




THE ABBOT

HARVARD SQUARE
CAMBRIDGE, MA
20 BRATTLE ST.

OFFICE FOR LEASE
3,107 - 11,664 RSF AVAILABLE

THEABBOTBUILDINGS.COM

 Boston Realty Advisors

Regency
Centers.



THE ABBOT is THE epicenter of Harvard Square. This iconic redevelopment is an **irreplaceable world class office** destination in the heart of Harvard Square.

LEASING HIGHLIGHTS



TRANSIT ORIENTED

Steps away from the 3rd most active MBTA station, Harvard Square's Red Line station is the life of the "Brain-Train."



EXCEPTIONAL DEMOGRAPHICS

One-mile population count of over 58,000 people, daytime population of 170,000 people, an average household income of more than \$130,500 as well as 82% of residents holding a college degree.



COMPLETE REDEVELOPMENT

Regency Centers delivered a world-class, fully gut-renovated building from inside out.



FLEXIBILITY

The Abbot can cater to office sizes spanning from 3,107 to 11,664 SF.



ICONIC PROPERTY

One of the most well-known buildings in the Cambridge area revitalized, blending historical preservation with modern amenities.



EPICENTER OF HARVARD SQUARE

Prominently sits at the heart of The Square next to Harvard Yard, Out of Town News, and two MBTA transit stations on both sides.



