

101 CAMBRIDGE PARK DRIVE 2,840 SF RETAIL + CAFE





# PROJECT ORIENTATION

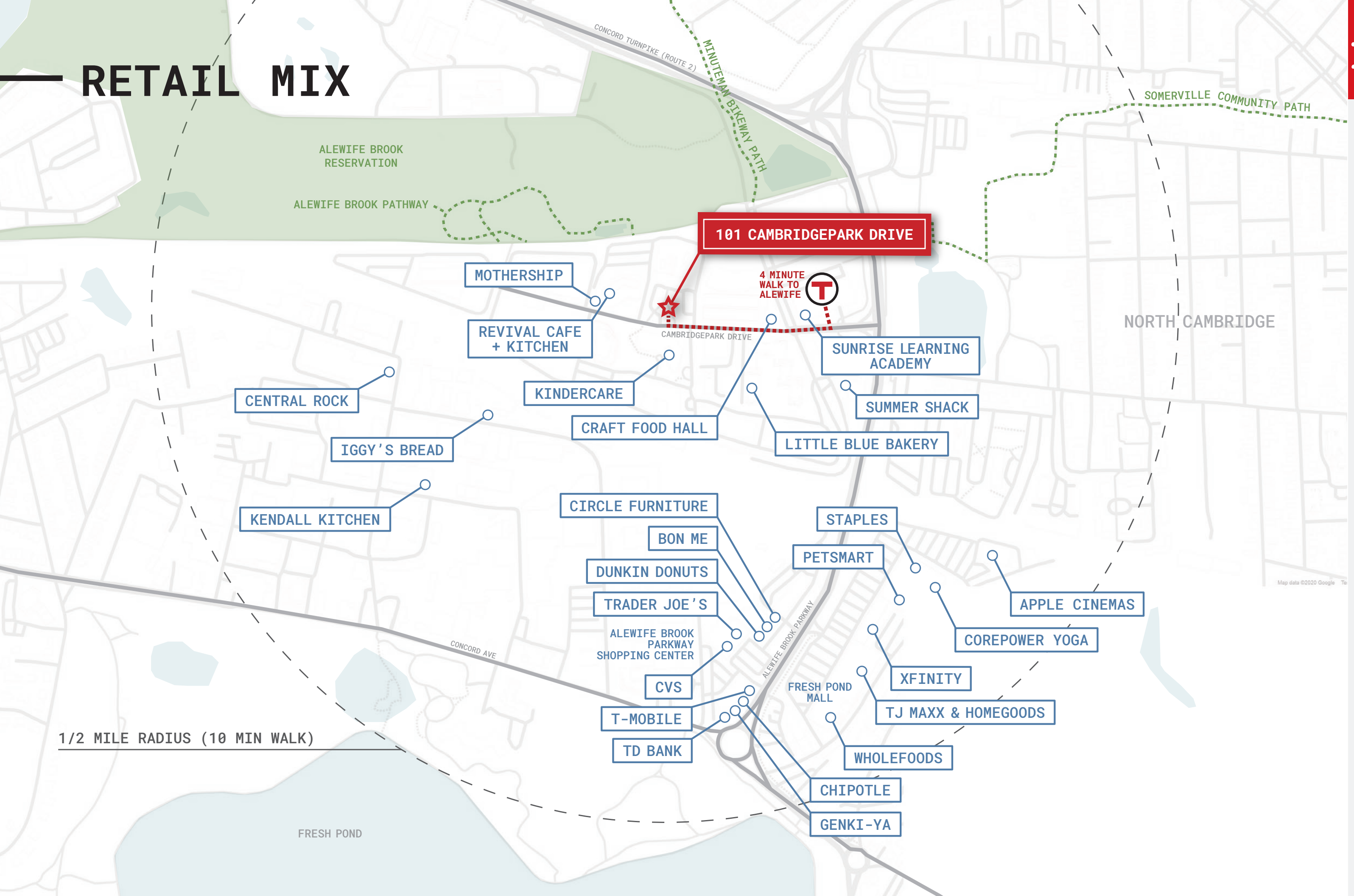
Cambridgepark Drive is adjacent to one of the regions most active transit nodes, Alewife Station as well as an existing, and increasing, density of office, lab and residential units. This area also boasts a world-class public realm comprised of the Alewife Brook Reservation and Minuteman Bike Trail.

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.

