

20 OVERLAND STREET

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BOSTON, MA



**FENWAY LAB
SUBLEASE
PLUG & PLAY**

18,343 SF AVAILABLE

PROPERTY HIGHLIGHTS



ABUNDANT
AMENITIES
SURROUNDING



OVER 20+
RESTAURANTS
NEARBY



10 PARKING SPACES
AVAILABLE



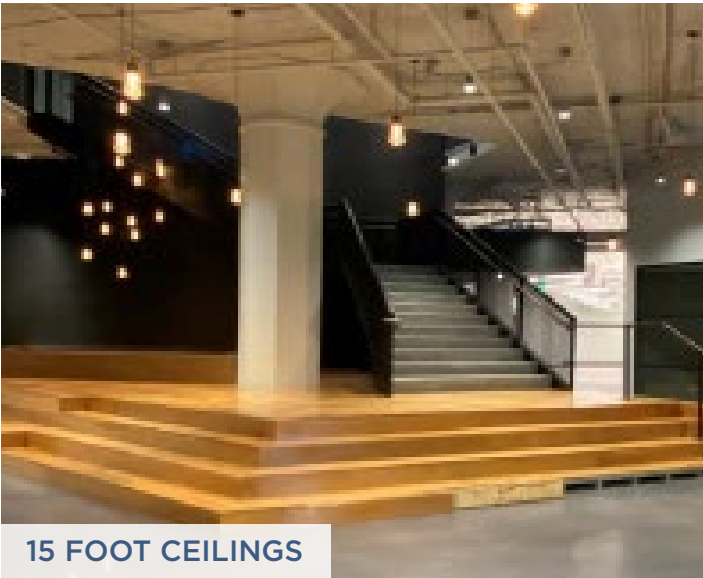
FLEXIBLE TERM



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.



15 FOOT CEILINGS



PRIVATE ENTRANCE



SPACE DETAILS

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
- » 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



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FOR MORE INFORMATION, CONTACT: ---

DAVID THOMANN

+ 1 781 492 2406

david.thomann@cushwake.com

CHRIS WALSH

+ 1 617 320 7495

chris.walsh@cushwake.com

STEVE PESAPANE

+ 1 631 645 7059

steven.pesapane@cushwake.com