

# INNOVATIVE RESEARCH & DEVELOPMENT OPPORTUNITY

## RS/56

56 ROLAND STREET / CHARLESTOWN MA



**89,987 SF AVAILABLE FOR LEASE | MODERNIZED R&D CAMPUS**





# PLUG & PLAY AVAILABILITIES

FLEX, CREATIVE OFFICE SPACE



**PLUG & PLAY**



**5 MINUTE WALK TO  
ORANGE LINE &  
GREEN LINE**



**INNOVATIVE OFFICE,  
R&D AND LAB  
OPPORTUNITIES**



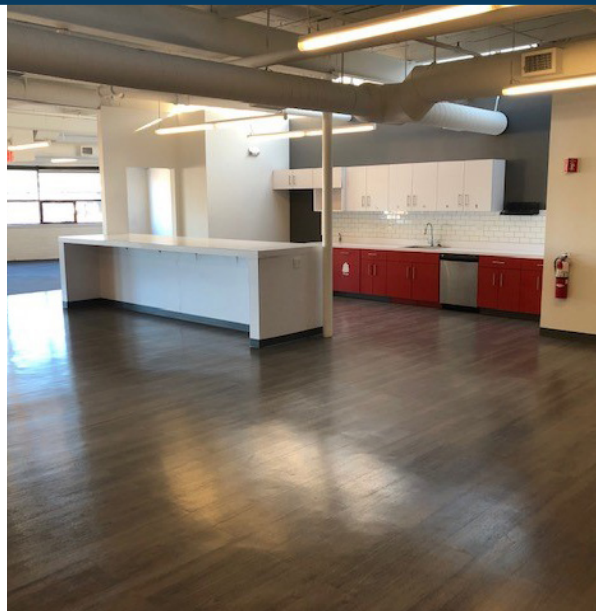
**2000 AMP EXISTING  
5000 AMP UPGRADE  
COMING JAN. 2024**



**BIKE STORAGE &  
REPAIR STATION**







- 145,000 SF multi-tenant office/ R&D / Flex property
- On-site parking
- Fitness center with locker rooms & showers
- Outdoor courtyard
- Common area conference facilities
- Located on Somerville/Charlestown line, one block from I-93 exit 28
- On-site property management and security



