

**Entire building available - up to 44,800 SF**

# 1550

ON THE CHARLES



**TRUE PLUG & PLAY OFFICE SPACE • SUPERIOR LOCATION • CONFERENCE CENTER  
ABUNDANT FREE PARKING • WIDE VARIETY OF LOCAL AMENITIES • HIGH VISIBILITY SIGNAGE**



**Thoughtfully designed and perfect for a single tenant seeking a collaborative work environment in a prominent location, 1550 is an ideal location with exceptional identity in the heart of Boston's technology hub.**

**AVISON  
YOUNG**

Intelligent  
Real Estate  
Solutions

Leasing Agent · Avison Young · Jack Kerrigan, Steve Cook & Colin Whitney · 617.250.7600

EFTA00283781

# 1550 ON THE CHARLES

## Access from all areas!

1550 on the Charles is located on Soldiers Field Road which provides easy access to Cambridge and downtown Boston. The property is convenient to clients and employees commuting from the north, south, east or west via nearby Routes 2, 20, 16, Storrow Drive and the MassPike.

The building was thoughtfully re-designed in 2000 to provide for a collaborative office environment which includes a perfect mix of offices, open meeting areas, existing cubicles and a beautiful, fully equipped conference facility, truly a plug and play facility.

The ribbon windows provide for an abundance of natural lighting and bring a suburban "stress-free" atmosphere to an urban business environment.

1550 is minutes from the area's most prestigious colleges and universities including Harvard University, MIT, Boston College, and Boston University. Surrounded by Boston's most desirable residential communities, the property provides access to a diverse labor pool.

## Building Information

Size	44,800 SF
Available Space	22,400 RSF - 1st floor 22,400 RSF - 2nd floor
Furniture	Existing Herman Miller furniture available
Utilities	Gas - NStar Electric - National Grid Water & Sewer - City of Boston
Electric	2,000 amp, 120/208 single phase
HVAC	16 Carrier units
Loading	One drive in door with lift Two level storage area within loading
Parking	3.35/1,000 RSF (150 spaces)
Roof	Rubber membrane
Elevators	One - 2,100 lbs elevator
Restrooms	Restrooms on each floor, 2nd floor restrooms have shower facilities



**AVISON  
YOUNG**

Intelligent  
Real Estate  
Solutions

Leasing Agent - Avison Young - Jack Kerrigan, Steve Cook & Colin Whitney - 617.250.7600

EFTA00283782



1550 is an environment which meets the needs of employees and businesses alike. On-site and nearby amenities provide a wide variety of products, services and lifestyle enhancements. Nearby amenities include:

- Harvard Square
- Charles Hotel
- Rialto
- Legal Seafoods
- Arsenal Mall
- Watertown Mall
- New Balance Factory Store
- Sheraton - Newton Corner
- MDC Skating Rink
- Community Boathouse
- Boston Sports Club
- Charles River biking and walking trails
- Bertucci's
- Panera Bread
- La Casa de Pedro
- Pizzeria Uno
- IHOP
- McDonald's
- Harvard Stadium

Corporate neighbors include:

- athenahealth, Inc.
- WGBH
- New Balance
- Liaison International
- BR+A
- Scholastic
- CBS Radio
- Entercom
- VHB
- Sasaki
- Allen & Gerritsen
- Harvard University
- MIT

**T** New Brighton Commuter Rail Station (planned 2016 opening)



WORK • WALK • WATER • WHEEL

Convenient to clients and employees in a beautiful setting on the Charles River  
**just minutes from downtown Boston**

