

101 CAMBRIDGEPARK DRIVE 2,840 SF RETAIL + CAFE



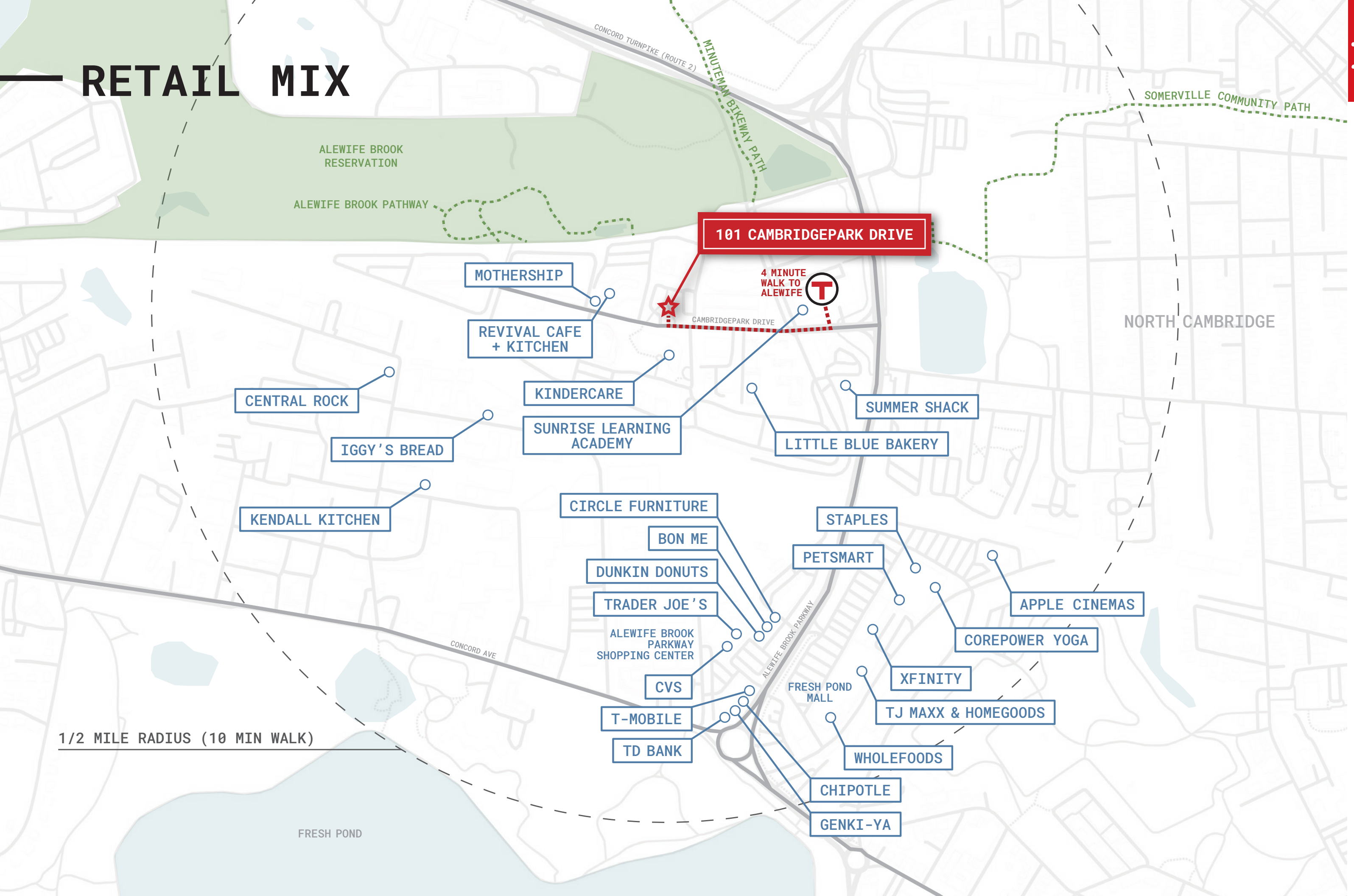
PROJECT ORIENTATION

Cambridgepark Drive is adjacent to one of the regions most active transit nodes, Alewife Station as well as an existing, and increasing, density of office, lab and residential units. This area also boasts a world-class public realm comprised of the Alewife Brook Reservation and Minuteman Bike Trail.

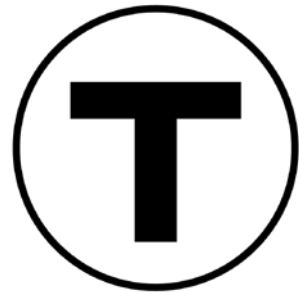
King Street Properties is pleased to offer 2,840 SF of retail/restaurant space including basement storage located on the hard corner of their newly constructed lab building at 101 Cambridgepark Drive.



