

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





# PROJECT ORIENTATION

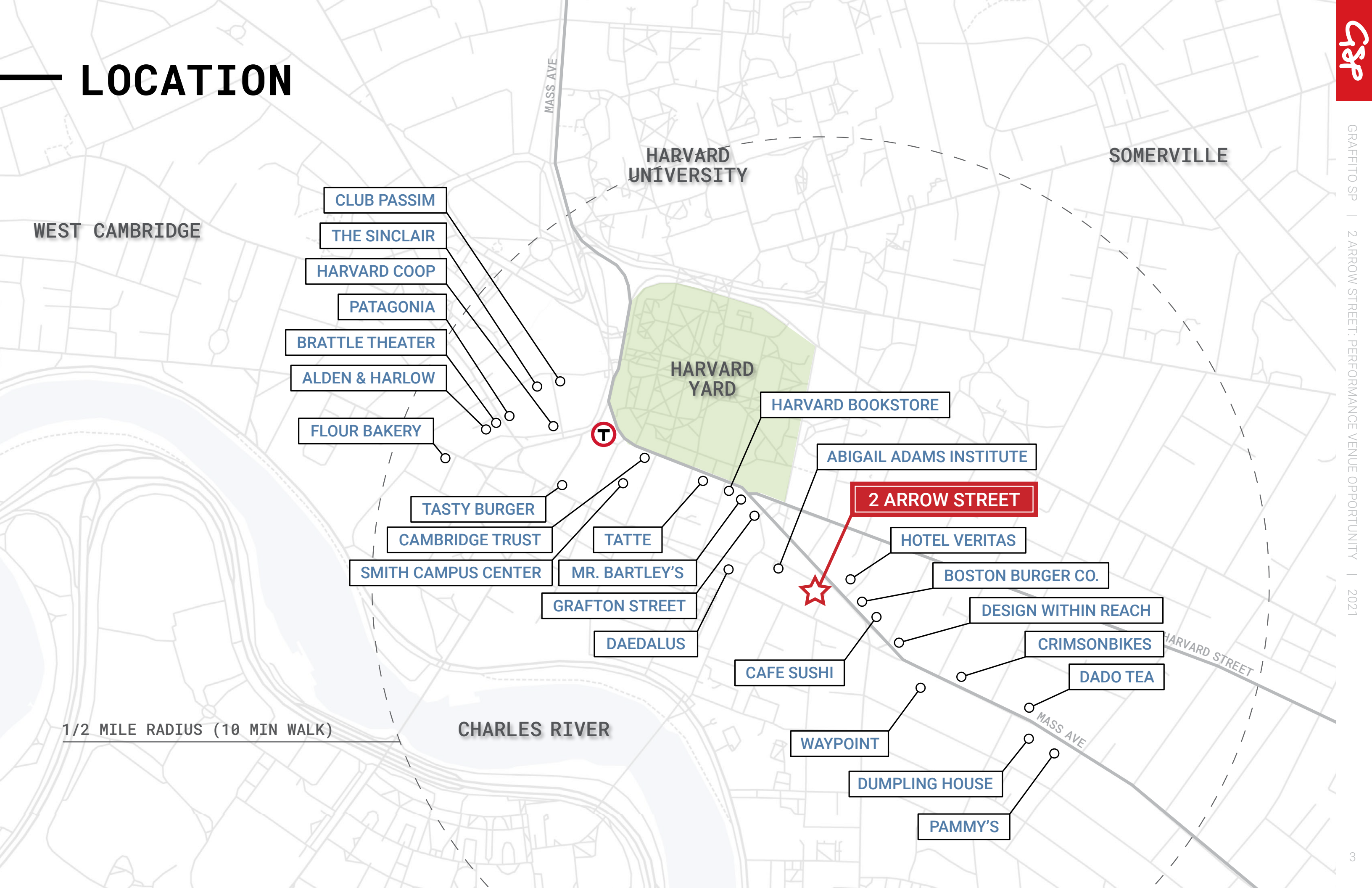
Harvard Square is Greater Boston's most highly concentrated hub for arts and culture, education, food & beverage, unique retail, and robust public realm activation. The mix of students, faculty, staff, Cambridge residents, and tourist from near and far makes Harvard Square a very special urban neighborhood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

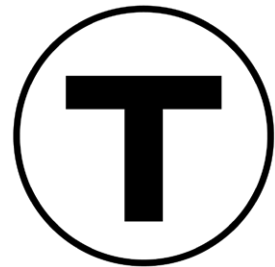




# LOCATION



# IN THE NEIGHBORHOOD



**20,000+**

daily riders at  
Harvard Square T Station



**90**

percent with Higher Ed  
Degree within one mile radius



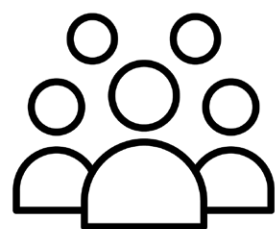
**67,000**

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.



