



# ABBOT

## BUILDINGS

[ ONCE IN A GENERATION  
AVAILABILITY ]

AVAILABLE IMMEDIATELY

**14,772 SF**  
**REMAINING**

TOTAL RENTABLE AREA  
(OFFICE)

Regency  
Centers.  
A Regency Centers® Development





A blue-tinted photograph of a city street corner. A large, multi-story brick building with a rounded corner and many windows is the central focus. Pedestrians are walking on the sidewalks and crossing the street. Street lamps and traffic lights are visible. The text "BRIGHT FUTURE" is overlaid in the center.

# *BRIGHT* FUTURE



# OPPORTUNITY HIGHLIGHTS



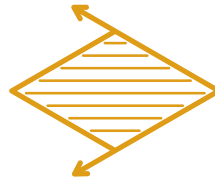
## ICONIC PROPERTY

Iconic building at the center of Harvard Square being thoughtfully revitalized by blending historical preservation with modern amenities



## COMPLETE REDEVELOPMENT

Regency Centers is delivering a world-class, fully gut-renovated building from inside out



## FLEXIBILITY

Can accommodate suites ranging from 3,000 SF to full building, 32,000 SF users



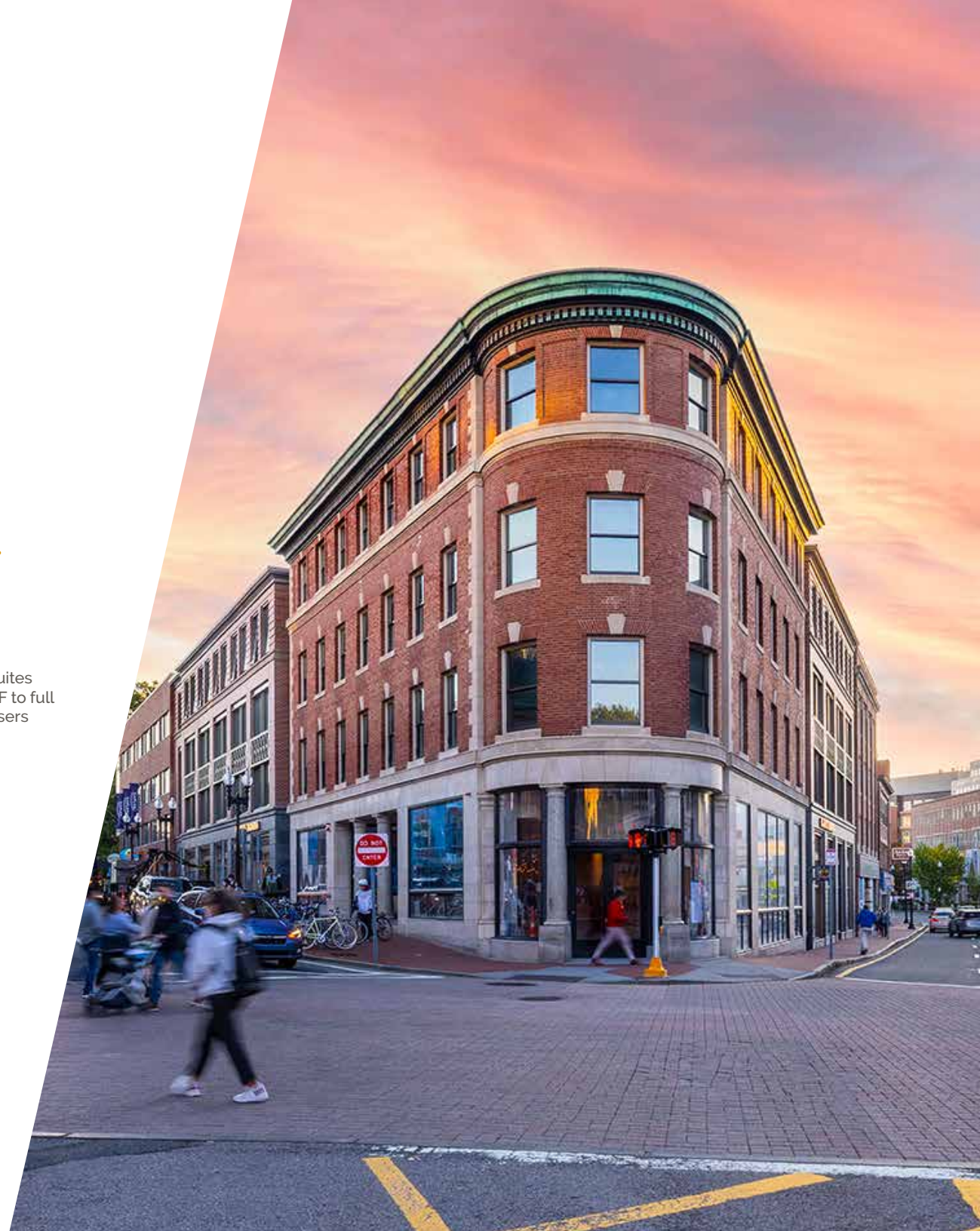
## TRANSIT ORIENTED

Across the street from Harvard Square's Red Line Station



## EPICENTER OF HARVARD SQUARE

Prominently sits at the heart of The Square with over 350 dining, retail and entertainment options within 1/4 mile



# THE CITY

[ CAMBRIDGE ]

Worldclass academic institutions, top tech and life science companies, vibrant neighborhoods and rich cultural diversity make Cambridge one of the nation's most influential cities.



HARVARD  
UNIVERSITY

Google

MIT

 **fuze**  
let work flow.

**Pfizer**

 **Sage**  
Therapeutics™

SANOFI GENZYME 

**CarGurus**

**IBM**

**HubSpot**

 **Biogen**

 **Akamai**

 **PEGA**

 **Takeda**

**VEENA**  
robotics

 **NOVARTIS**



# THE SQUARE

[ THE ABBOT ]



99  
Walk Score®

WALKER'S PARADISE  
Daily errands do not require a car.



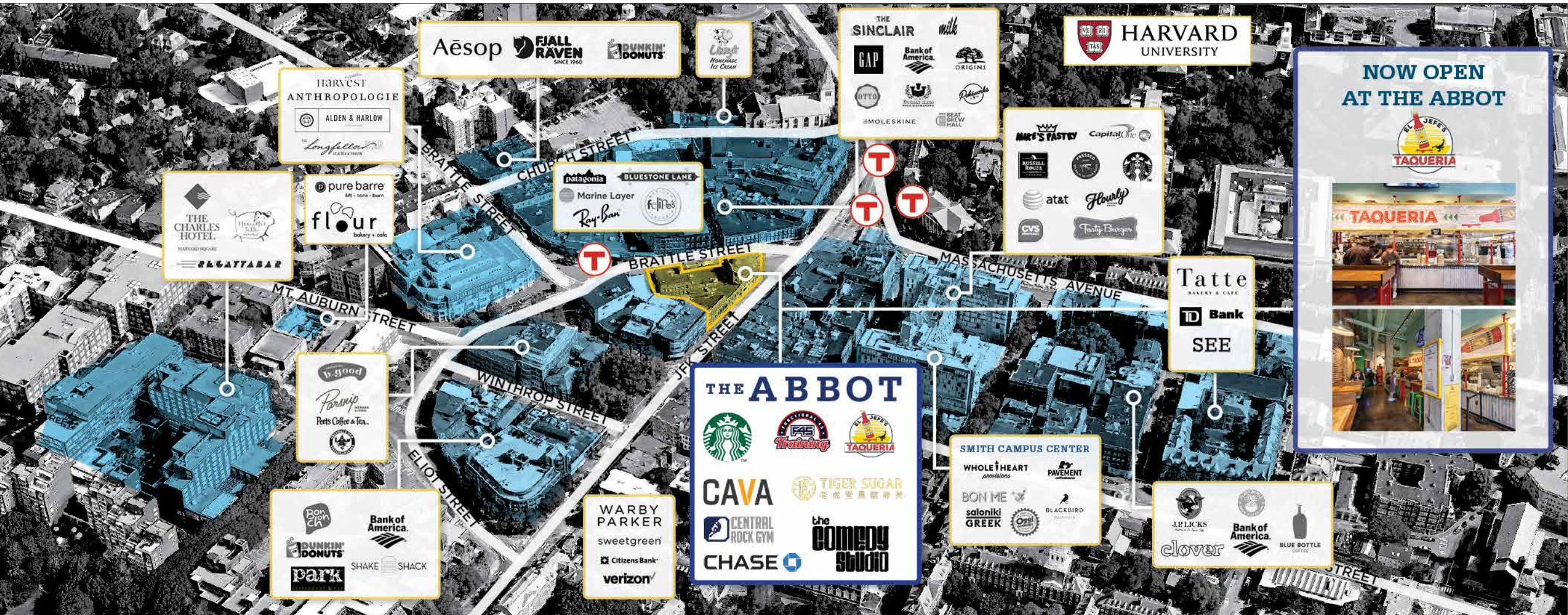
81  
Good Transit®

EXCELLENT TRANSIT  
Transit is convenient for most trips.



