

CAMBRIDGE CROSSING RESTAURANT + RETAIL OPPORTUNITIES



PROJECT ORIENTATION



FINANCIAL DISTRICT

BOSTON

BACK BAY

NORTH STATION

4.5M total square feet

KENDALL SQUARE

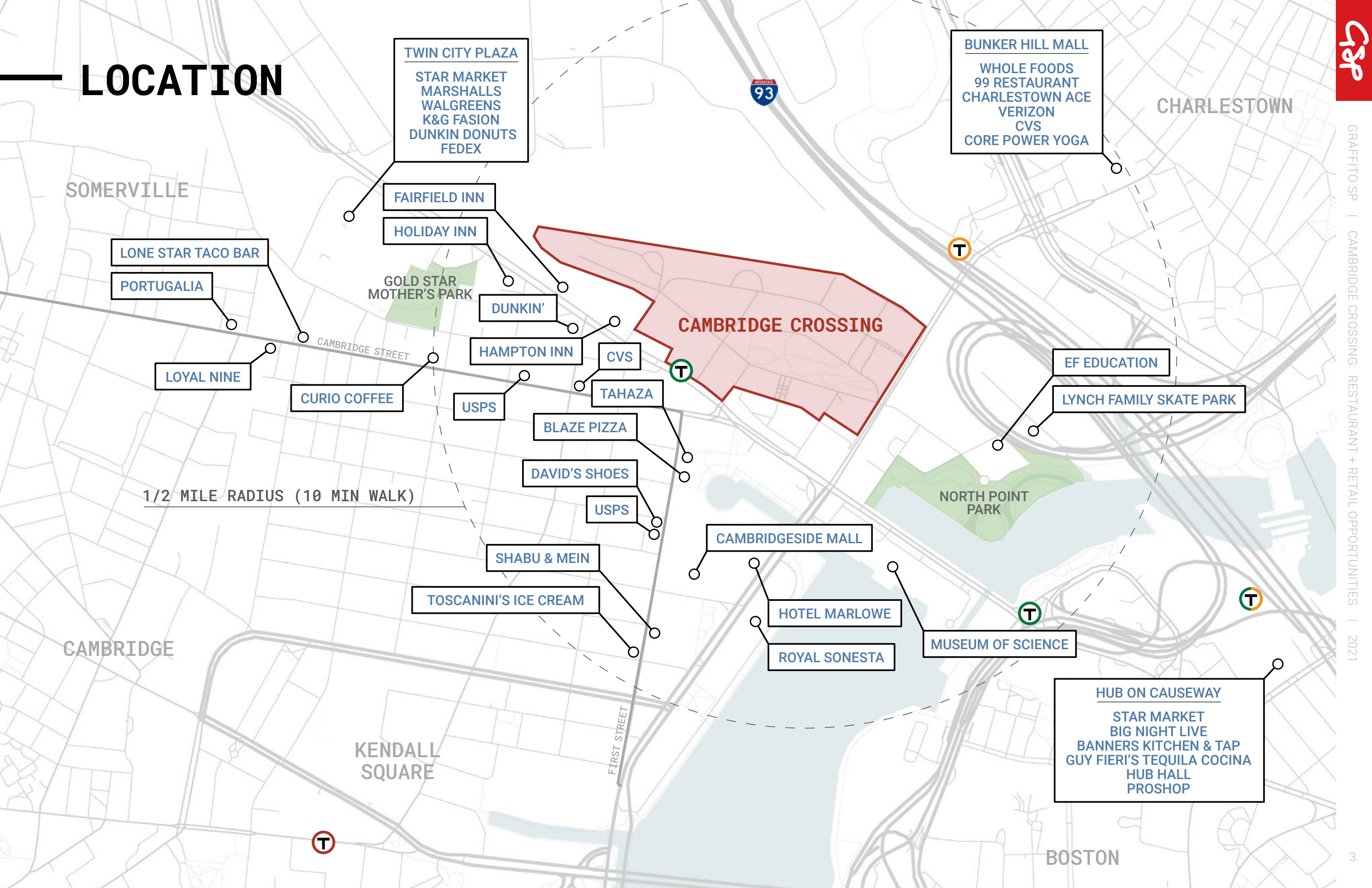
43 total acres

EAST CAMBRIDGE

11 acres of open space

Cambridge Crossing is a mixed-use, transit-rich neighborhood for creators, residents, and urban explorers.

