



EXPERIENCE INNOVATION

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MIT's Direct Real Estate Platform

MIT has historically owned commercial assets near its campus. Twenty-five years ago, visionary leaders at MIT expanded its direct real estate platform under MIT's Investment Management Company (MITIMCo) to transform Kendall Square and Cambridgeport into an ecosystem connecting top talent and research with pioneering companies in the commercial sector.

MITIMCo, renowned for its strategic initiatives, specializes in cultivating innovation districts and facilitating the expansion of technology and life science firms. With a focus on long-term planning and sustainable urban growth, MITIMCo plays a crucial role in molding the commercial real estate environment surrounding MIT's campus and beyond.

MITIMCo provides an environment that acts as a conduit of connectivity for their tenants. The portfolio combines a fusion of academic knowledge with practical purpose.

- **2.3M SF Operating Portfolio**
- **3M SF Development Pipeline**



17 Tudor Street



128 Sidney Street



130 Brookline Street



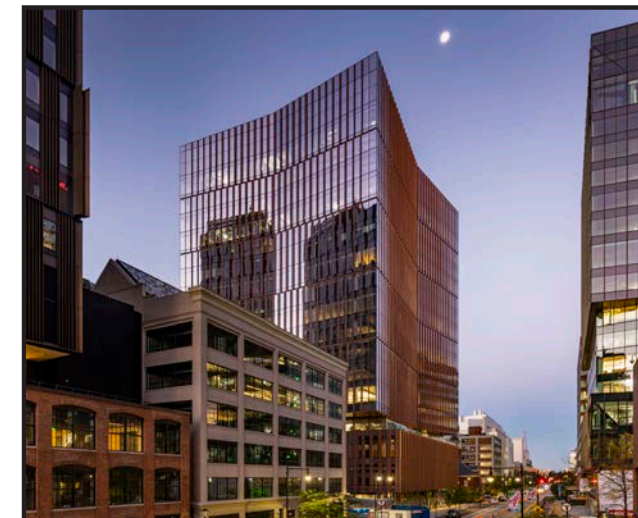
148 Sidney Street



238 Main Street.



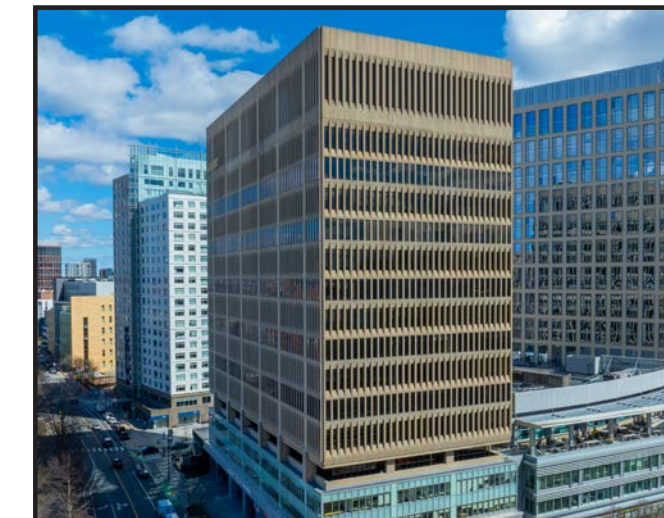
281 Albany Street



314 Main Street



620 Memorial Drive



One Broadway

NEIGHBORHOOD OVERVIEW

By designing real estate solutions that are deeply integrated with the MIT innovation ecosystem, MITMCo attracts tenants and partners looking for more than space — These innovators are seeking a competitive edge through proximity to cutting-edge research, talent, and collaboration opportunities with early-stage to established life science companies.

MIT is a catalyst. The mission of MIT is to advance knowledge and educate students. The Institute is committed to working with others to bring knowledge to bear on the world's greatest challenges.



Cambridgeport

A once-thriving industrial strip turned into one of the greatest concentrations of biotech, life science, and technology companies in the world. **149 Sidney Street** is at the forefront of a historic hub for thought-leaders from across the world who come together to help build the future. The neighborhood is home to numerous life science companies ranging from early-stage start-ups to established pharmaceutical organizations, “tough tech” and life science companies, providing the highly desirable collaborative cluster environment. The building is within a short walk of several Cambridgeport and Central Square restaurants and retail shops, including Flour Bakery, Jahunger, Pagu, Verveine Cafe & Bakery, Naco Taco, and more.



