



Riverside Technology Center

840 MEMORIAL DRIVE | CAMBRIDGE, MA

RENOVATED LAB SUITES **AVAILABLE NOW**



START SMALL, **THINK BIG.**

BUILDING OVERVIEW

Riverside Technology Center is a six-story, 130,000 SF building with five lab floors offering flexible R&D space ideal for life science companies.



Strategically located between Harvard and MIT, with easy access to Storrow Drive, Memorial Drive, and the Mass Pike



Positioned in Cambridge's innovation corridor, adjacent to Riverside Press Park, the Charles River, and running and bike paths



Tenants benefit from a walkable neighborhood with Whole Foods, Walgreens, and local dining nearby



Recent building-wide enhancements include updated mechanical systems, a new lobby, updated corridors and bathrooms, and a common area lounge

PROPERTY SPECIFICATIONS

FLOOR HEIGHTS 14' on Floor 1, 12'8" on Floors 2-4, 13'10" on Floor 5

PARKING Two-level enclosed parking garage with 1.5/1,000 SF ratio

INFRASTRUCTURE

- » Freight elevator and two renovated passenger elevators
- » On-site electrical capacity with dual 2,500 KVA transformers
- » Building-provided backup power, RO/DI water, vacuum and compressed air, and individual acid neutralization systems