HARVARD SQUARE HIGHLIGHTS



HOME TO 4 UNIVERSITIES

25,762 UNDERGRADUATES



Lesley
UNIVERSITY



CLOSE PROXIMITY

TO 6 PUBLIC PARKING LOTS/GARAGES &
497 STREET PARKING SPACES



STEPS TO

MBTA'S RED LINE & BUS CONNECTIONS



68 HOTELS

WITHIN A 3 MILE RADIUS

WALKER'S PARADISE



98

BIKER'S PARADISE



98

EXCELLENT TRANSIT



99

WALKING DISTANCES

1 min

HARVARD SQUARE

4 min

71 & 73
BUS STOP

22 min

CENTRAL SQUARE
STATION

DRIVING DISTANCES

15 min

LOGAN AIRPORT

17 min

STORROW
DRIVE

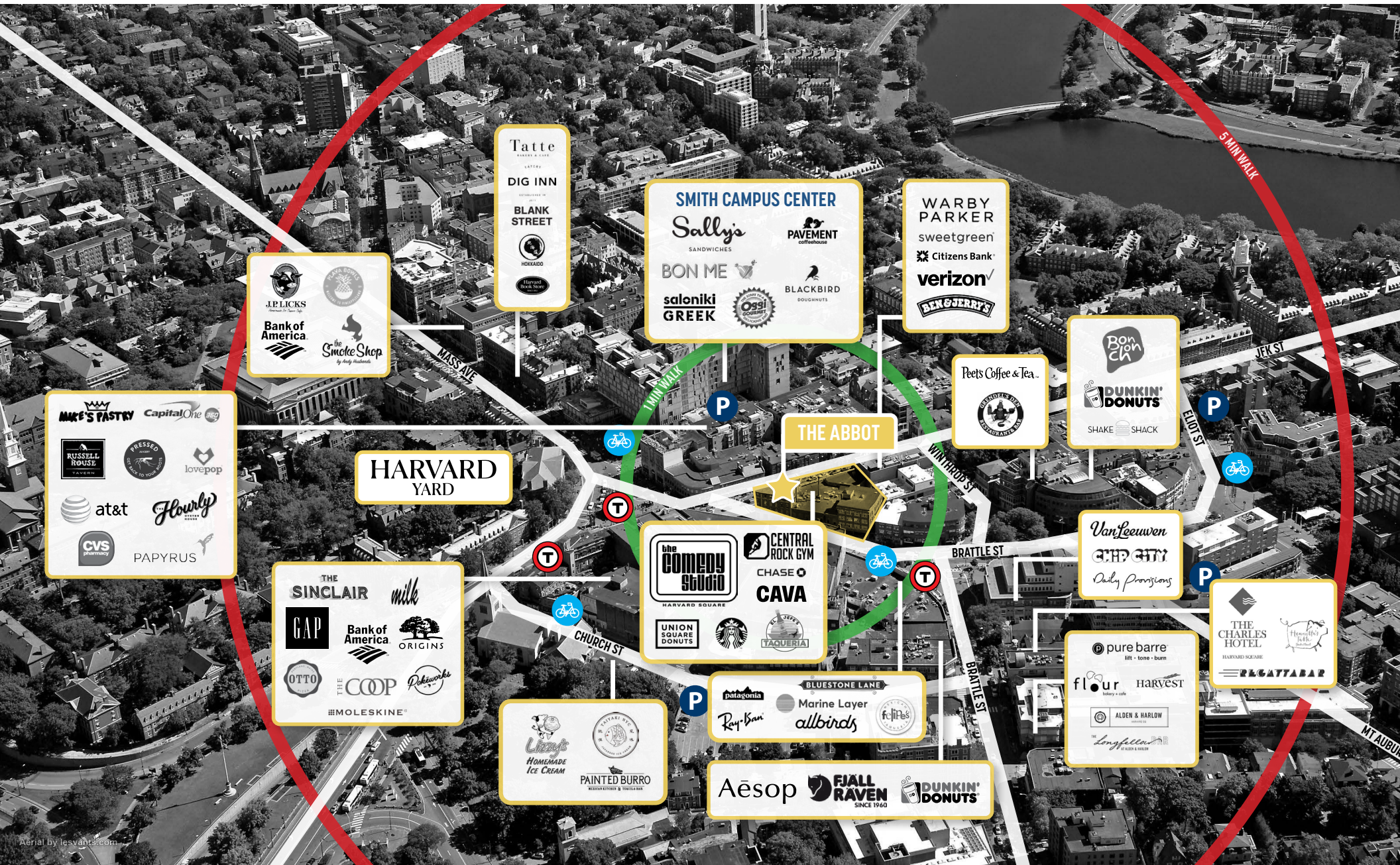
17 min

I-93

8 min

I-90

HARVARD SQUARE

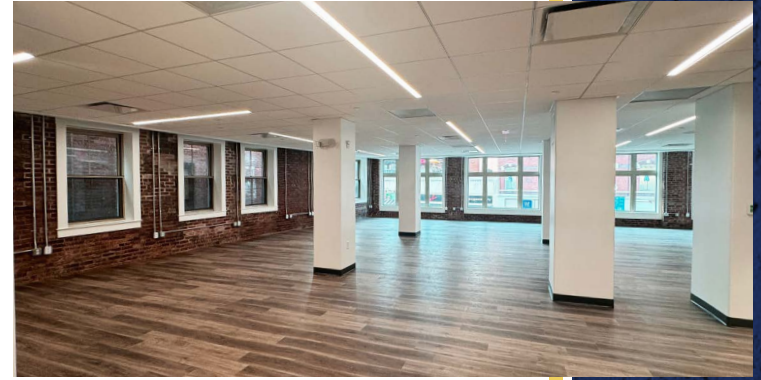
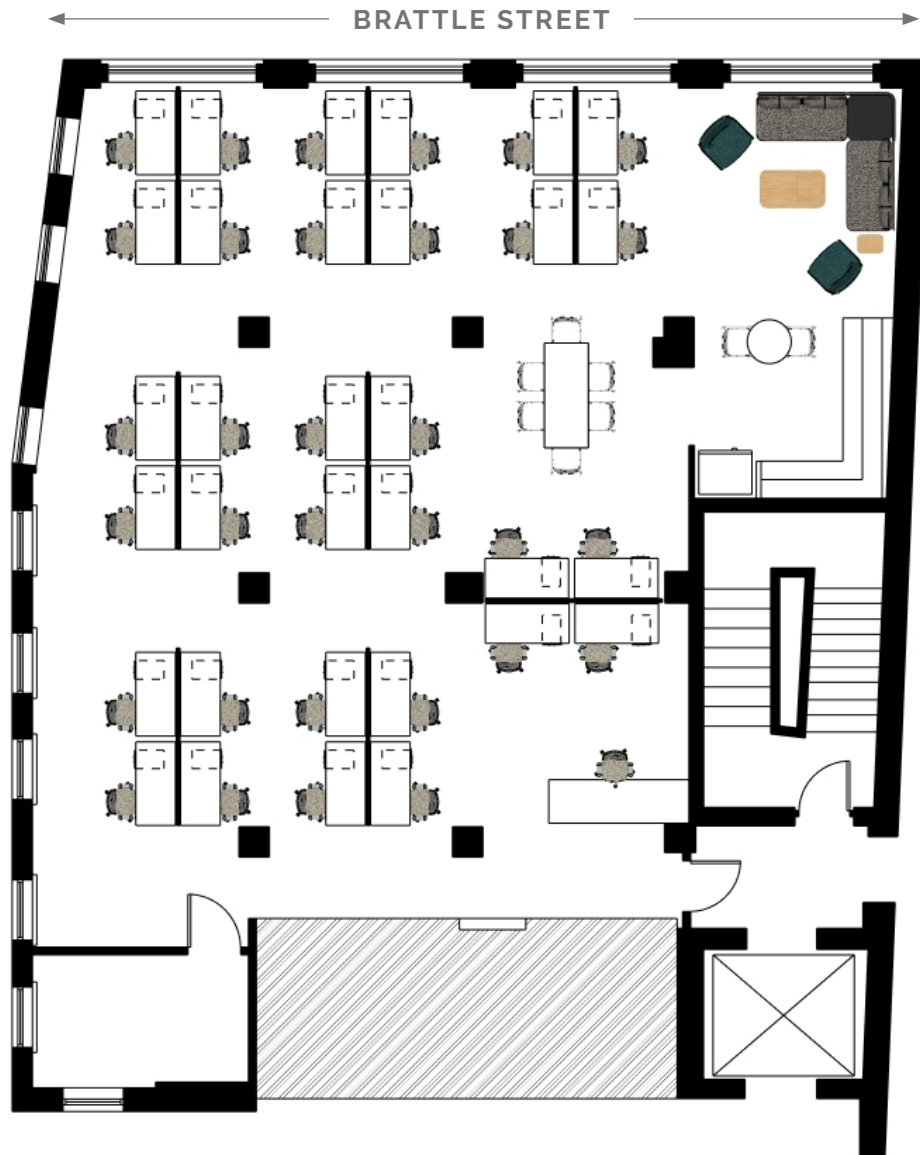