98  
Bike Score

BIKER'S PARADISE  
Flat as a pancake, excellent bike lanes.



WITHIN 1 MILE...



23,000

DAILY RIDERS, 3RD  
MOST ACTIVE STATION



40,000

STUDENTS & STAFF  
AT HARVARD



8 MILLION

ANNUAL VISITORS TO  
THE SQUARE



687 MILLION

IN RETAIL SALES



546

RETAIL & RESTAURANTS





[ OUTDOOR VIEWS ]





VIEW OF 20 BRATTLE LOBBY INTERIOR AT ENTRY



| VIEW OF 20 BRATTLE LOBBY INTERIOR |





[ PROPOSED VIEW OF SECOND FLOOR TENANT INTERIOR ]



[ CURRENT VIEW OF SECOND FLOOR TENANT INTERIOR ]





[ PROPOSED VIEW OF FIFTH FLOOR TENANT INTERIOR ]



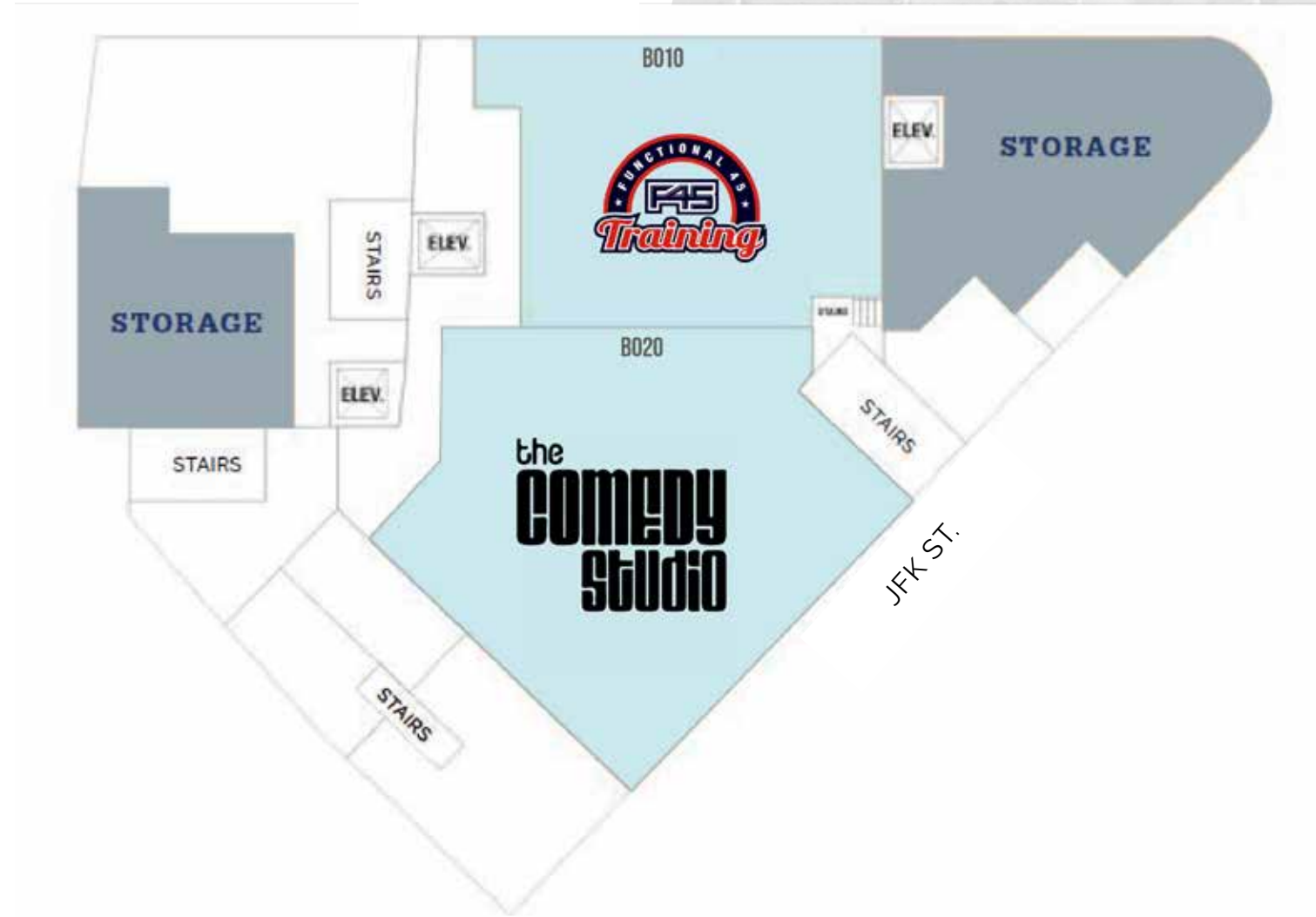
[ VIEW OF FIFTH FLOOR TENANT INTERIOR ]