LOCATION



IN THE NEIGHBORHOOD



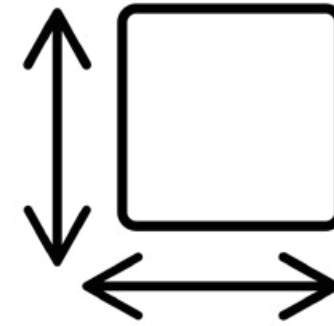
5,000

CX residential units existing and in development



100,000+

square feet of eclectic retail and dining in CX



2.1

million square feet of CX science and tech space



10,000

daily entries (Orange & Green 2020)

LARGEST EMPLOYERS:



CX TODAY



— CAFE BEATRICE AT THE SHED



TATTE BAKERY AT 222 JACOBS



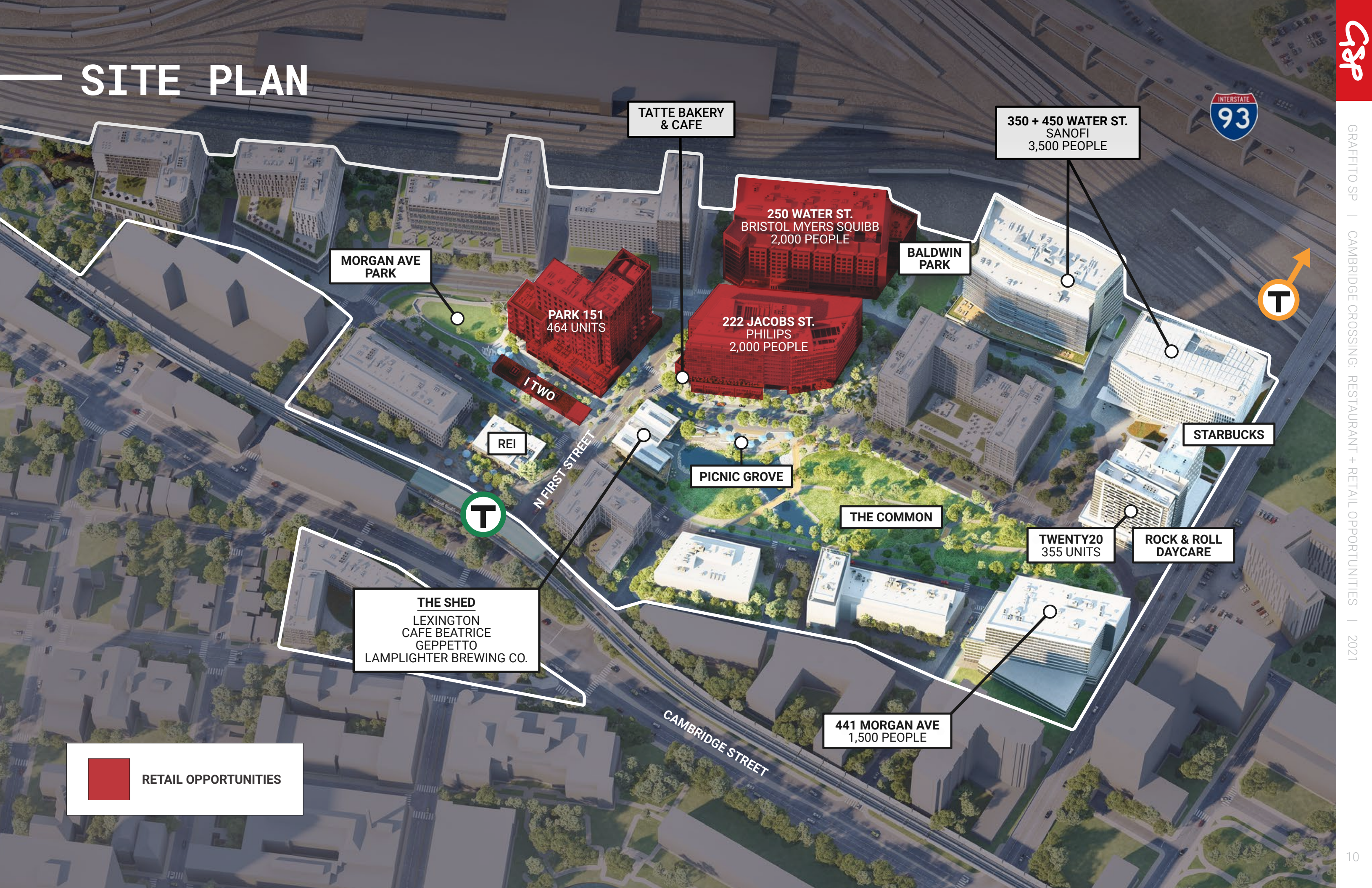
CX PROGRAMMING IN THE COMMON



MORGAN AVE PARK AND PEDESTRIAN PLAZA



SITE PLAN



TATTE BAKERY & CAFE

**350 + 450 WATER ST.
SANOFI
3,500 PEOPLE**

**250 WATER ST.
BRISTOL MYERS SQUIBB