**CLEAR HEIGHT:** 11-18' (slab to deck)

**ELEVATORS:** 3 Passenger (2,000, 2,500, 4,000 lbs.)  
1 Freight (4,000 lbs.)

**LOADING:** 3 Docks with Levelers,  
2 Ramped Loading Doors

**UTILITIES:**

Water: Boston Water & Sewer

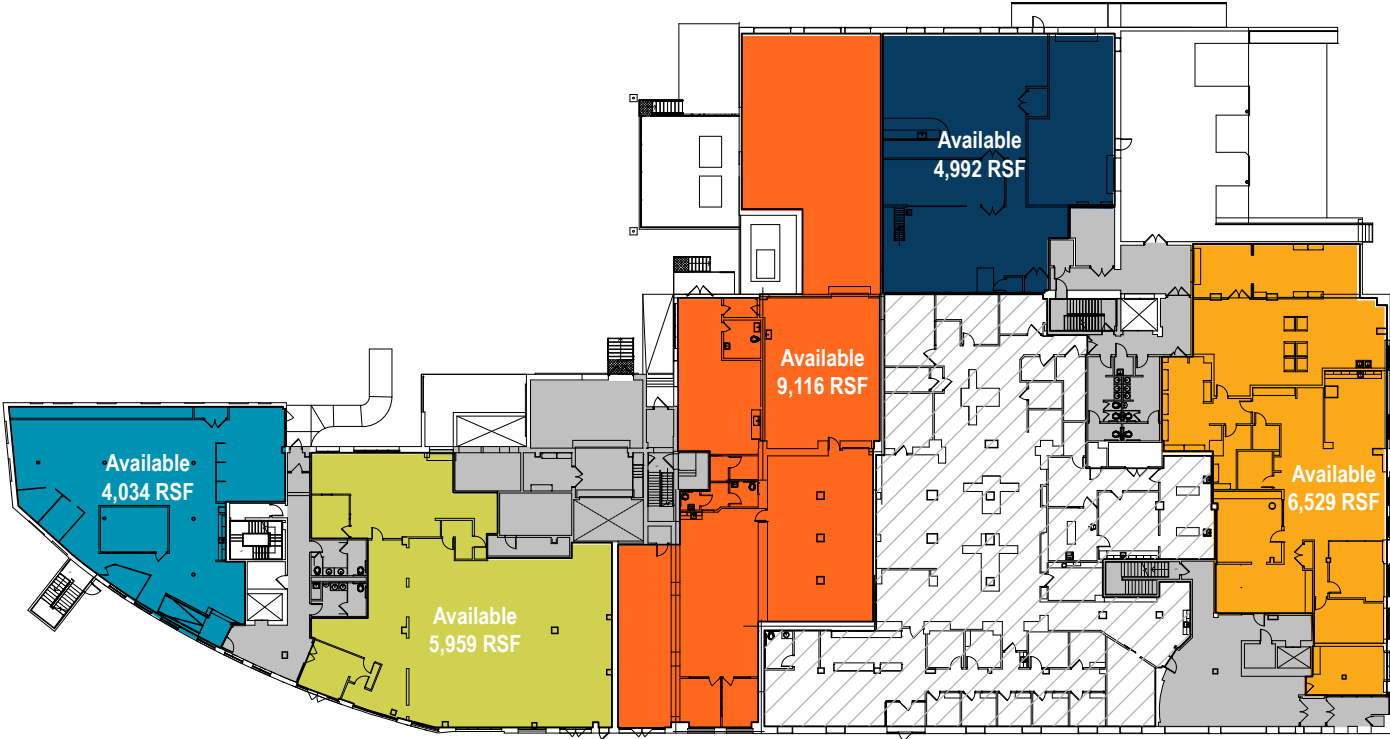