# LOWER LEVEL

[ RETAIL - FULLY LEASED ]

BRATTLE ST.





# 1ST FLOOR

[ RETAIL - FULLY LEASED ]

BRATTLE ST.

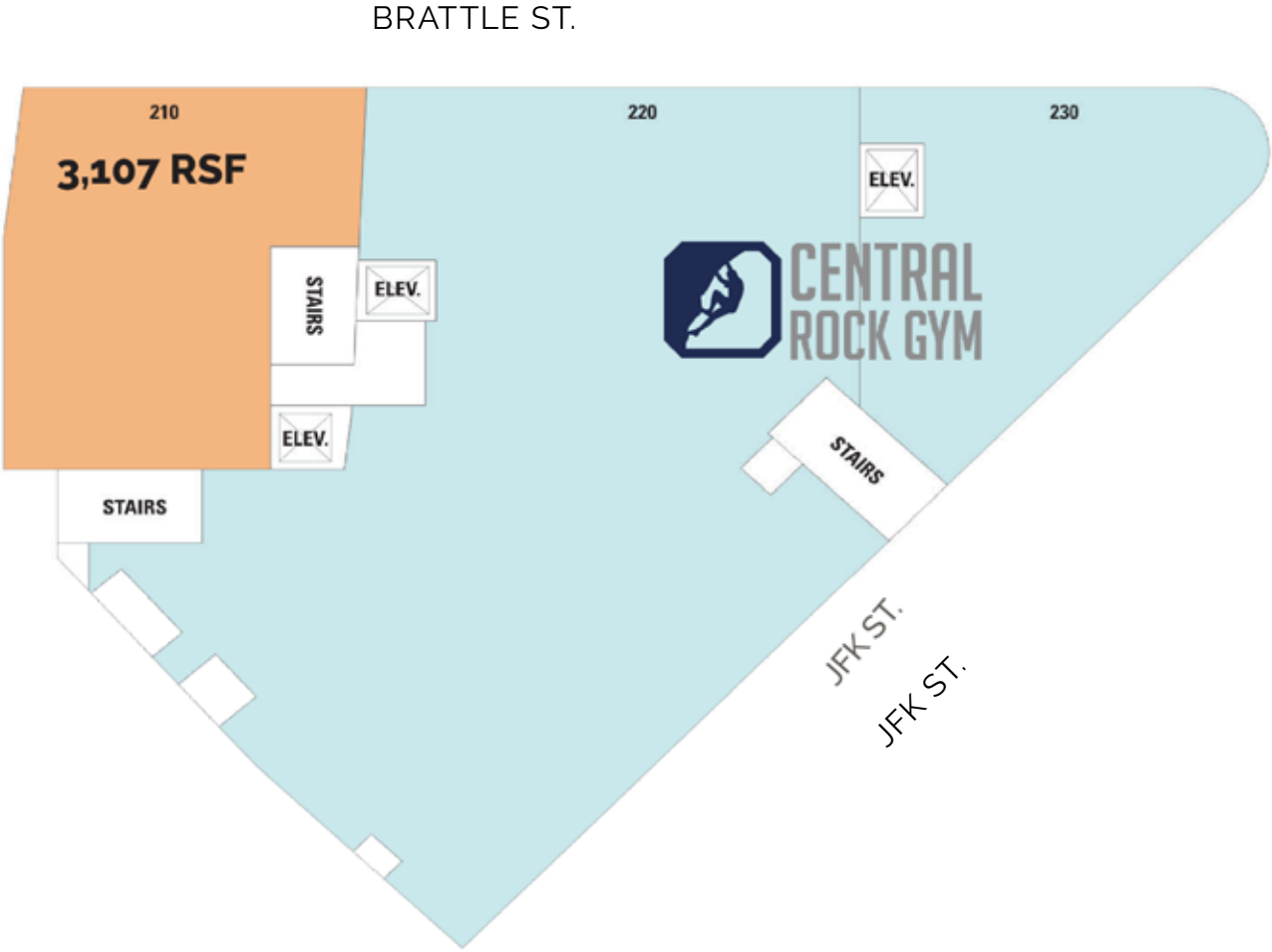




# 2ND FLOOR

[ 3,107 RSF - AVAILABLE ]

