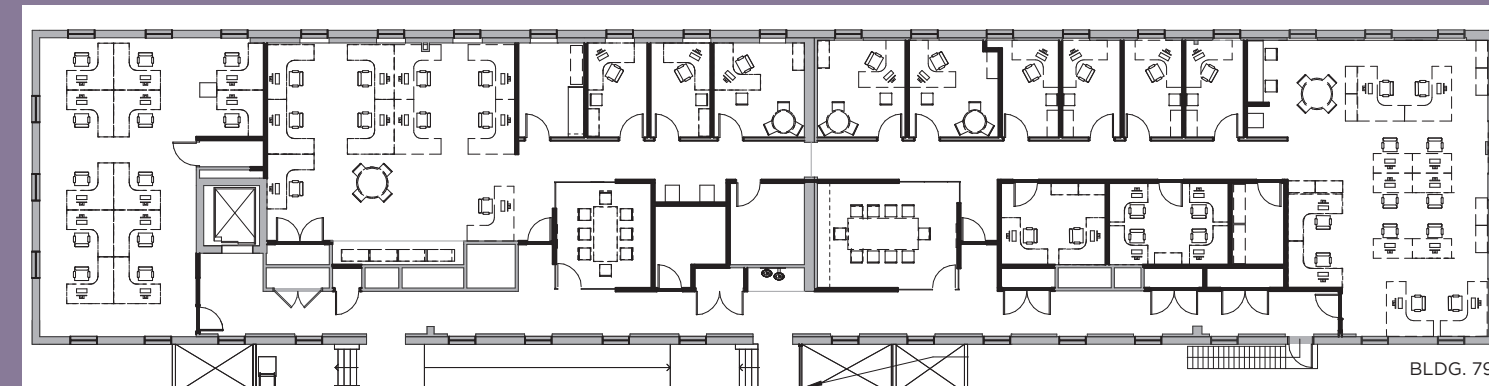
## BUILDING 79

LEVEL 1 | 6,800 RSF



BLDG. 79

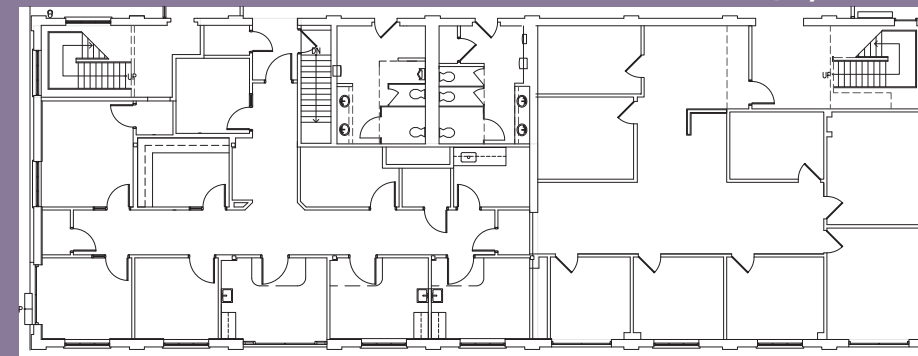
LEVEL 2 | 8,800 RSF



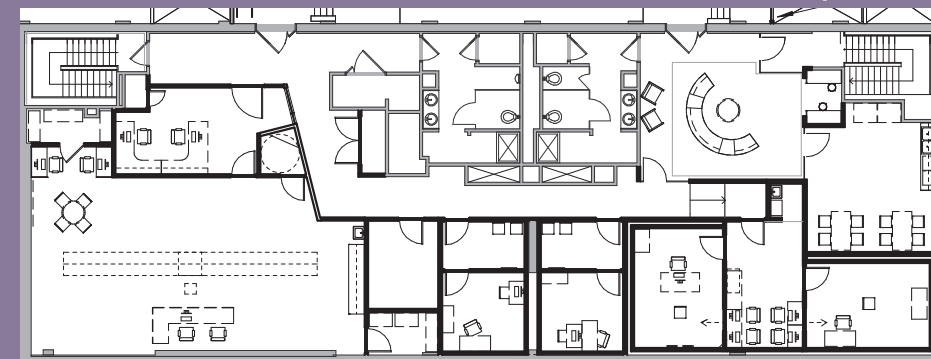
BLDG. 79

## BUILDING 96

LEVEL 1 | 5,100 RSF



LEVEL 2 | 5,100 RSF



EXISTING LAB INFRASTRUCTURE,  
WHICH INCLUDES:



LAB BENCHES



(1) FUME HOOD



(1) BSC

# AREA AMENITIES

Home to Mass General and Spaulding Hospitals, the Harbor Walk, the Naval Shipyard Park, and a number of restaurants and cafes:

- 5 min walk to Dovetail and Dunkin.
- 8 min walk to Brewer's Fork.
- 10 min walk to The Anchor Beer Garden, Mama Ana, and Pier 6.
- 15 min walk to Tatte Bakery, Prima Steakhouse, Emack and Bolio's, Sorelle Bakery, and Jenny's.

# TRANSPORTATION TIMES

The property is easily accessible from downtown Boston by car, MBTA bus, and water taxi:

- 1 min walk to #93 MBTA Bus Stop (13th St @ Fifth Avenue) (0.1 miles).
- 1 min walk to MGH Shuttle (to North Station + Charles/MGH) (0.1 miles).
- 6 min drive (25 min walk) to North Station Commuter Rail (1.3 miles).
- 6 min drive (26 min walk) to Community College Orange Line (1.2 miles).
- 10 min walk to Charlestown Navy Yard Ferry Terminal (0.5 miles).
- 10 min drive to Logan International Airport (4.1 miles).





**79/96 13th Street**

**For more information, please contact:**

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