



ONE  
CHARLES





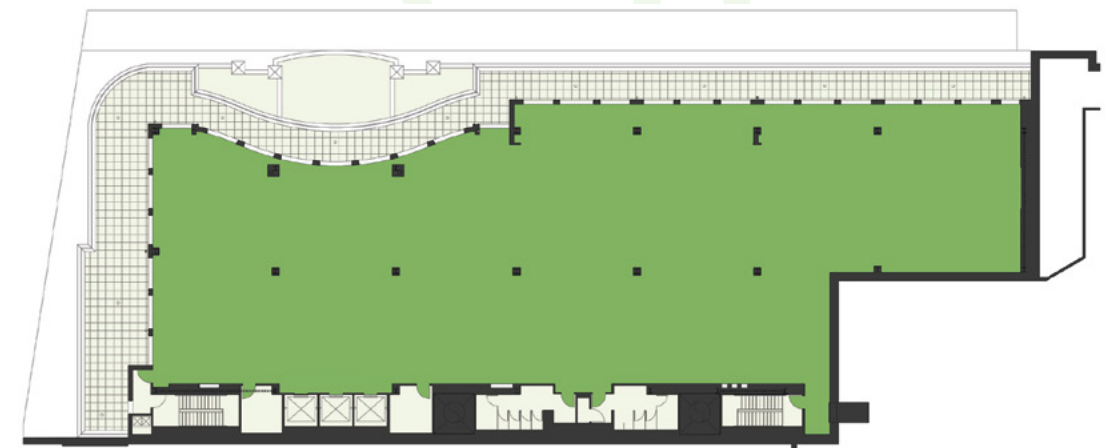
One Charles, in the heart of the dynamic East Cambridge market, offers tenants Class A quality, location and amenities. 15,975 SF remains available on floor 6.

A beautifully landscaped city park with food trucks enhances the setting. One Charles' stylish new marble lobby with two-story atrium makes a powerful first impression. Large windows overlook the park. The newly constructed second floor space on the southwest side of the building features high ceilings, with a mix of open offices and conference rooms.



## BUILDING SPECIFICATIONS

Size	15,975 s.f. available on floor 6
Floors	6
Parking	1.9 spaces per 1,000 sf in adjacent Rogers Street Garage
Amenities	Full service restaurant, Fooda for lunch, Bright Horizons, convenient MBTA access, CambridgeSide Galleria, Royal Sonesta, Hotel Marlowe, Museum of Science, numerous quality restaurants and eateries nearby
Certifications	Energy Star and LEED Gold
Owner	Principal Real Estate Investors

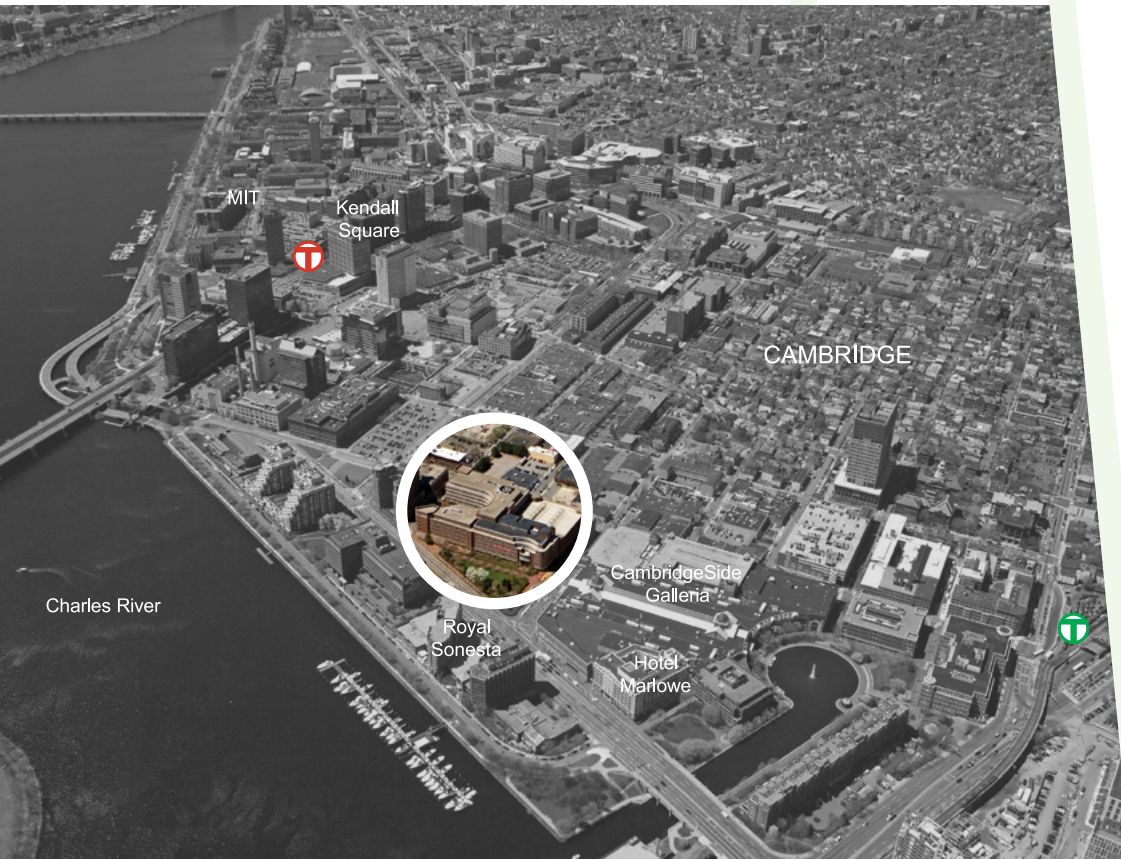


FLOOR 6



## Join anchor tenants Pegasystems and IBM

The Charles Park complex is adjacent to the CambridgeSide Galleria Mall within short walking distance of the Green and Red Lines. It is located just outside the world's leading life science cluster Kendall Square. A growing list of nearby amenities include restaurants, eateries, shopping and hotels.



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