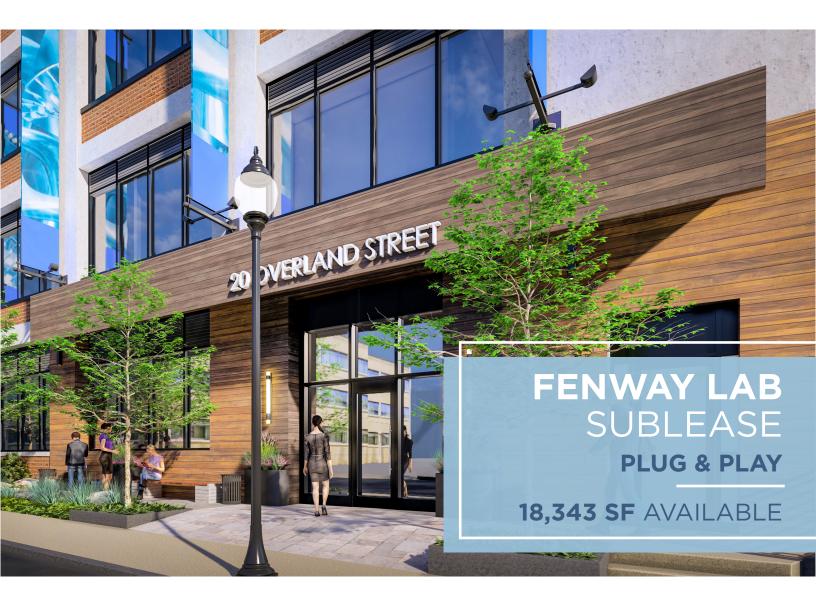
20 OVERLAND STREET





PROPERTY HIGHLIGHTS



ABUNDANT AMENITIES SURROUNDING



OVER 20+ RESTAUARANTS NEARBY



10 PARKING SPACES AVAILABLE



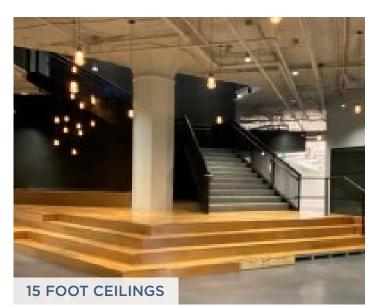
FLEXIBLE TERM



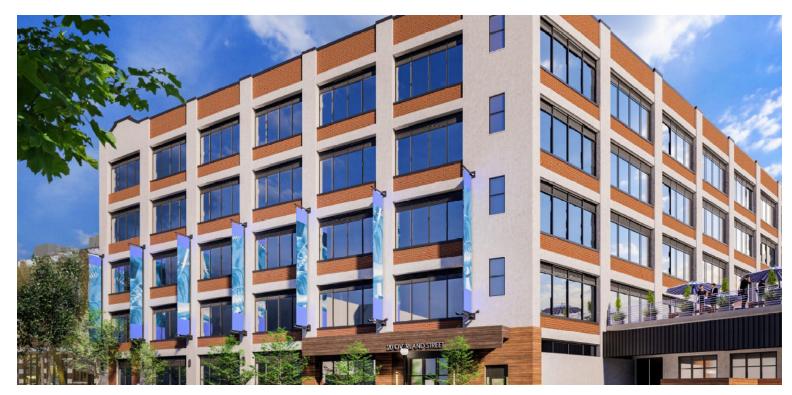
AVAILABLE SEPTEMBER 2025

BUILDING HIGHLIGHTS

» C&W is pleased to bring an exciting sublease opportunity to the market in Fenway. Located adjacent to the Commuter Rail and steps away from the Green Line, this newly built office and laboratory space provides a growing company with a flexible solution to occupy and establish itself in one of the hottest emerging life science clusters in Greater Boston with no capital exposure. Abundant amenities surround the facility, which is walking distance to Fenway Park.







FURNISHED PRIVATE OFFICE SPACE

- 38 Workstations
- » 5 Huddle Rooms/Offices
- » 1 Large Conference Room
- » Large Cafe
- » Reception Area
- » 2 Phone Booths
- » 2 Open Collaboration Areas
- » Private Entrance off Overland Street

PLUG & PLAY LAB SPACE

- » BSL2 Rated
- » 3 Oversized Tissue Culture/Flex Rooms

SPACE DETAILS

- » 55 Lab Benches
- » 1 Fume Hood
- » Freezer Storage Area
- » Equipment & Gas Alcoves
- Consumable Storage
- » Waste Room

SHARED UTILITIES & SERVICES

- » Lab Gases
- » PH Neutralization System
- » Emergency Back-Up Power
- » Shipping & Receiving
- » Audio/Visual Equipment
- » IT Network Cabling/Basic Infrastructure

1ST FLOOR | 18,343 RSF



20 OVERLAND STREET



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