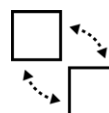
AVAILABLE NOW



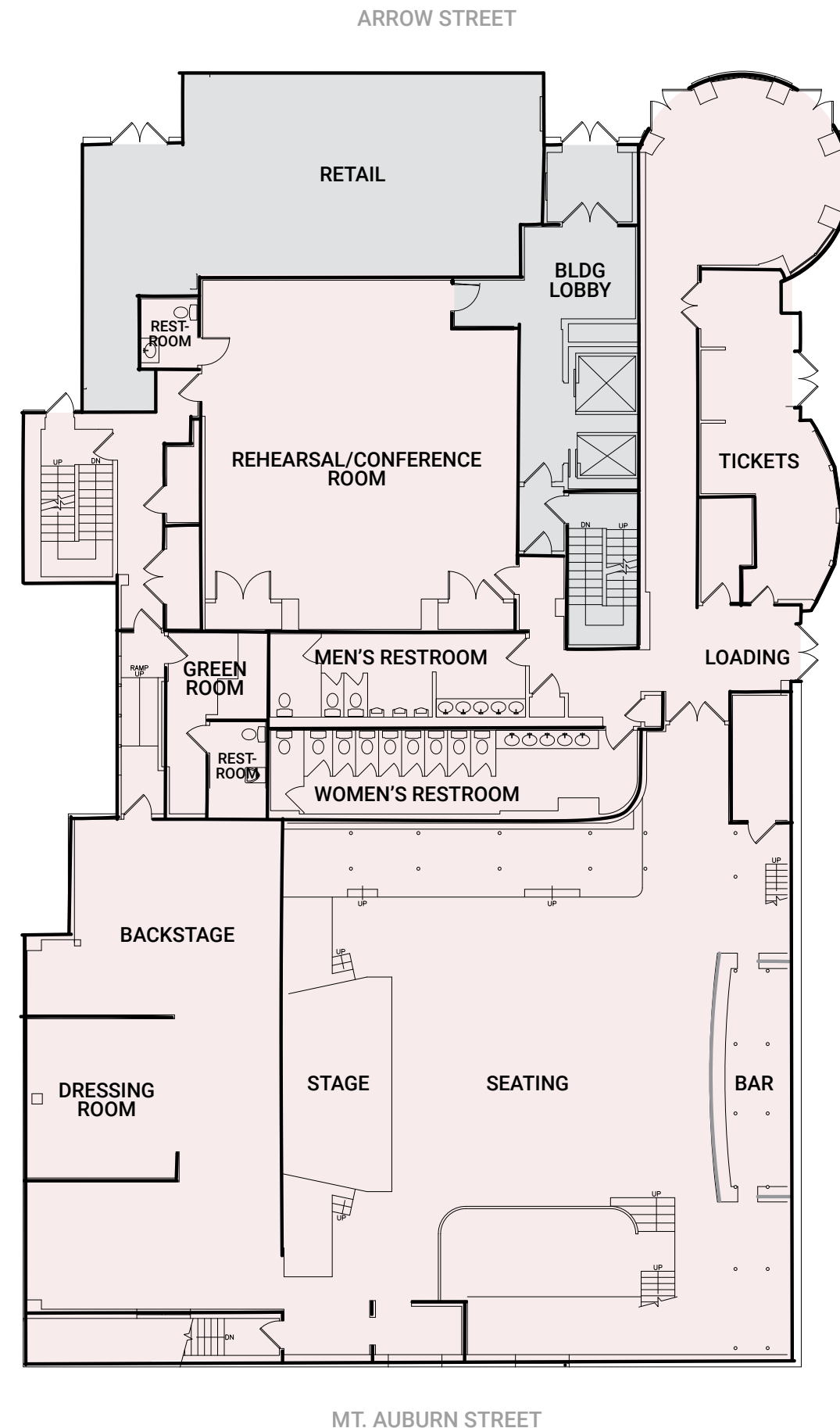
300 PERSON CAPACITY



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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