Life Science Neighbors

- | | | |
|-------------------------------|------------------------------------|---|
| 1. Vesalius Therapeutic | 13. Merck | 25. The Engine |
| 2. ReNAGade Therapeutics | 14. Agios | 26. Ragan Institute |
| 3. Emmune Engineered Immunity | 15. Massachusetts General Hospital | 27. Koch Institute For Integrative Cancer Research at MIT Broad Institute |
| 4. Mispro | 16. Voyager | 28. Whitehead Institute |
| 5. Nest Bio Labs | 17. Skylark | 29. GSK |
| 6. Alltrna | 18. Blueprint | 30. Foghorn Therapeutics |
| 7. Biontech | 19. Takeda | 31. Atlas Venture |
| 8. Intellia Therapeutics | 20. Fulcrum Therapeutics | 32. Beam Therapeutics |
| 9. Seres Therapeutics | 21. Novartis | 33. Blue Rock Therapeutics |
| 10. Abbvie | 22. Lab Central | 34. Bayer |
| 11. Quiver Bioscience | 23. Pfizer | 35. Lab Central |
| 12. SmartLabs | 24. DEM BioPharma | |



LABORATORY SPEC SUITES

149 SIDNEY IS UNDERGOING MAJOR RENOVATIONS THAT WILL INCLUDE:

- Brand **new base building** systems and upgraded windows
- Three (3) **fully furnished spec suites** with shared lab services
- Shared **high end, on-site amenities** featuring a cafe, lounge space, conference center, bike parking, and EV charging stations
- Located **within two blocks of MIT's campus** as well as University Park at MIT

149 SIDNEY OFFERS A UNIQUE OPPORTUNITY FOR TENANTS OF ALL SIZES.

BUILDING SIZE
36,554 SF

TENANT SUITE 1
14,948 SF

TENANT SUITE 2
7,066 SF

TENANT SUITE 3
14,540 SF



Delivering May 2025



Parking 1.0/1,000 SF



MBTA Red Line Access



EZ Ride Shuttle



SPACES
THAT **EMPOWER**
INNOVATION



PROJECT TEAM

Architect:
Jacobs

MEP Engineer:
AHA

Owner Project Manager:



Construction Manager:
Commodore Builders

Leasing:
JLL

Ownership:



1ST FLOOR

OFFICE LAB SPACE SHARED BASE BUILDING

TENANT 1
14,948 SF

TENANT 2
7,066 SF

TENANT 3
14,540 SF



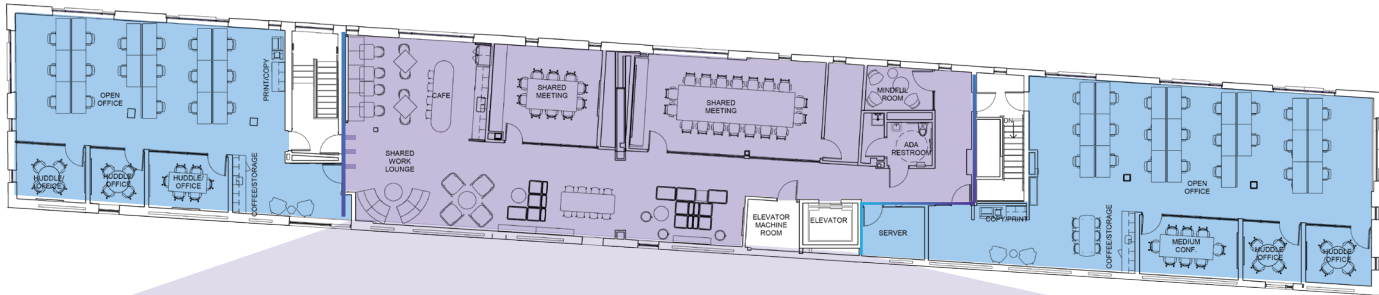
2ND FLOOR

OFFICE SHARED BASE BUILDING

TENANT 1

BUILDING COMMON AMENITY

TENANT 3



BUILDING INFRASTRUCTURE



BUILDING

Total Square Feet	36,554 SF: Tenant Suite 1 (14,948 SF) Tenant Suite 2 (7,066 SF) Tenant Suite 3 (14,540 SF)
Number of Floors	2
Lab/Office Ratio	60% lab, 40% office
Year Built	1954 Renovated 2025
Ceiling Height	1st Floor: 12'-6" 2nd Floor: 10' 10"
Loading	Exterior Loading Dock
Parking	1.0/1,000 SF

STRUCTURAL

Masonry bearing walls along the building perimeter, concrete encased and heavy timber wood columns, heavy timber frame/ beams at roof, tongue and groove wood roof decking

ELECTRICAL / MECHANICAL

Electrical Systems	(1) 3000A 480V/277V, 3-phase, 4-wire switchboard for house and tenant loads Lab: 18 watts per RSF Office:12 watts per RSF
HVAC System	Air handling unit system to supply 100% outside air based upon 1.5 cfm/USF for the Tenant Lab areas. (House gauged exhaust to match supply sizing); Roof top units to provide 20% outdoor air for Tenant Office areas
Emergency Power	Tenant 1: Dedicated 60 kW 208/120V generator Tenant 2/3: 90kW from shared 125kW 208/120V generator

LAB SERVICES

- Central pH Neutralization Wastewater System
- Central Compressed Air System
- RODI
- Vacuum
- Co2 in TC labs

SHARED BUILDING SERVICES

Water	Municipal Water Services
Boilers	High efficiency gas fired boiler



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