Power: Eversource

Gas: National Grid

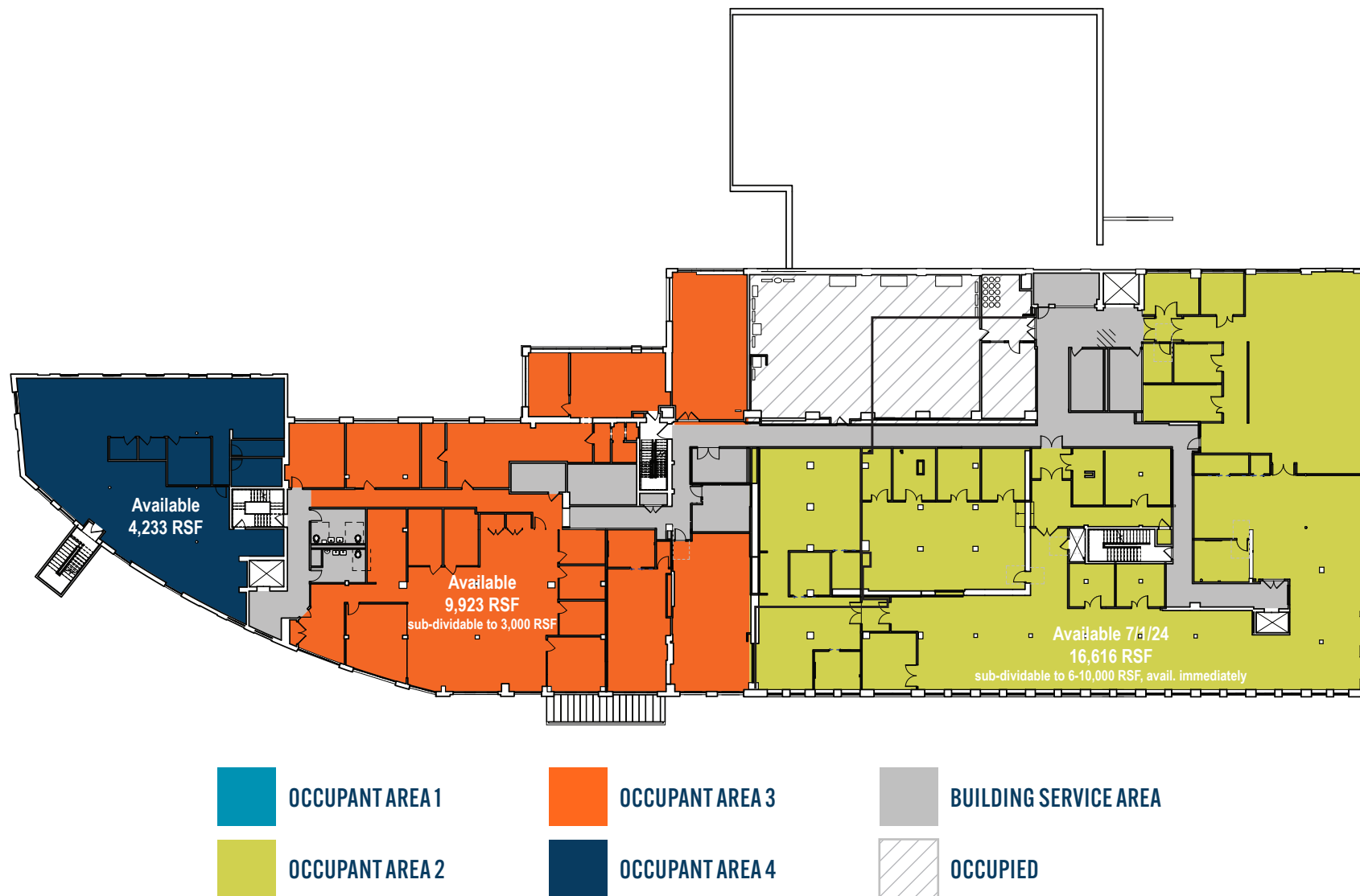
Tel/Data: Verizon, Comcast, WebPass

Fiber: Wicked Bandwidth

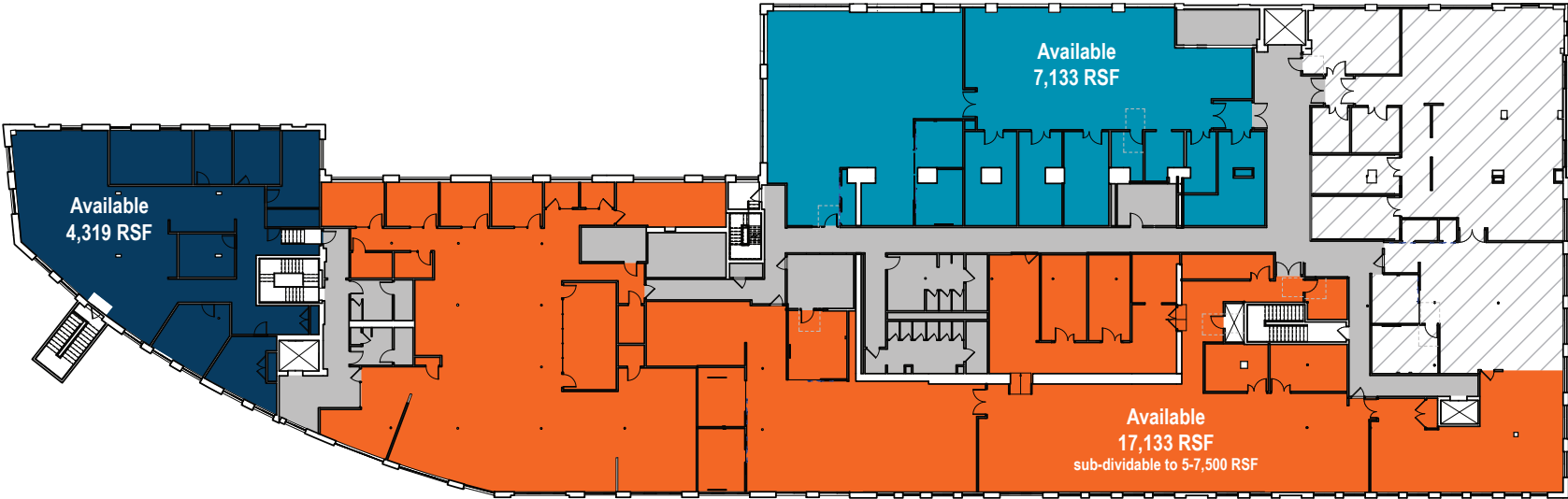
FIRST FLOOR | 4,034 - 30,630 SF FLEX SPACE