View of 20 Brattle Lobby Interior at Entry

2ND FLOOR - 3,107 RSF

SUITE 210



✓ **NEWLY RENOVATED**

✓ **EXPOSED BRICK**

✓ **NATURAL LIGHT**

As-Built Furniture Plan

2ND FLOOR - 3,107 RSF

SUITE 210

← BRATTLE STREET →

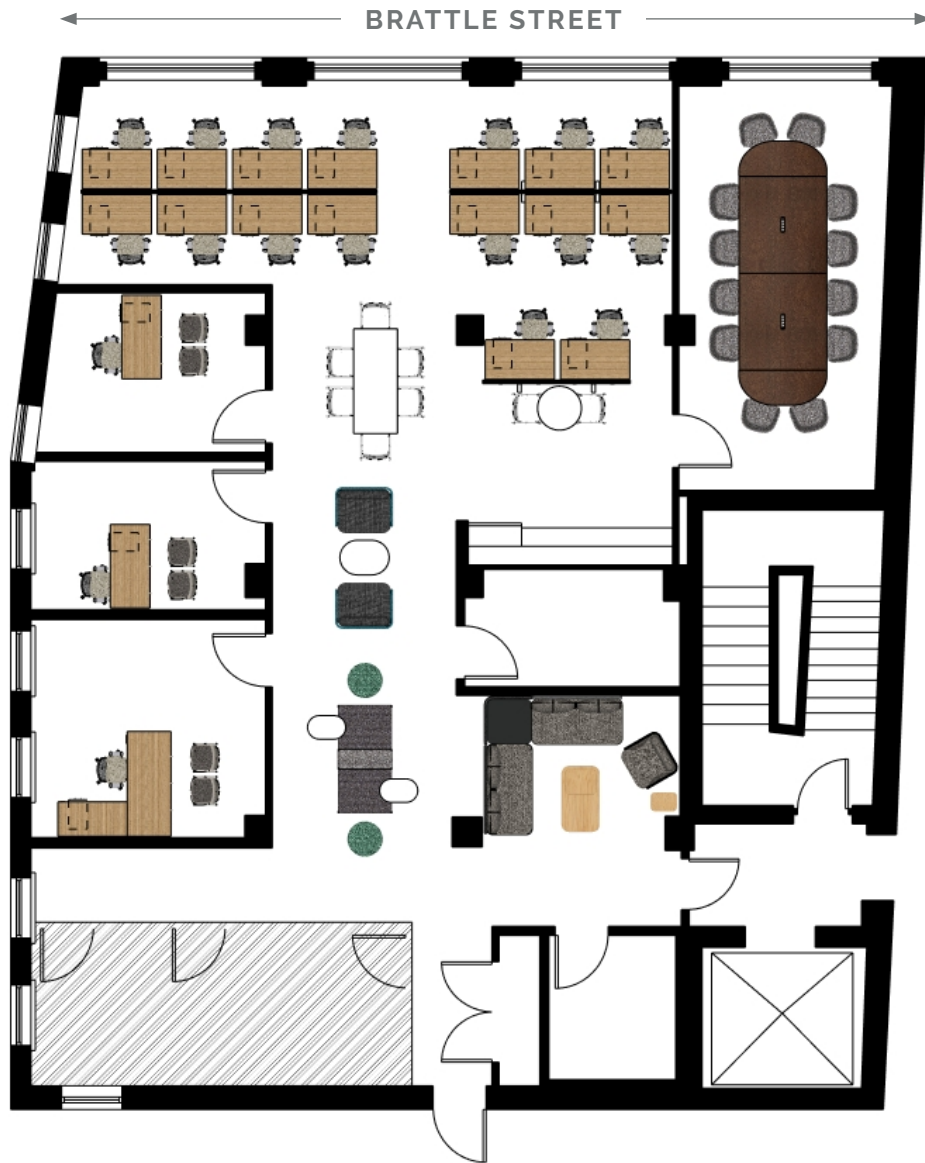


LEVEL 2 FURNITURE SCHEDULE	
HEADCOUNT: 21	
FURNITURE	COUNT
30"x60" Workstations	19
Private Offices	2
6p Conference	1
6p Collab Area	1

