

2 ARROW STREET: 9,500 SF ICONIC HARVARD SQUARE PERFORMANCE VENUE



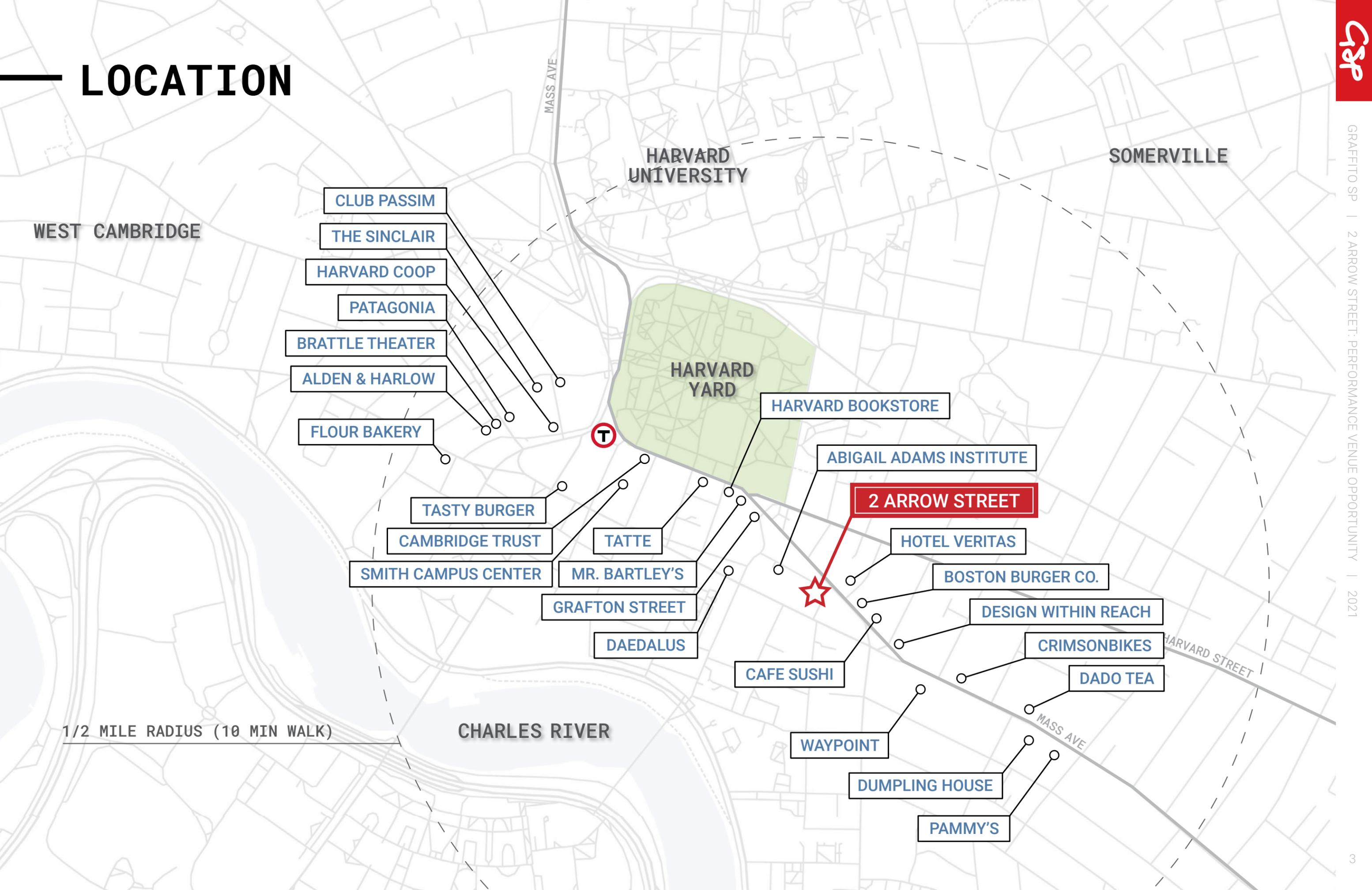
PROJECT ORIENTATION

Harvard Square is Greater Boston's most highly concentrated hub for arts and culture, education, food & beverage, unique retail, and robust public realm activation. The mix of students, faculty, staff, Cambridge residents, and tourist from near and far makes Harvard Square a very special urban neighborhood with an unparalleled global brand.

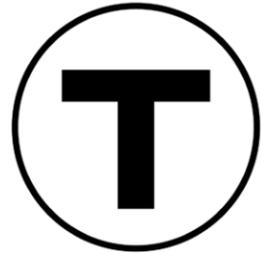
A theater for the past two decades, 2 Arrow Street, Cambridge, MA is available for the first time since the building was constructed in the early 2000's. This flexible 300-seat venue located in the heart of Harvard Square can host a multitude of cultural and artistic uses including music, dance, theater and more.