2,000 PEOPLE**

BALDWIN PARK

MORGAN AVE PARK

**PARK 151
464 UNITS**

**222 JACOBS ST.
PHILIPS
2,000 PEOPLE**

REI

I TWO

PICNIC GROVE

STARBUCKS

THE COMMON

**TWENTY20
355 UNITS**

**ROCK & ROLL
DAYCARE**

**THE SHED
LEXINGTON
CAFE BEATRICE
GEPPETTO
LAMPLIGHTER BREWING CO.**

**441 MORGAN AVE
1,500 PEOPLE**

 **RETAIL OPPORTUNITIES**






222 JACOBS STREET

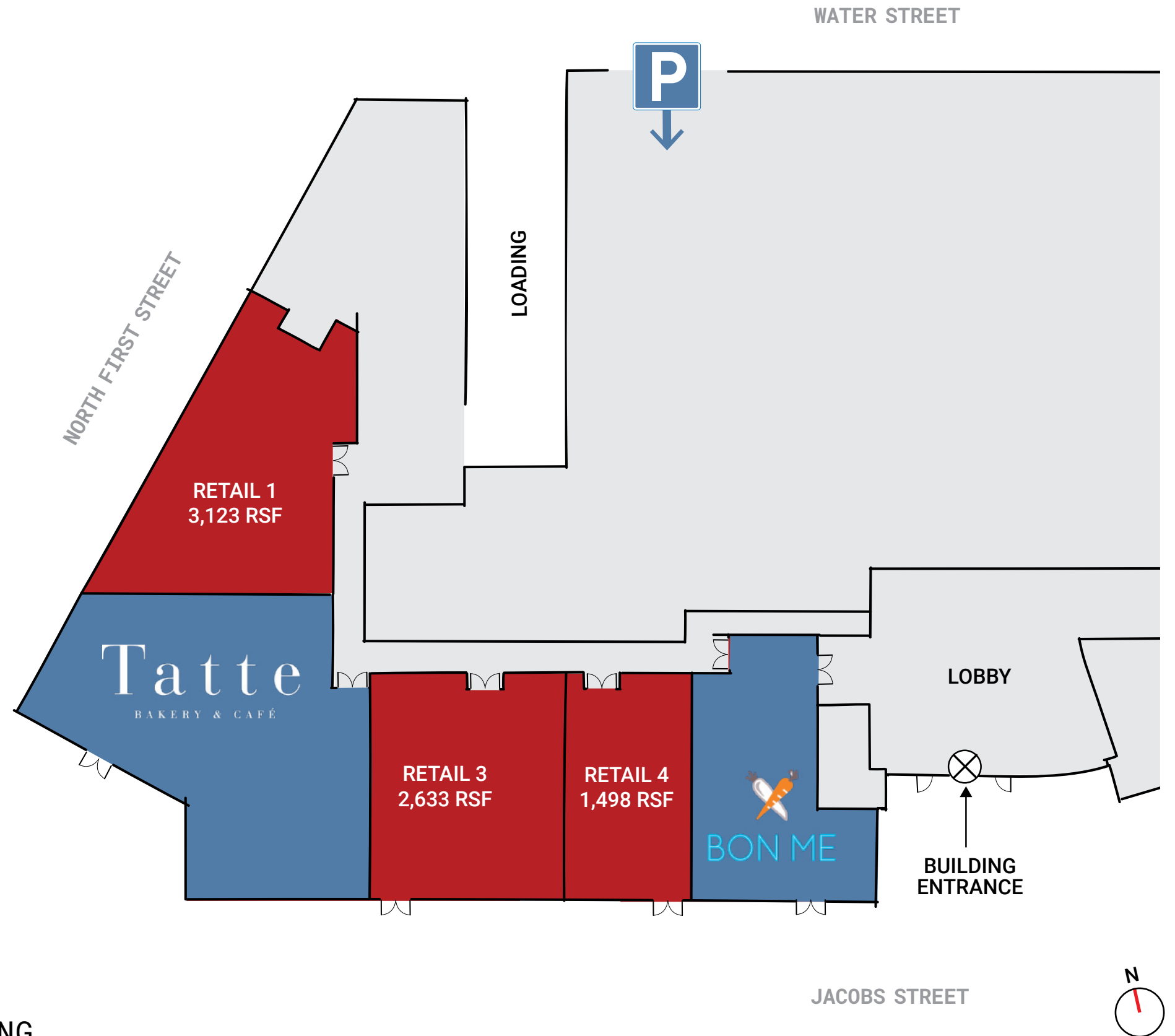
6,451 RSF AVAILABLE



222 JACOBS STREET

222 Jacobs Street is a newly constructed 430,000 square foot, 9-story life science and technology building with 14,000 square feet of vibrant ground floor retail anchored by Tatte Bakery & Cafe. As of 2019, the office/lab space upstairs is occupied by Philips and Cerevel Therapeutics totaling approximately 2,000 employees.

-  AVAILABLE NOW
-  SHELL DELIVERY
-  6,451 RSF, SUBDIVIDABLE
-  21'+ CEILING HEIGHTS
-  PICNIC GROVE OUTDOOR SEATING



250 WATER STREET

6,424 RSF AVAILABLE



250 WATER STREET

250 Water Street is a 504,000 square foot, 9-story science and technology building fully leased to Bristol Myers Squibb with plans to occupy in early 2023. Approximately 6,000 square feet of active ground floor retail available for lease.



