

PLUG'N'PLAY OFFICE SUITE FOR LEASE

10 Rogers Street | Cambridge, MA



RIVER COURT

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Beautifully finished Class A Office Space in East Cambridge

BUILDING TYPE: 174-unit, 16-story luxury residential condominium tower built in 1988

LOCATION: Between Kendall & Lechmere at the corner of Binney & First Streets

AVAILABLE SPACE:

- Unit 1A | 1,850 RSF on street level
- Office, medical/professional, or retail/food use.
- Excellent frontage and visibility
- Direct handicap-accessible entrance from First Street or 10 Rogers main lobby
- Great natural light with flexible open plan. **Use of existing office furniture, phones and data lines can be included for immediate occupancy!**

LEASE RATE: \$29.00/RSF gross plus electricity for HVAC, lights and outlets

PARKING: 4 garage parking spaces available with Unit 1A at \$175/month/space. Additional parking spaces may be available in the River Court garage. Several lots and garages close by. 5-10 minute walk to Kendall and Lechmere MBTA stations.

AMENITIES: Indoor lap pool with lockers, 24-hour concierge/security, Cambridge-side Galleria mall, Hotel Marlowe & Royal Sonesta, and many fine restaurants nearby.



Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

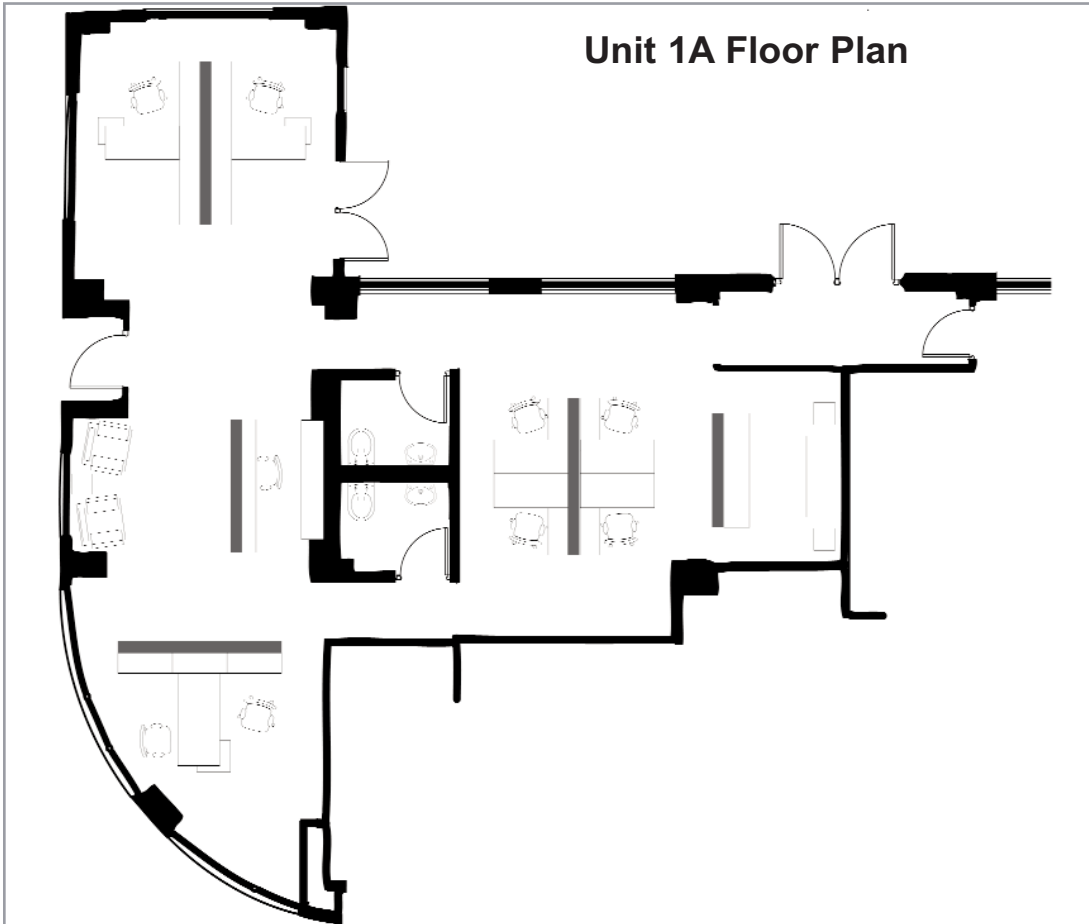
Greg Larsen, Senior Vice President | 617.457.3321 | glarsen@naihunneman.com

303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.naihunneman.com

contact information

10 ROGERS STREET | CAMBRIDGE

1,850 RSF space for lease



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