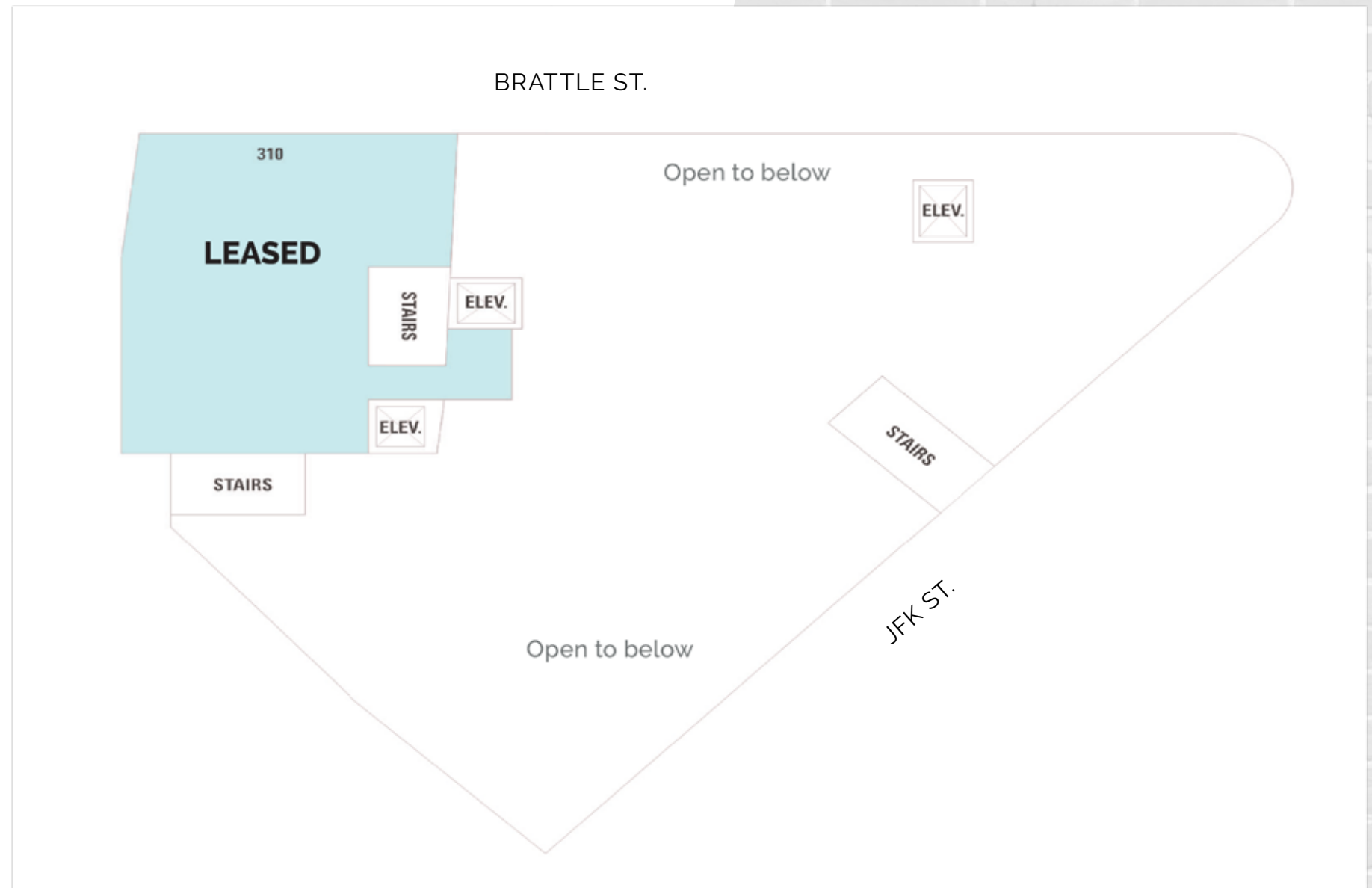
OFFICE





# 3RD FLOOR