AVAILABLE SPRING 2022



SHELL DELIVERY



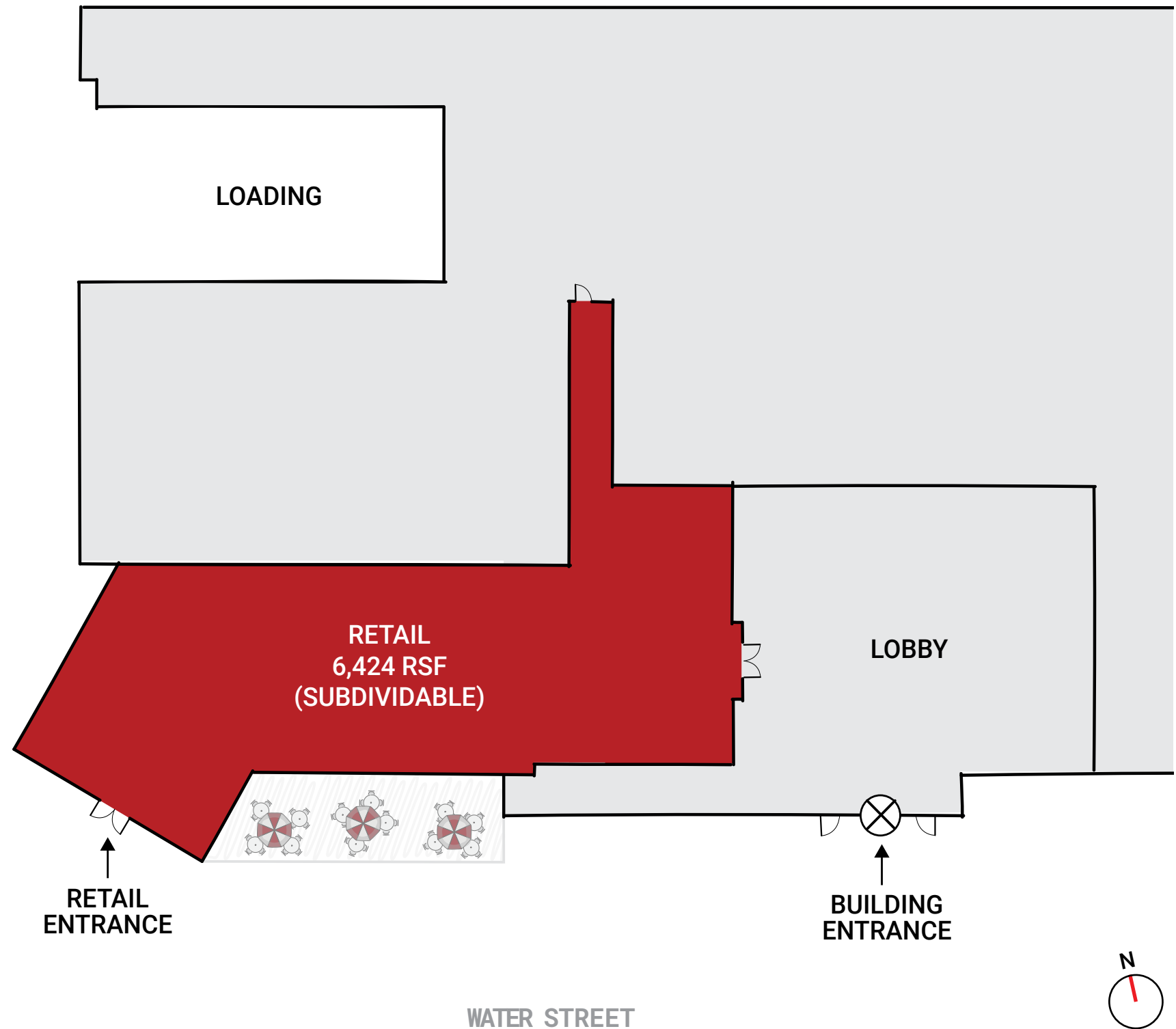
6,424 RSF, SUBDIVIDABLE



18'+ CEILING HEIGHTS



STOREFRONT PATIO



PARK 151

18,000+ RSF AVAILABLE



PARK 151

Park 151 is a 468-unit, 20-story multi-family building with over 20,000 square feet of active ground floor retail space located in the heart of Cambridge Crossing. The building will open in the fall of 2022 alongside the The Point that includes a splash pad, event lawn and other outdoor amenities.