AVAILABLE SUITES

1ST FLOOR

4,107 RSF

2ND FLOOR

6,839 RSF

3RD FLOOR

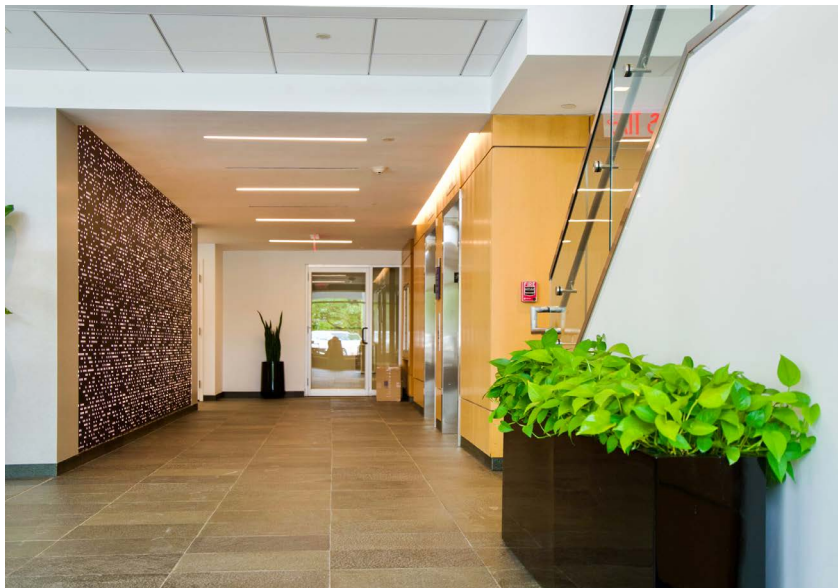
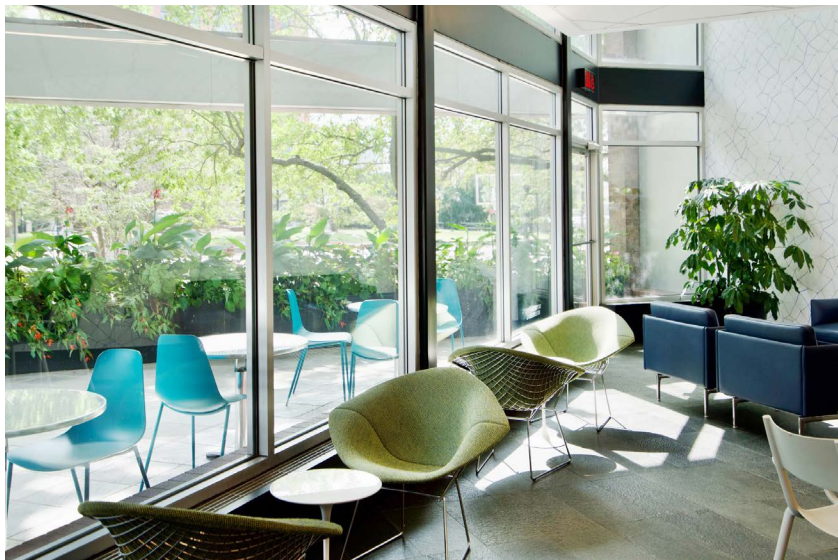
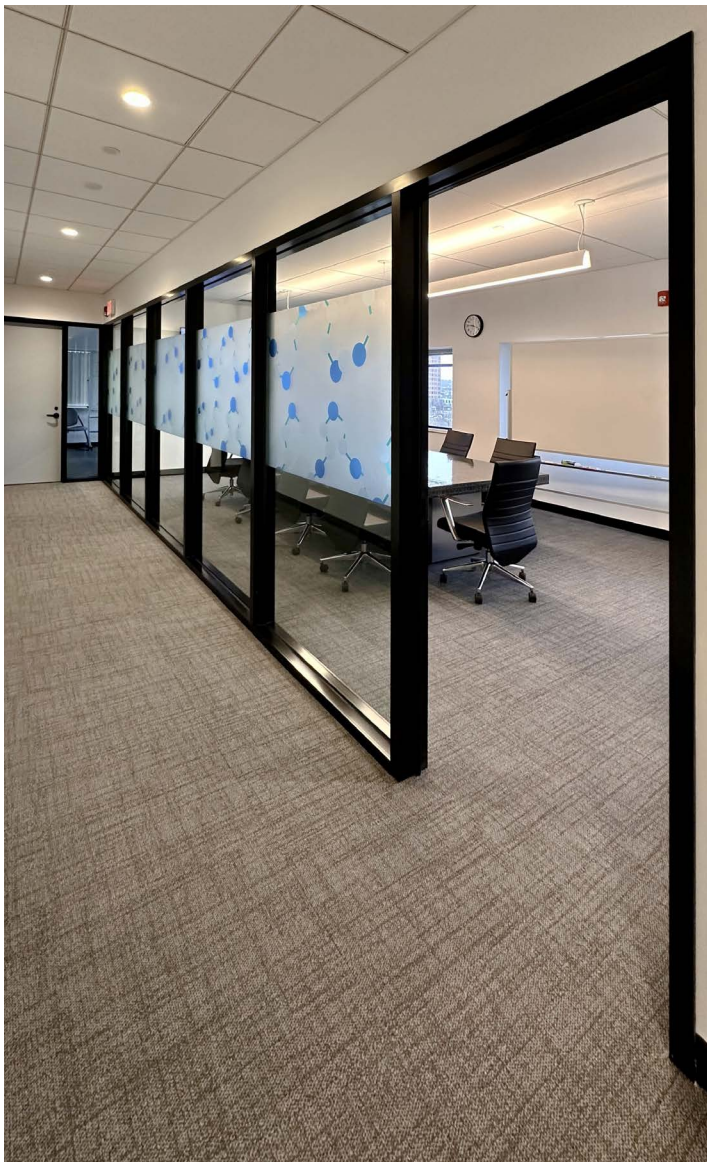
10,525 RSF