RETAIL MIX



IN THE NEIGHBORHOOD



12,500

daily red line ridership
at Alewife Station



10

mile Minuteman Bike Path
terminus



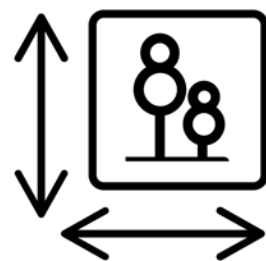
35,000

daytime population in
one mile radius



113,000

median household income
in one mile radius



136

acres in Alewife Brook
Reservation State Park



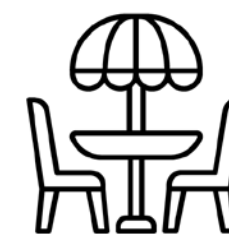
1,800

new residential
units



45

life science
neighbors



9,000

square feet of
outdoor boardwalk



View from Cambridgepark Drive



Boardwalk adjacent to
101 Cambridgepark Drive



Entrance to connected lobby

THE OPPORTUNITY

This retail space presents high ceilings and expansive window lines, direct access to the office lobby, and outdoor seating. We are looking for a retail and/or F&B operator to meet the demand of this growing neighborhood and serve as an amenity to this 160,000 SF Class A building.



JANUARY 2023 DELIVERY



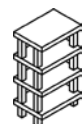
VENTED FOR FOOD USE



16' CEILINGS



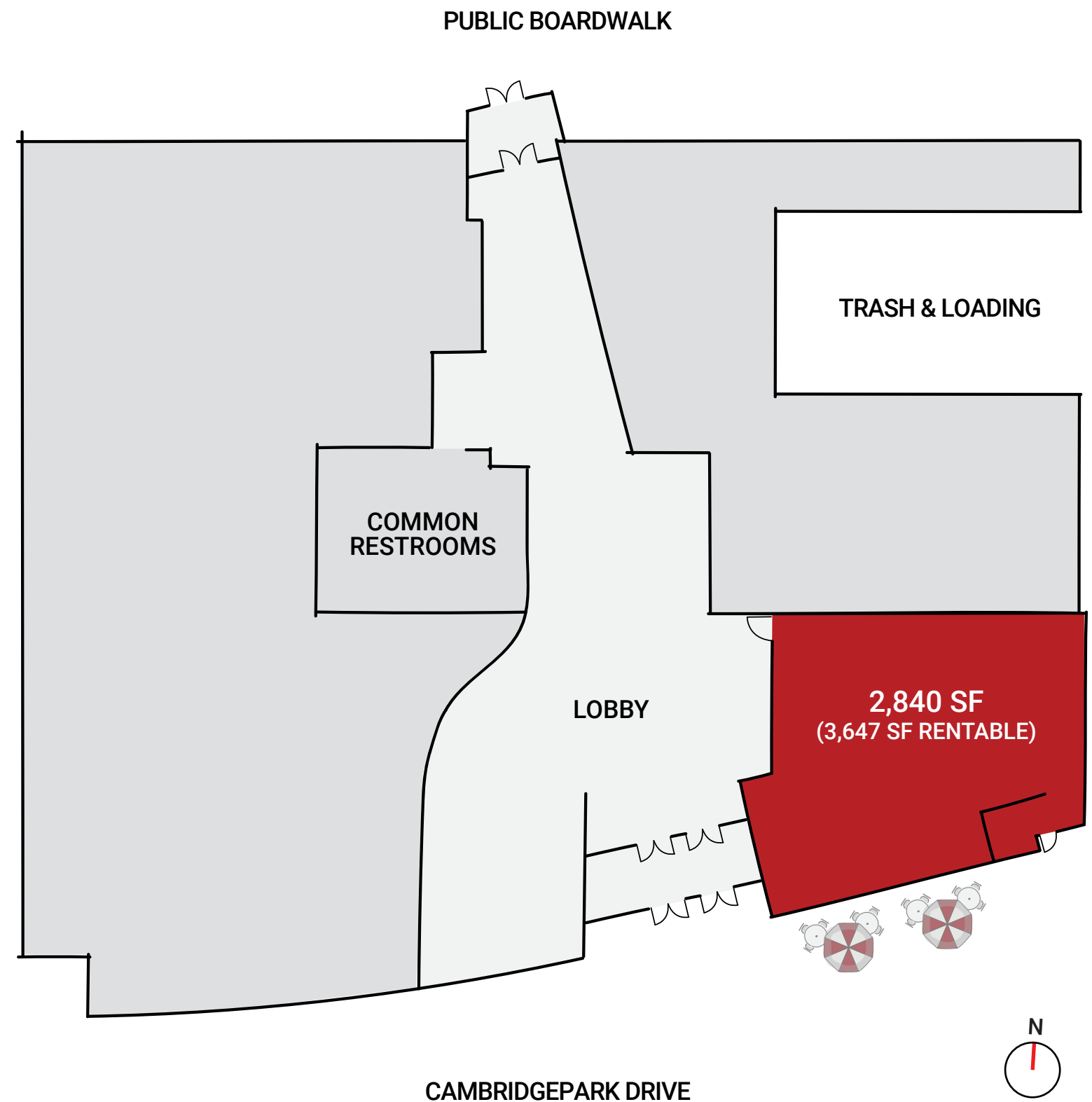
OUTDOOR PATIO



480 SF DEDICATED STORAGE SPACE



HARD CORNER WITH DIRECT LOBBY ACCESS



LET'S TALK

Graffito is seeking a unique, local, fast casual restaurant or market/provisions outpost to serve the growing office, lab and residential community in Alewife and to expand the amenity offerings in this neighborhood.

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