AVAILABLE FALL 2022



SHELL DELIVERY



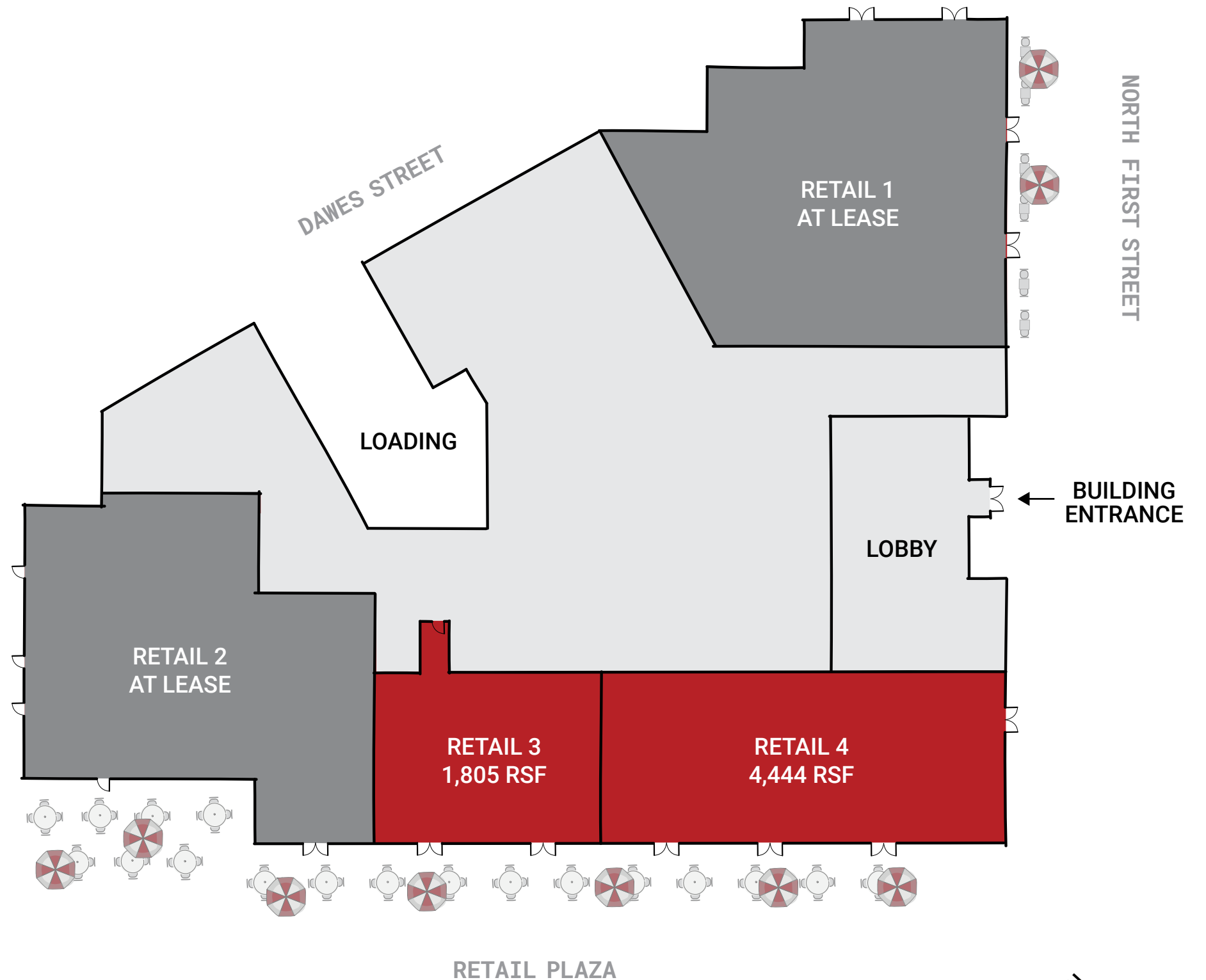
18,000+ RSF, SUBDIVIDABLE



16'+ CEILING HEIGHTS



STOREFRONT PATIO



I TWO

6,000+ RSF AVAILABLE



I TWO

Affectionately known as “Little I,” this 6,000 square foot, stand-alone, retail jewel box at the intersection of the key retail and open space corridors connecting all of Cambridge Crossing. These two buildings, which read as one, can be subdivided in many different ways to accommodate a mix of neighborhood retail and food uses.