LOCATION



IN THE NEIGHBORHOOD



20,000+

daily riders at
Harvard Square T Station



90

percent with Higher Ed
Degree within one mile radius



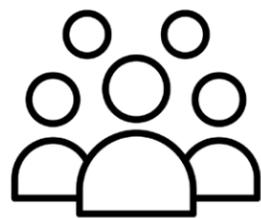
67,000

daytime population in
the trade area



150,000

median household income
within one mile radius



10M

annual visitors
to Harvard Square



58,000+

residents within
one mile radius



350+

Harvard Square
businesses



8,500

hotel keys within
one mile radius



Performance space



Performance space and bar

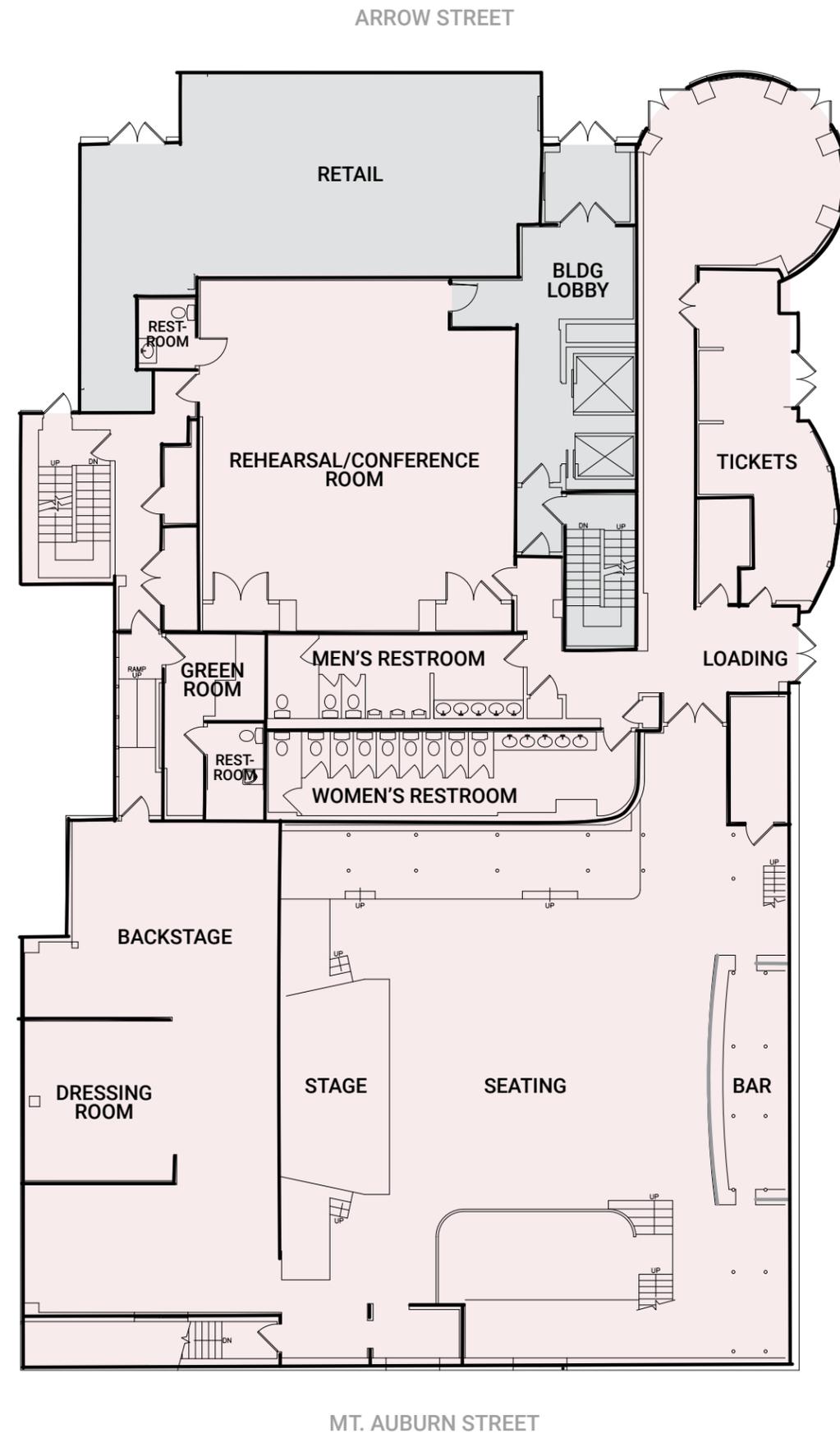


Rehearsal and conference room

THE OPPORTUNITY

2 Arrow Street presents a unique opportunity to lease an existing theater in one of New England's most well known and highly trafficked urban neighborhoods.

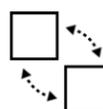
The space itself is just over 9,500 square feet including performance space, rehearsal space, common facilities, offices and storage areas. Available immediately for showings with a target occupancy of Spring 2022.



 AVAILABLE NOW

 300 PERSON CAPACITY

 EXISTING BAR INFRASTRUCTURE

 CONNECTED REHEARSAL SPACE

LET'S TALK

Graffito is seeking a one-of-a-kind arts and cultural use to take over this iconic space, and to continue the successful legacy of the performing arts in Harvard Square.



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