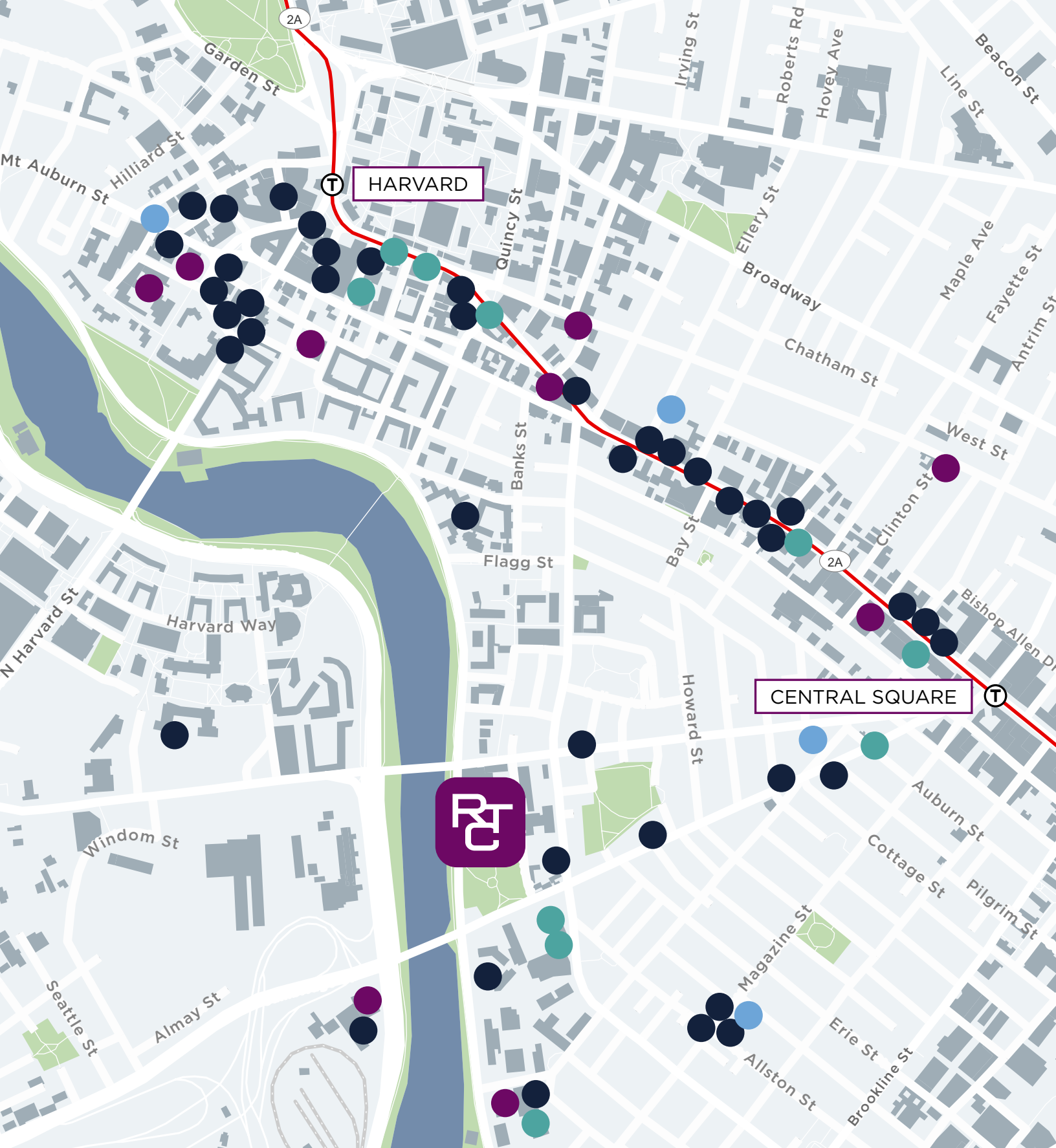
4TH FLOOR

9,538 RSF



SCAN QR
CODE TO VIEW
FLOORPLANS





● 41+
RESTAURANTS

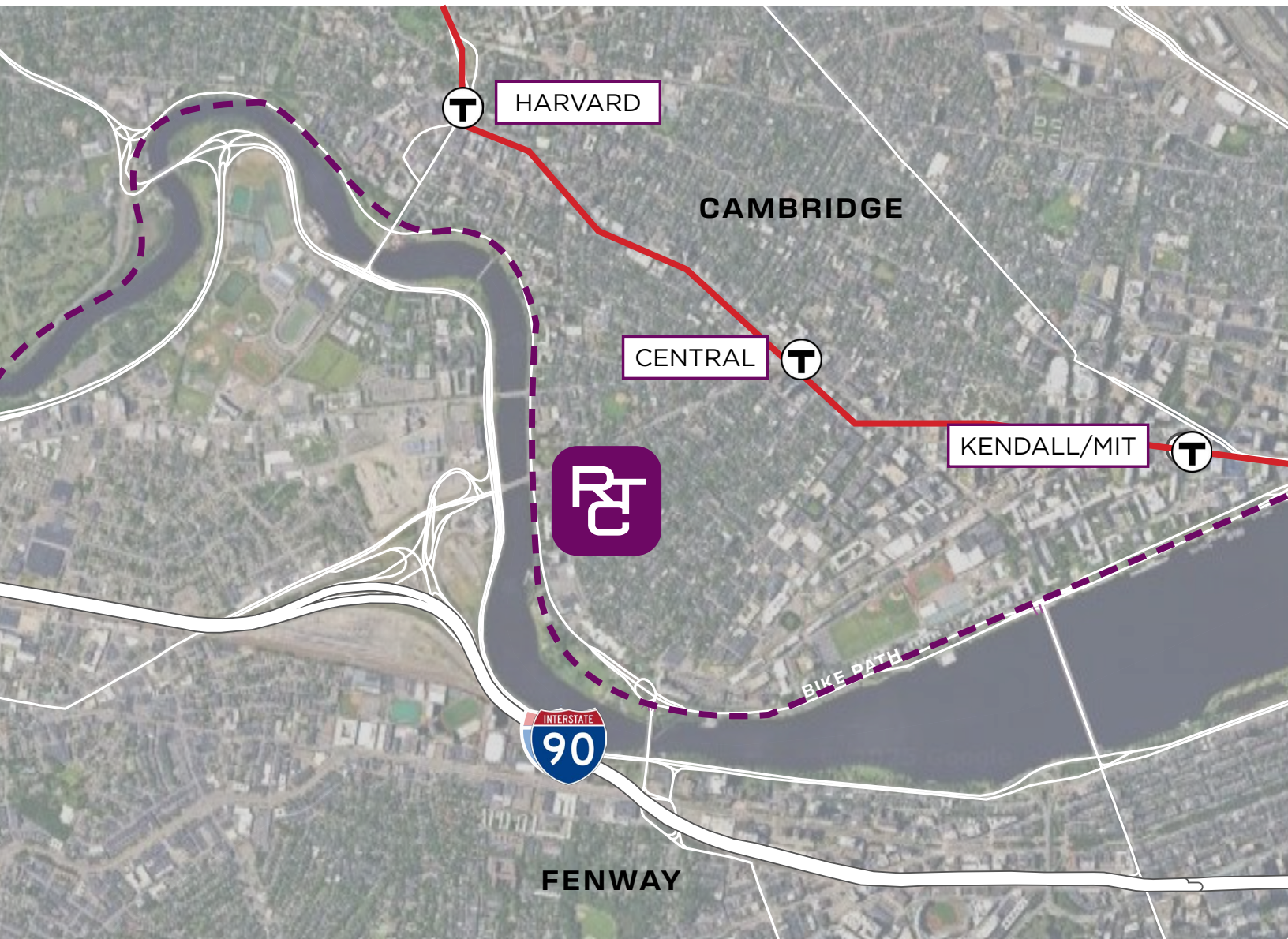
● 11+
RETAIL & SHOPPING

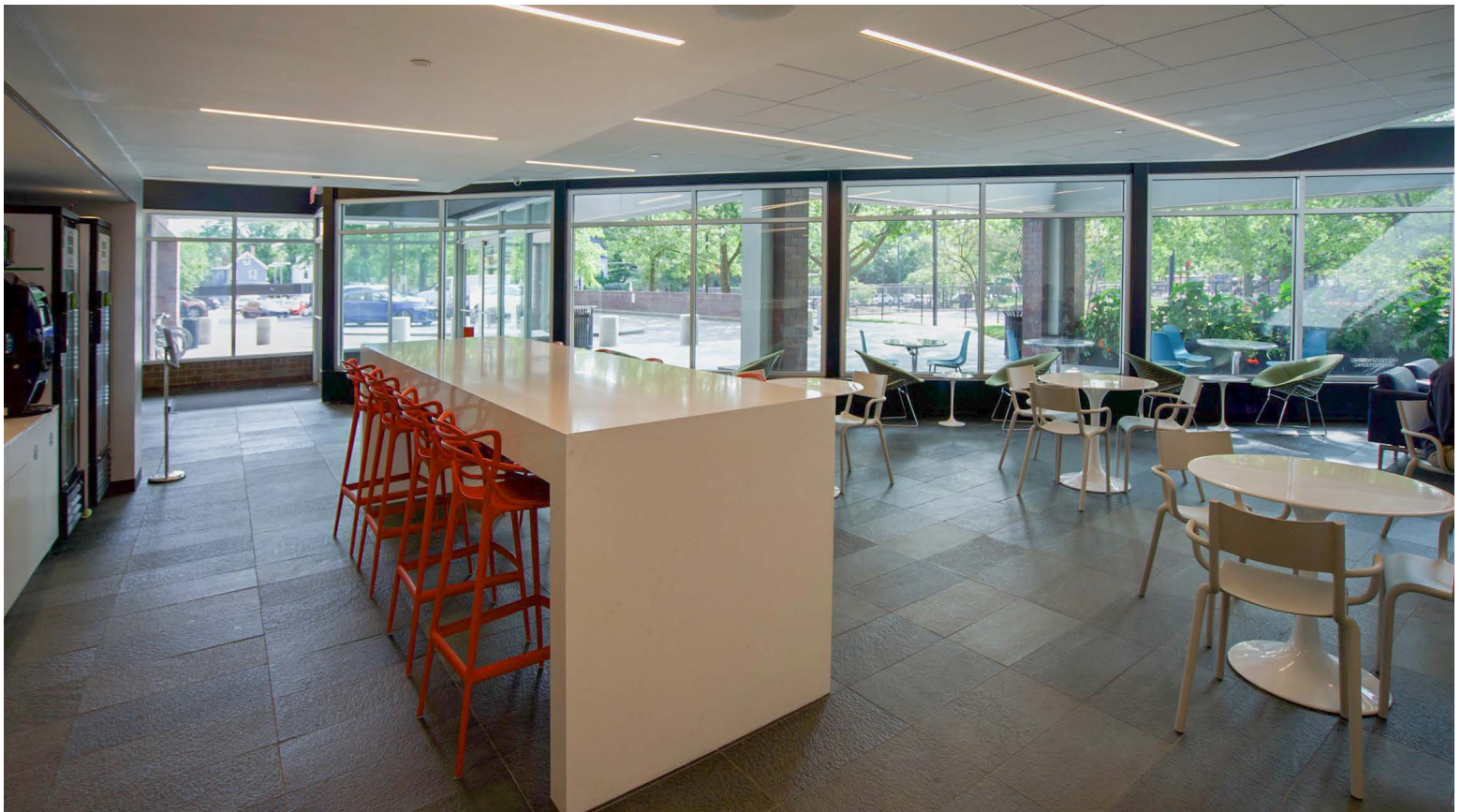
● 10+
GYM & FITNESS CENTERS

● 5+
HOTELS

LOCATION & ACCESS

- » 2-Min walk to MBTA Bus Routes 64 & 70
- » 15-Min walk to Central Square Red Line Station
- » 6-Min bike ride to Harvard Square
- » 10-Min drive to Logan Int. Airport









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OWNED AND MANAGED BY

THE **ABB**EY GROUP

With a history of turning opportunities into landmarks, The Abbey Group has become the standard bearer of developing urban properties in a way that brings vitality and value to the communities of Greater Boston.

riversidetechnologycenter.com

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