AVAILABLE Q1 2023



SHELL DELIVERY



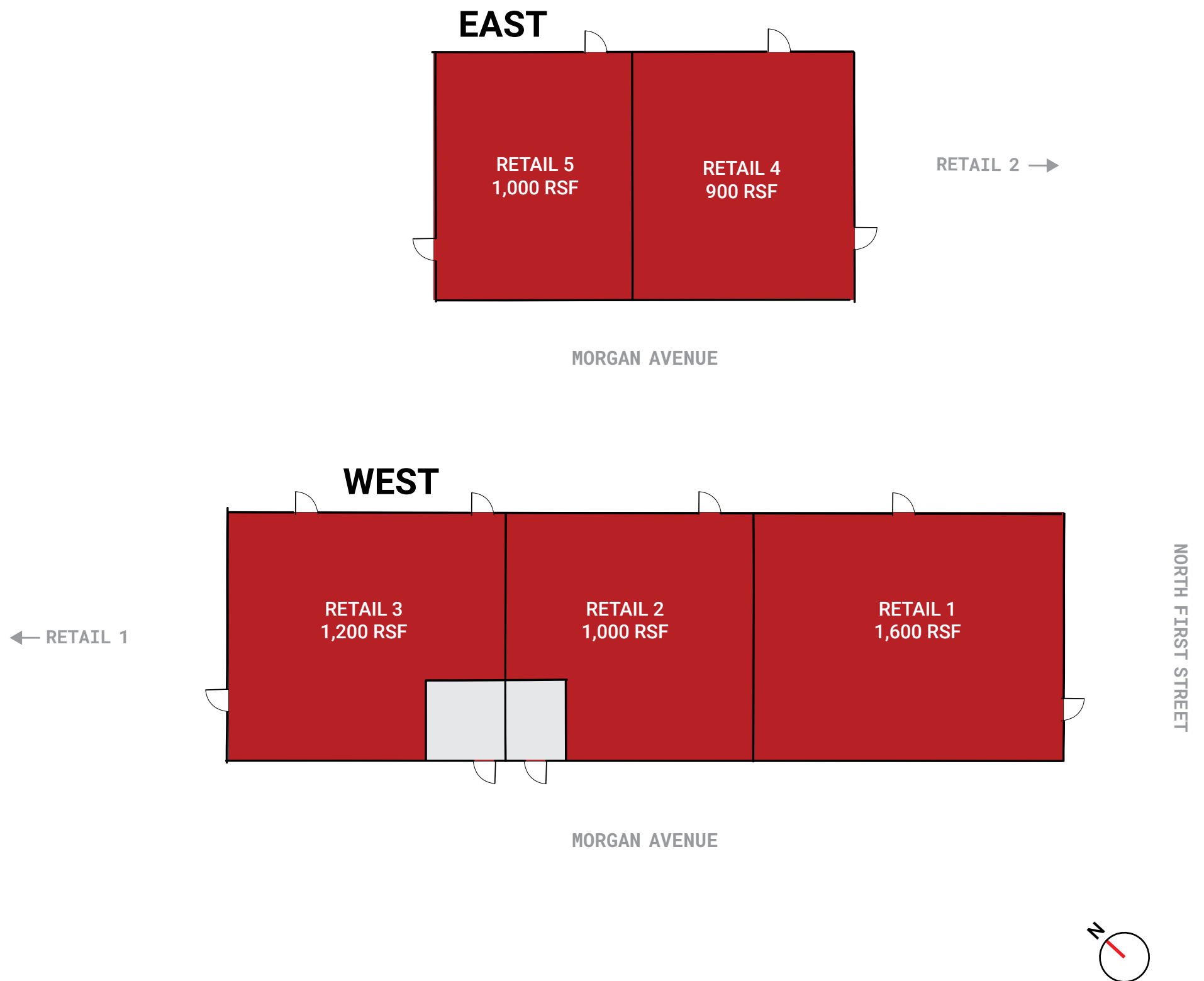
6,000+ RSF, SUBDIVIDABLE



14'+ CEILING HEIGHTS



STOREFRONT PATIO



LET'S TALK

Graffito is seeking dynamic, independent businesses, as well as, select regional and national tenants, to complement the evolving retail ecosystem at Cambridge Crossing.



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