**AVISON  
YOUNG**

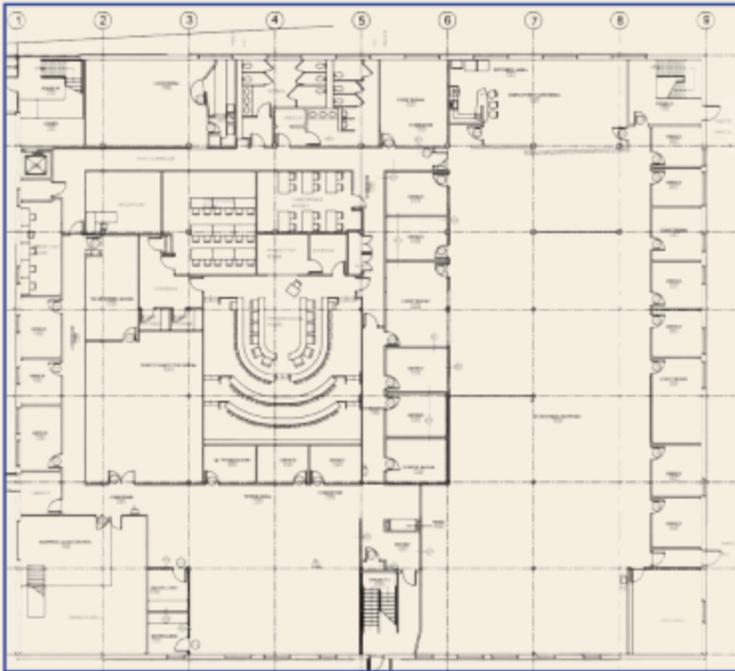
Intelligent  
Real Estate  
Solutions

Leasing Agent · Avison Young · Jack Kerrigan, Steve Cook & Colin Whitney · 617.250.7600

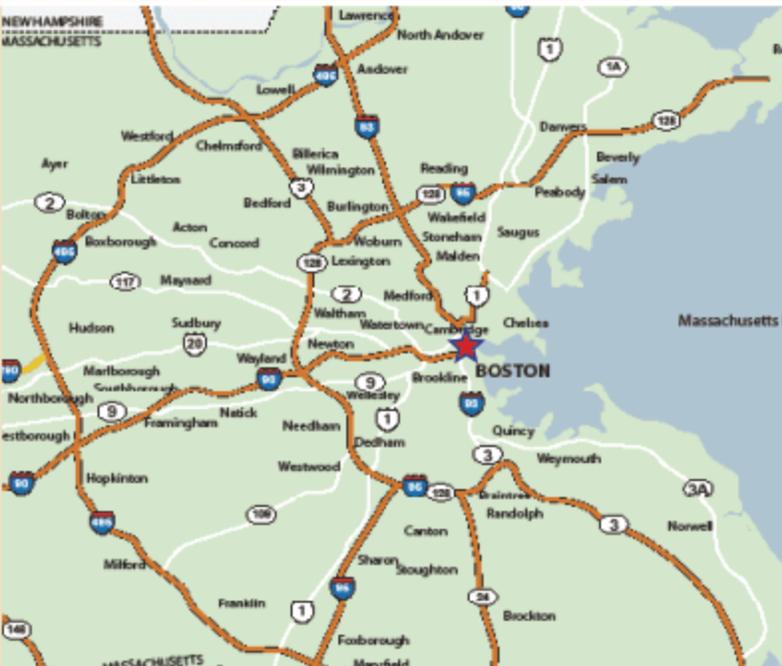
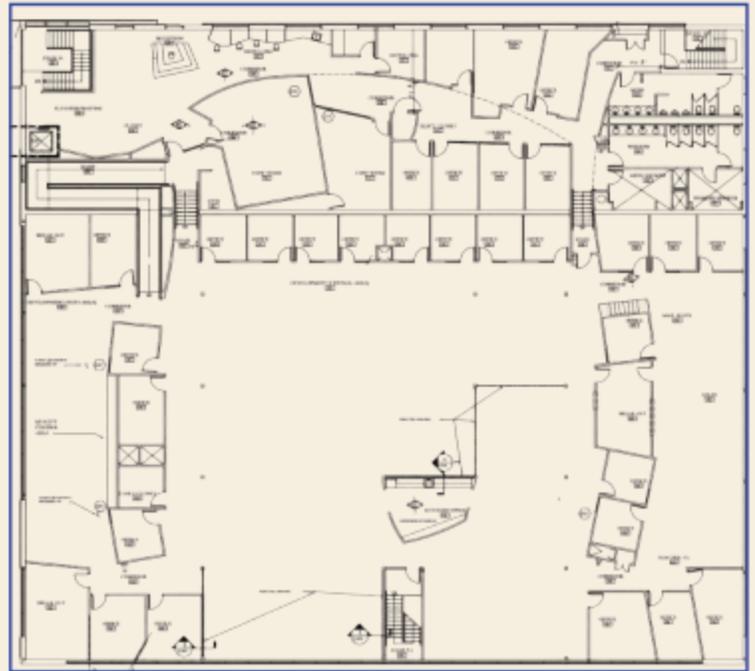
EFTA00283783

# FLOOR PLANS

First Floor: 22,400 RSF



Second Floor: 22,400 RSF



A state-of-the-art headquarters designed with your employees in mind!

# 1550

ON THE CHARLES

For More Information on 15Fifty on the Charles , please contact one of the Avison Young professionals below :

Jack Kerrigan / Principal

Steve Cook / Principal

Colin Whitney / Associate



Intelligent  
Real Estate  
Solutions

Leasing Agent - Avison Young - Jack Kerrigan, Steve Cook & Colin Whitney - 617.250.7600