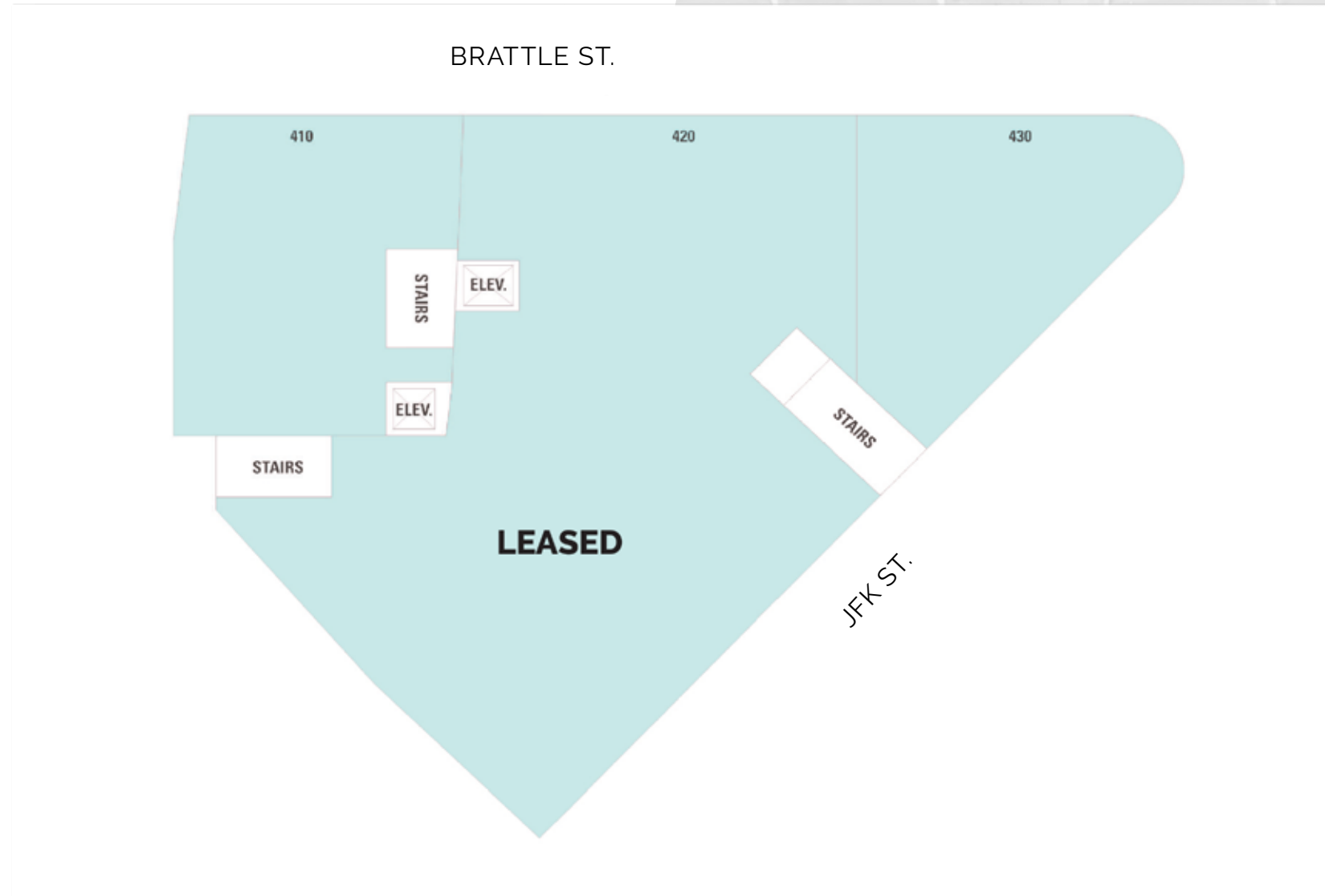
[ 3,349 RSF - LEASED ]