-  **NEWLY RENOVATED**
-  **EXPOSED BRICK**
-  **NATURAL LIGHT**

3RD FLOOR - 3,349 RSF

SUITE 310



NEWLY RENOVATED



PRIVATE FLOOR



NATURAL LIGHT

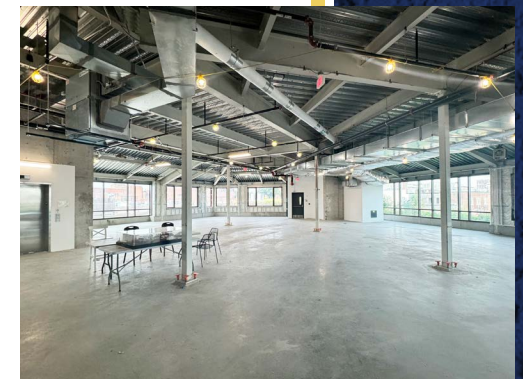
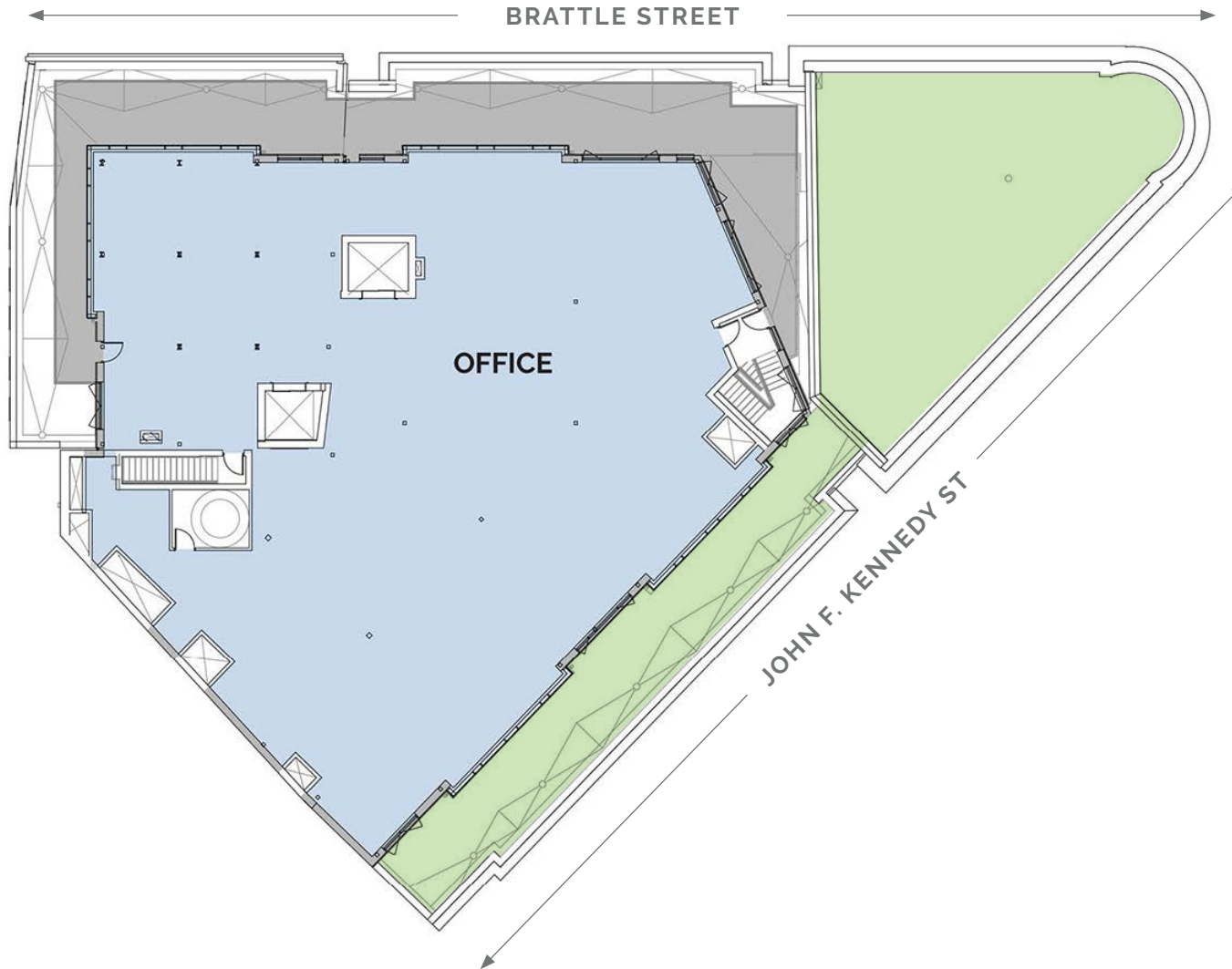


