

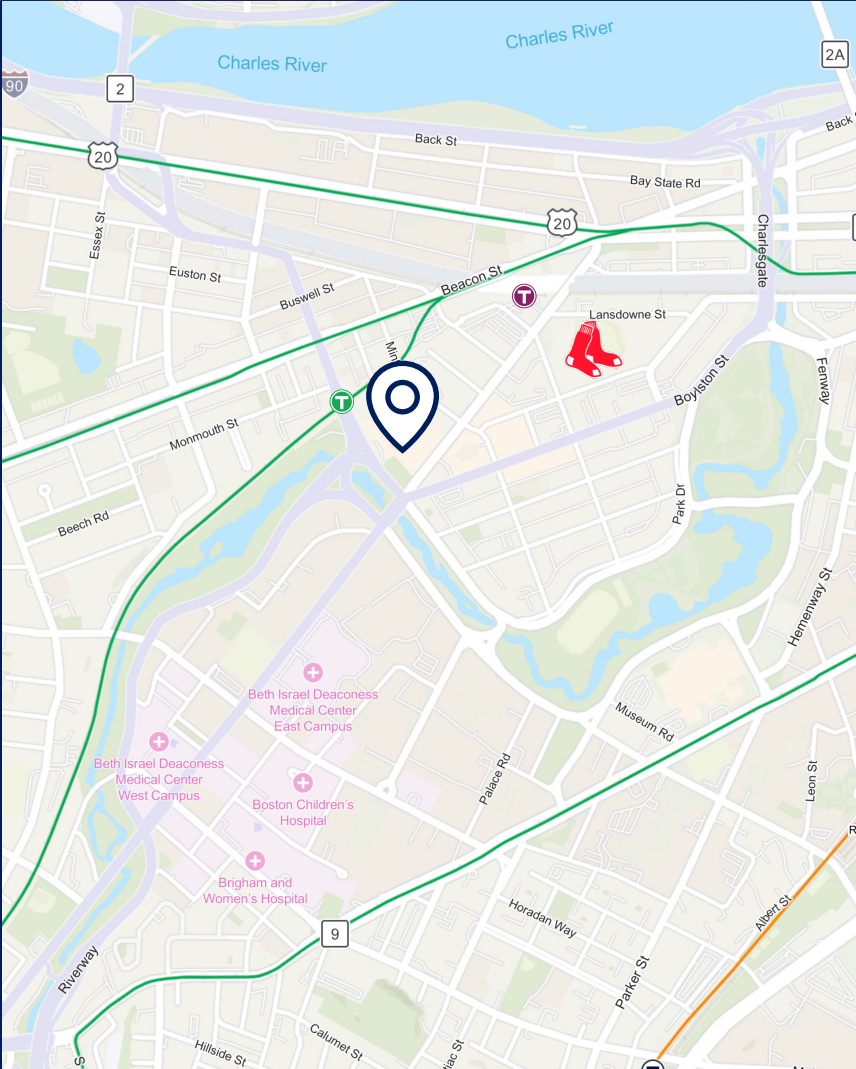
401 Park Drive

Landmark Center | Boston

FLEXIBLE OFFICE SUBLEASE OPPORTUNITY | UP TO 85,019 SF AVAILABLE | 3RD FLOOR DEMISING OPTIONS

Flexible Office Sublease Opportunity

401 Park Drive
Landmark Center | Boston



SPACE PROFILE

Floor	3
Size	13,655 SF - 85,019 SF
Rental Rate	Negotiable
Availability	180 Days
Term	Flexible
Type	Office
Submarket	Fenway-Kenmore
Built (Space)	2022
Parking	Yes