# 4TH FLOOR

[ 16,821 RSF - LEASED ]

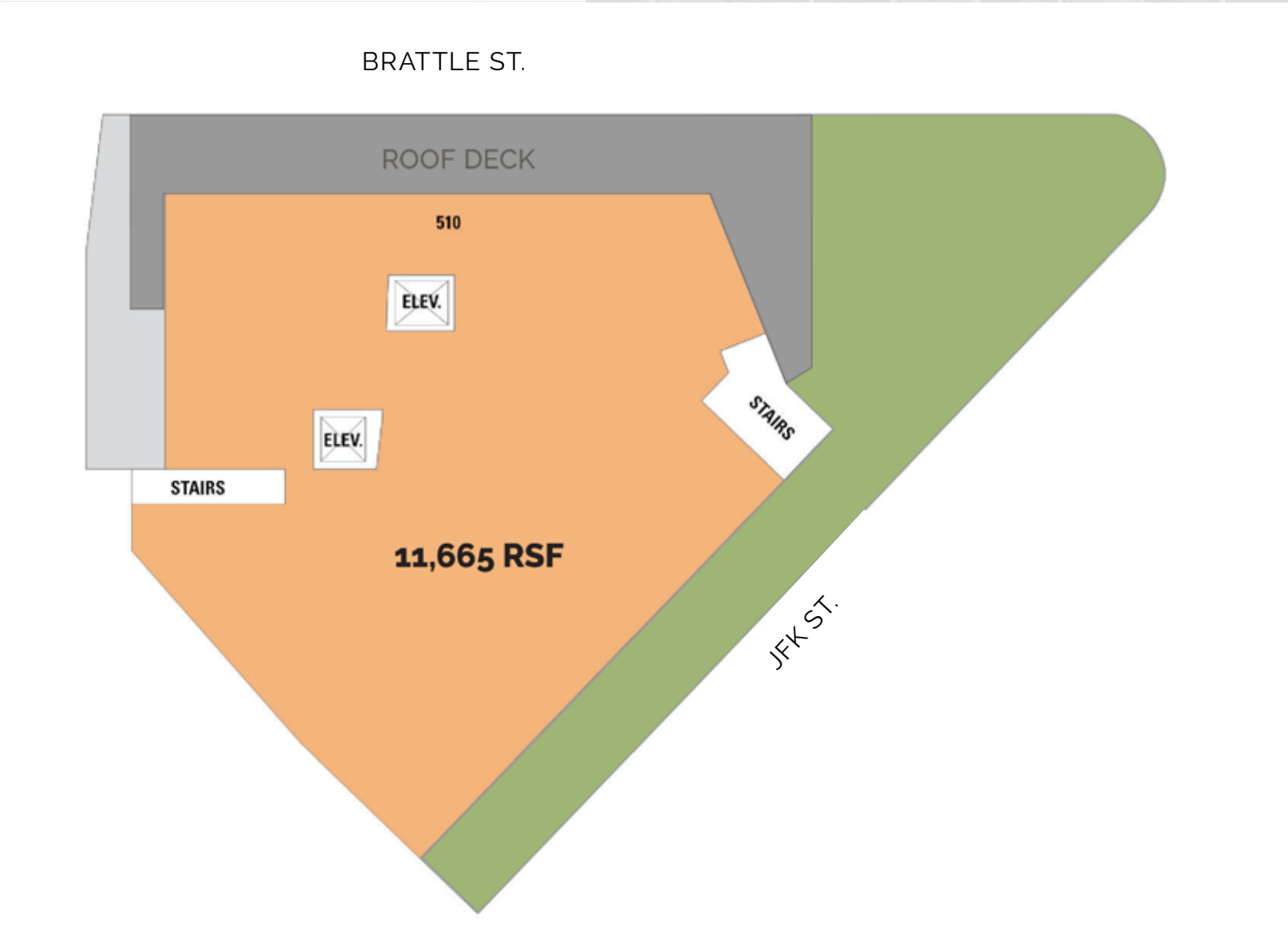




# 5TH FLOOR

[ 11,665 RSF - AVAILABLE ]

OFFICE GREEN ROOF





# ABBOT

## BUILDINGS

**THEABBOTBUILDINGS.COM**

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