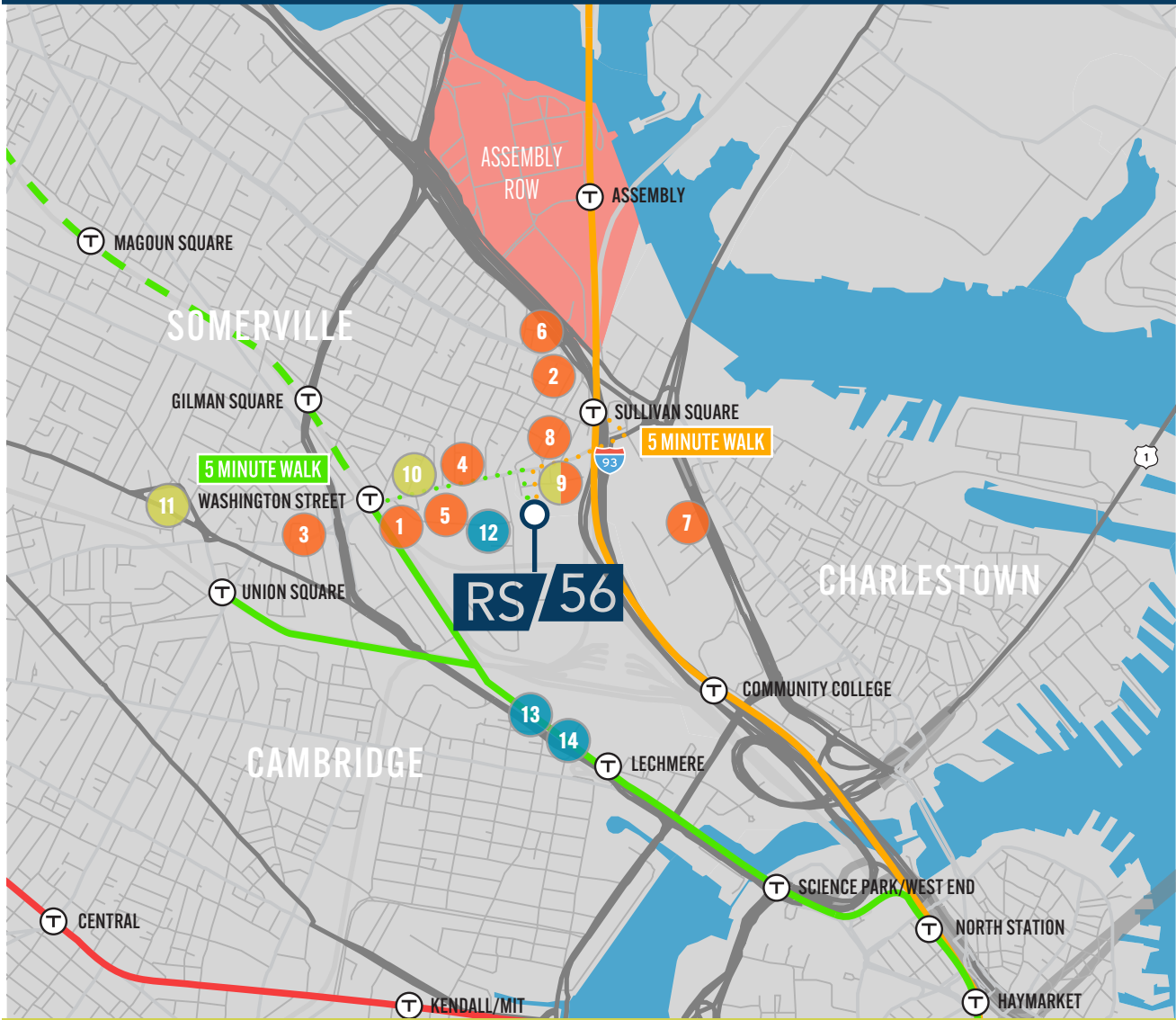
**SECOND FLOOR** | 3,000 - 16,616 SF OFFICE SPACE



THIRD FLOOR | 4,319 - 17,133 OFFICE & LAB



# LOCATION & AMENITIES



## RESTAURANTS

- 1 OLIVEIRAS STEAKHOUSE
- 2 MOUNT VERNON RESTAURANT & PUB
- 3 NU KITCHEN SOMERVILLE
- 4 ROYAL PIZZA & SUBS
- 5 DRAFT
- 6 TACO LOCO MEXICAN GRILL
- 7 TRADESMAN COFFEE SHOP AND PIZZA BAR
- 8 DUNKIN'
- 9 TAVERN AT THE END OF THE WORLD

## BARS

- 9 TAVERN AT THE END OF THE WORLD
- 10 MICHAEL'S BAR
- 11 UNION TAVERN

## HOTELS

- 12 HOLIDAY INN BOSTON BUNKER HILL AREA
- 13 FAIRFIELD INN & SUITES BY MARRIOTT
- 14 HAMPTON INN BOSTON/CAMBRIDGE

KENDALL/MIT - 2 miles ↓ DOWNTOWN BOSTON - 2.5 miles ↘ LOGAN AIRPORT - 5.5 miles →





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