PRIVATE RESTROOMS & SHOWER

As-Built Furniture Plan

5TH FLOOR - 11,664 RSF

SUITE 510



✓ **HIGH** CEILINGS

✓ **FULL FLOOR** PENTHOUSE

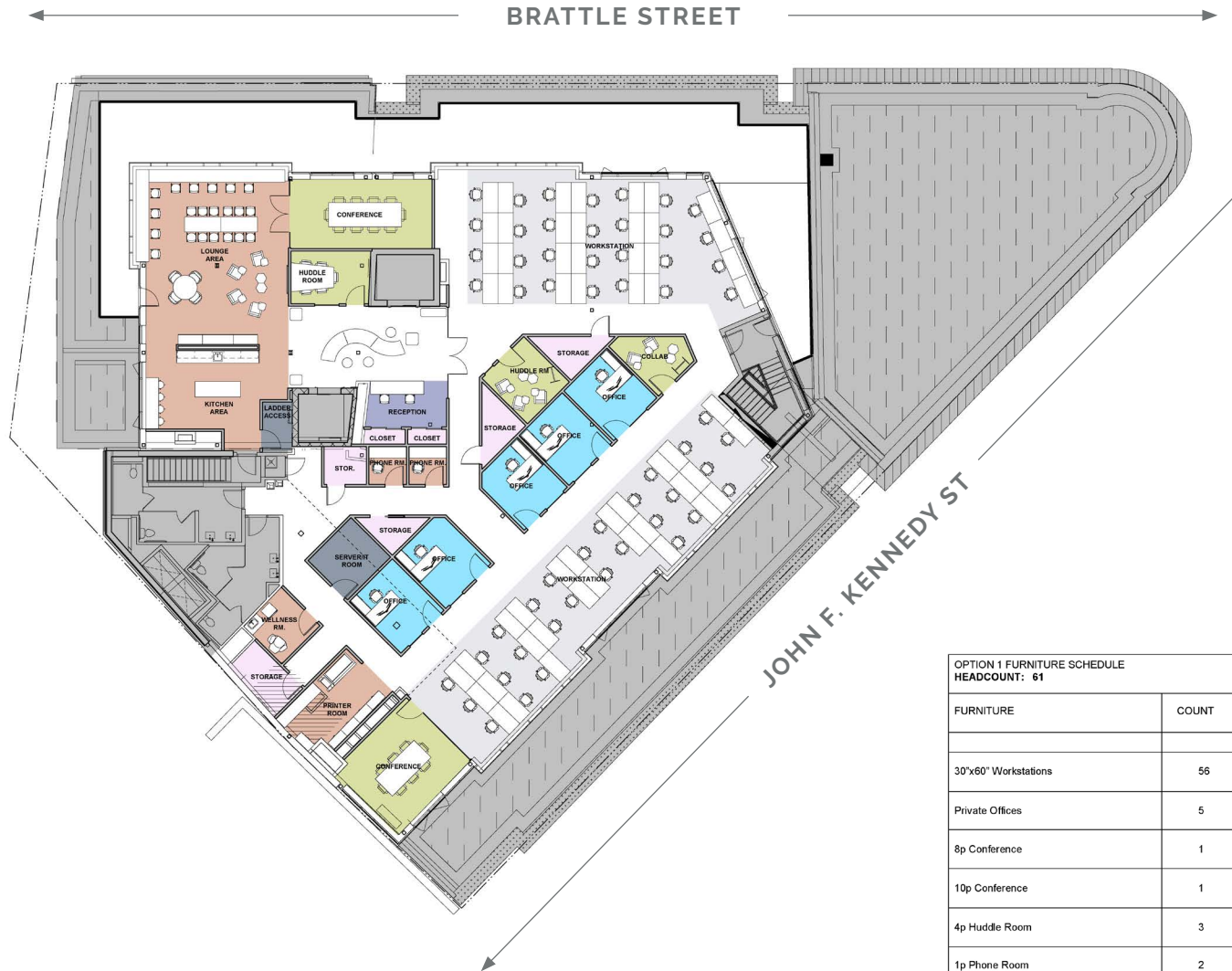
✓ **PRIVATE** OUTDOOR ROOF DECK & GREEN SPACE

As-Built Plan

✓ **360 DEGREES** OF NATURAL LIGHT

5TH FLOOR - 11,664 RSF

SUITE 510



HIGH CEILINGS



FULL FLOOR PENTHOUSE



PRIVATE OUTDOOR ROOF DECK & GREEN SPACE

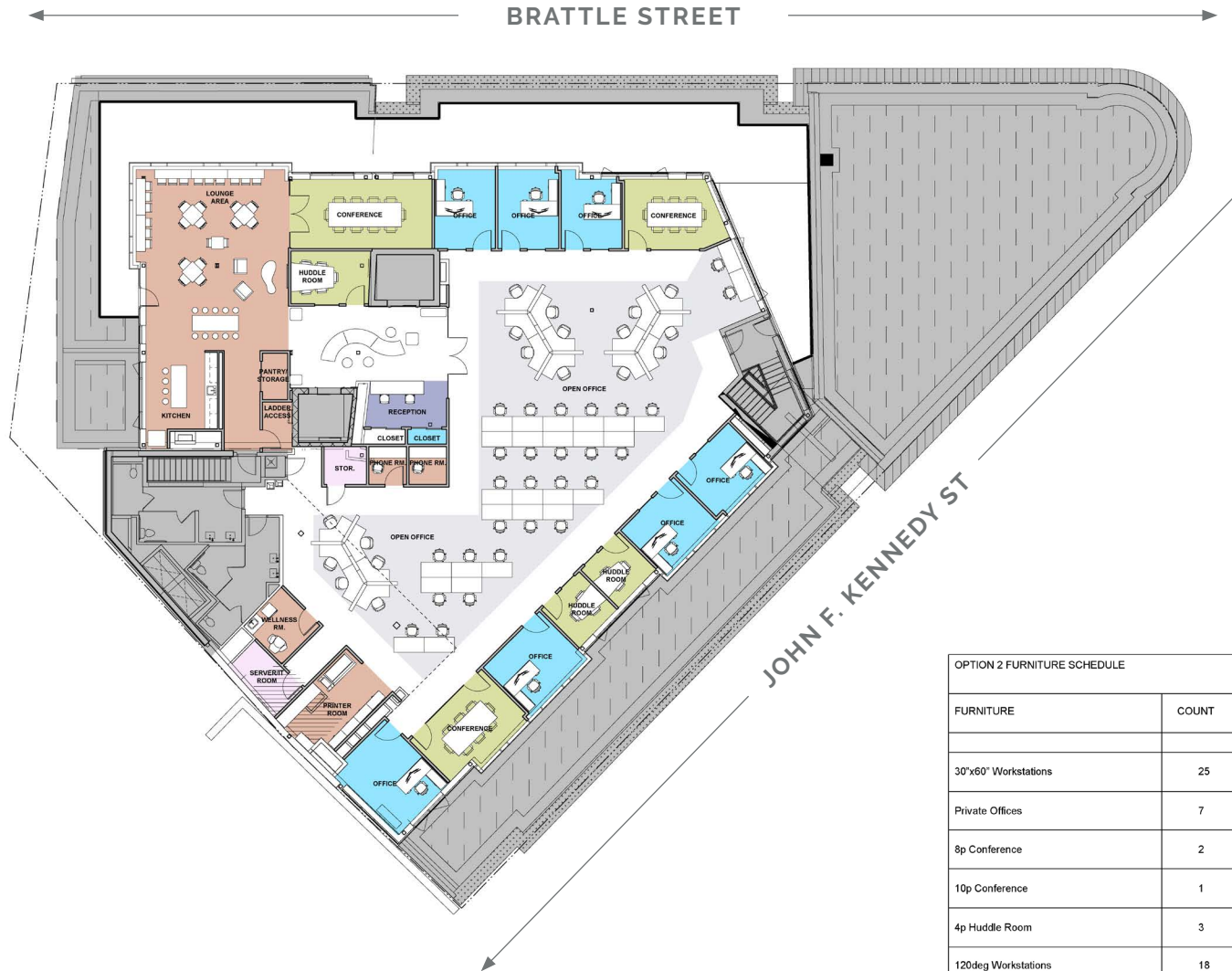