KEY FEATURES

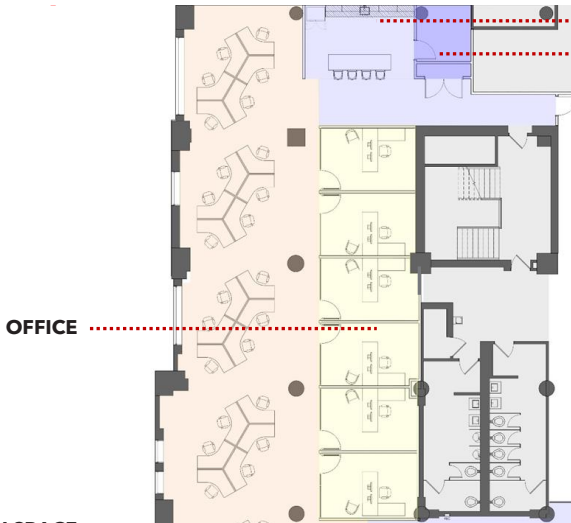
- Flexibility to accommodate varying tenant requirements, space can be demised to fit prospective tenants needs
- Brand new 13,655 RSF spec suite with high-end finishes and an option to carry these finishes throughout other portions of the remaining spaces available
- Located within a prominent building in a highly coveted Boston neighborhood
- Access to terraces overlooking lightwells, providing natural light and a unique indoor-outdoor experience
- 5-minute walk to MBTA Green Line and Commuter Rail access
- 100+ on-site and neighborhood amenities

3rd Floor Spec Suite Build-Out

Planned Delivery



Space Type	Quantity
Reception	1
Large Meeting Room	1
Small Meeting Room	3
Open Collab Booth	2
Office	3
Workstation	90
Phone Room	3
Pantry	1
Copy/Mail Room	1
IDF	1
Open Seating Area	1
Storage	1
Coat Closet	2