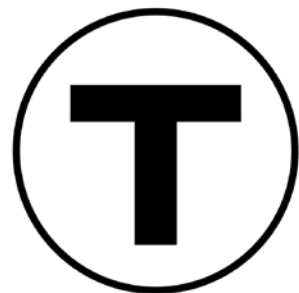




# RETAIL MIX



# IN THE NEIGHBORHOOD



**12,500**

daily red line ridership  
at Alewife Station



**10**

mile Minuteman Bike Path  
terminus



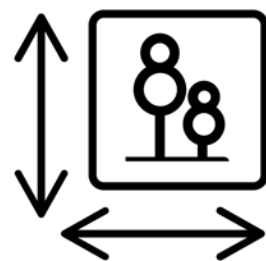
**35,000**

daytime population in  
one mile radius



**113,000**

median household income  
in one mile radius



**136**

acres in Alewife Brook  
Reservation State Park



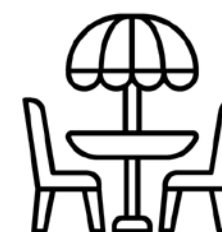
**1,800**

new residential  
units



**45**

life science  
neighbors



**9,000**

square feet of  
outdoor boardwalk





View from Cambridgepark Drive





Boardwalk adjacent to  
101 Cambridgepark Drive





101 CAMBRIDGE PARK

Entrance to connected lobby



# THE OPPORTUNITY

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



AVAILABLE NOW



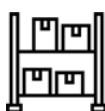
HARD CORNER WITH DIRECT LOBBY ACCESS



16' CEILINGS



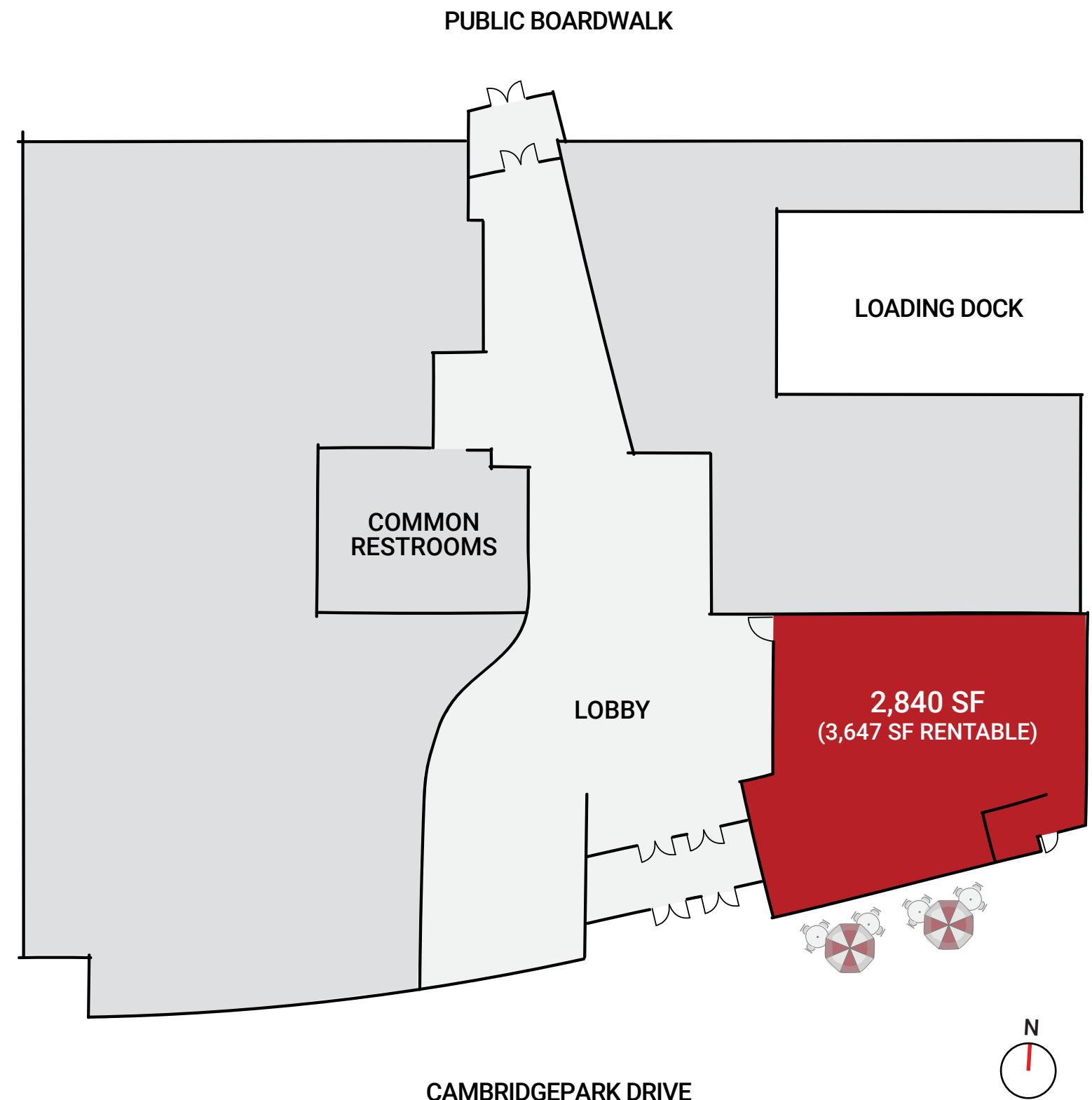
OUTDOOR PATIO



480 SF DEDICATED STORAGE SPACE



DEDICATED PARKING AND BIKE STORAGE





# 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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