Concept Fit Plan (Open Benching Programming)

360 DEGREES OF NATURAL LIGHT

5TH FLOOR - 11,664 RSF

SUITE 510



HIGH CEILINGS



FULL FLOOR PENTHOUSE



PRIVATE OUTDOOR ROOF DECK & GREEN SPACE



Concept Fit Plan (Private Office Programming)

360 DEGREES OF NATURAL LIGHT

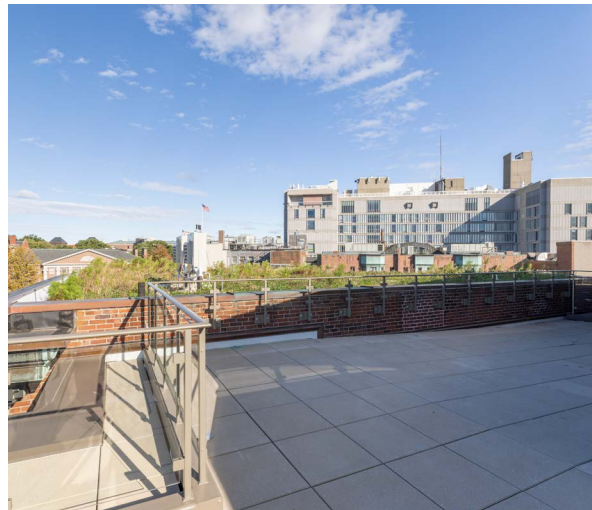
5TH FLOOR

TENANT FIT PLAN RENDERINGS



5TH FLOOR

DEDICATED ROOF DECK



TOUR OF THE ABBOT



THE ABBOT

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