Additional offices can be added

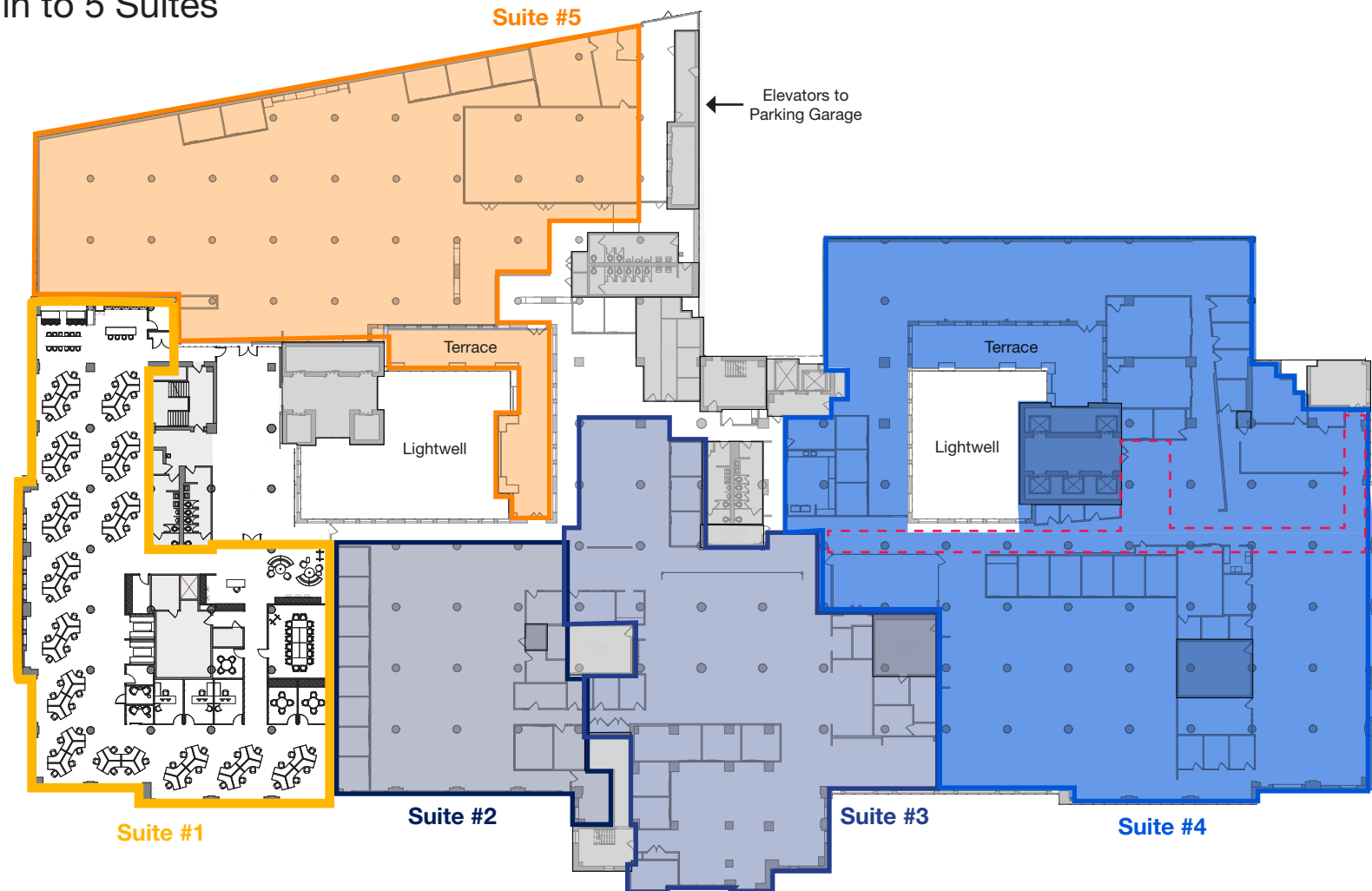
3rd Floor Sample Demising Options

Sample Option: Space Divided in to 5 Suites

The plan to the right is an example of how the 85,019 SF can be sub-divided for multi-tenant use. Prospective tenants have the flexibility to choose a size custom for their needs.

Representative Suite Breakdown (Flexible/Customizable per Tenant)

- Suite #1:** 13,655 RSF
- Suite #2:** 8,367 RSF
- Suite #3:** 14,050 RSF
- Suite #4:** 31,100 RSF
- Suite #5:** 17,847 RSF



3rd Floor Sample Demising Options

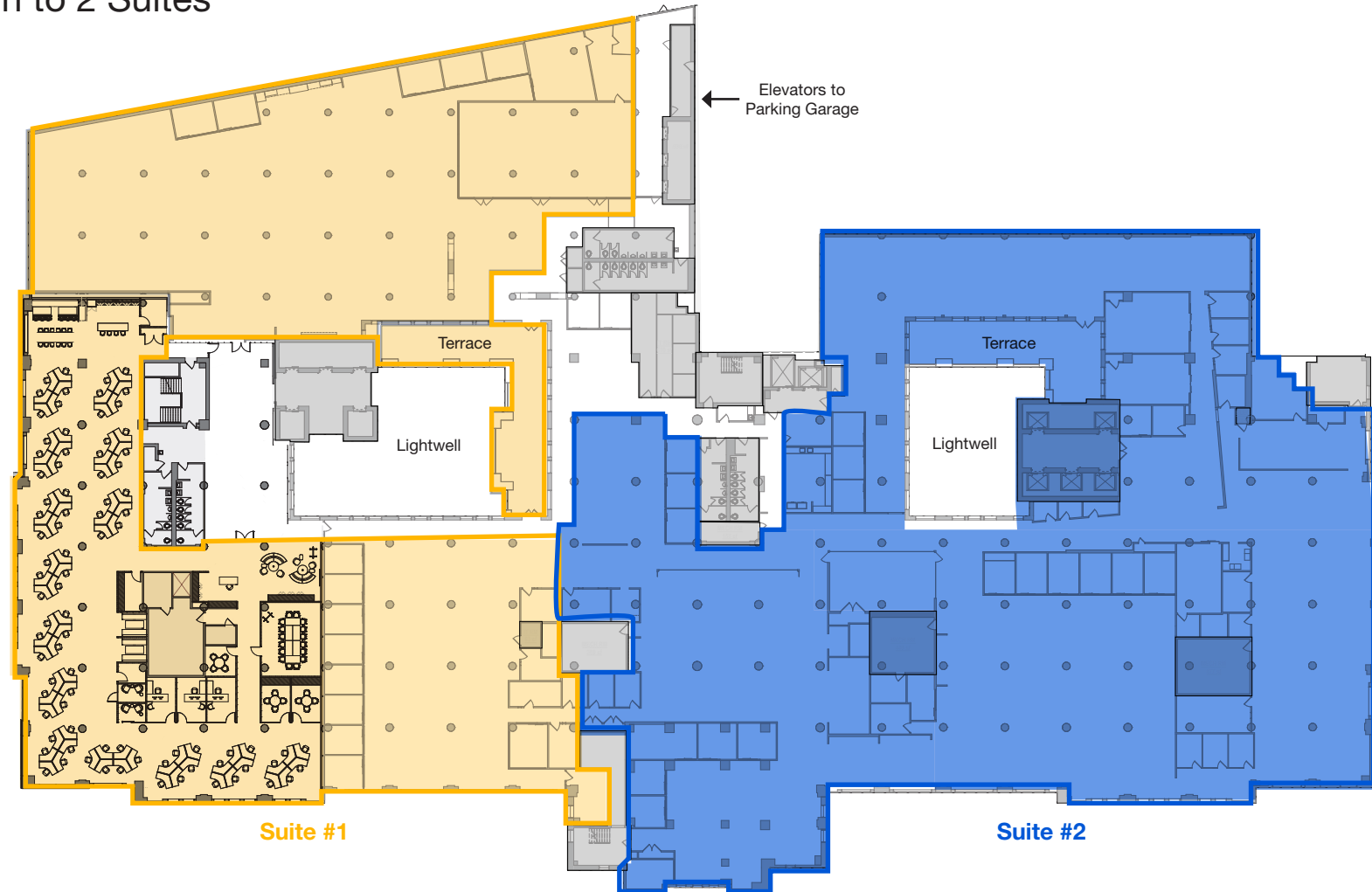
Sample Option: Space Divided in to 2 Suites

The plan to the right is an example of how the 85,019 SF can be sub-divided for multi-tenant use. Prospective tenants have the flexibility to choose a size custom for their needs.

Representative Suite Breakdown (Flexible/Customizable per Tenant)

Suite #1: 39,870 RSF

Suite #2: 45,149 RSF



The Building

401 Park Drive

Landmark Center | Boston, MA



Time Out Market

WHERE INNOVATION & COMMUNITY CONVERGE

Once a historic landmark, 401 Park has evolved into a vibrant hub for innovation, creativity, and community. Anchored by leading technology and healthcare organizations—such as Children’s Hospital, Harvard T.H. Chan School of Public Health, Point32Health, PSG Equity—it’s a place where groundbreaking ideas take root and companies flourish.

Blending work and lifestyle, the property features a dynamic mix of indoor and outdoor experiences. Its signature green space is alive year-round with concerts, recreational leagues, fitness classes, and winter ice skating, creating an engaging atmosphere for tenants and visitors alike.

The ground level showcases a premier retail lineup, highlighted by the globally acclaimed Time Out Market, alongside REI, Blick Art Materials, and Trillium Taproom.



Green Space & Trillium Taproom

1.1M SF
Campus Footprint

2022
Year Renovated

~300K SF
Office Space

1928
Year Built

~500K SF
Lab Space

1-Acre
Green Space

1,000+
Parking Spaces

14
Stories

401 Park Drive

Boston, MA

FOR MORE INFORMATION



Derek Losi
617.758.6021
dlosi@cresa.com



Matt Harvey
617.758.6003
mharvey@cresa.com

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