

# CAMBRIDGE CROSSING RESTAURANT + RETAIL OPPORTUNITIES



# PROJECT ORIENTATION



FINANCIAL DISTRICT

BOSTON

BACK BAY

NORTH STATION

**4.5M** total square feet

KENDALL SQUARE

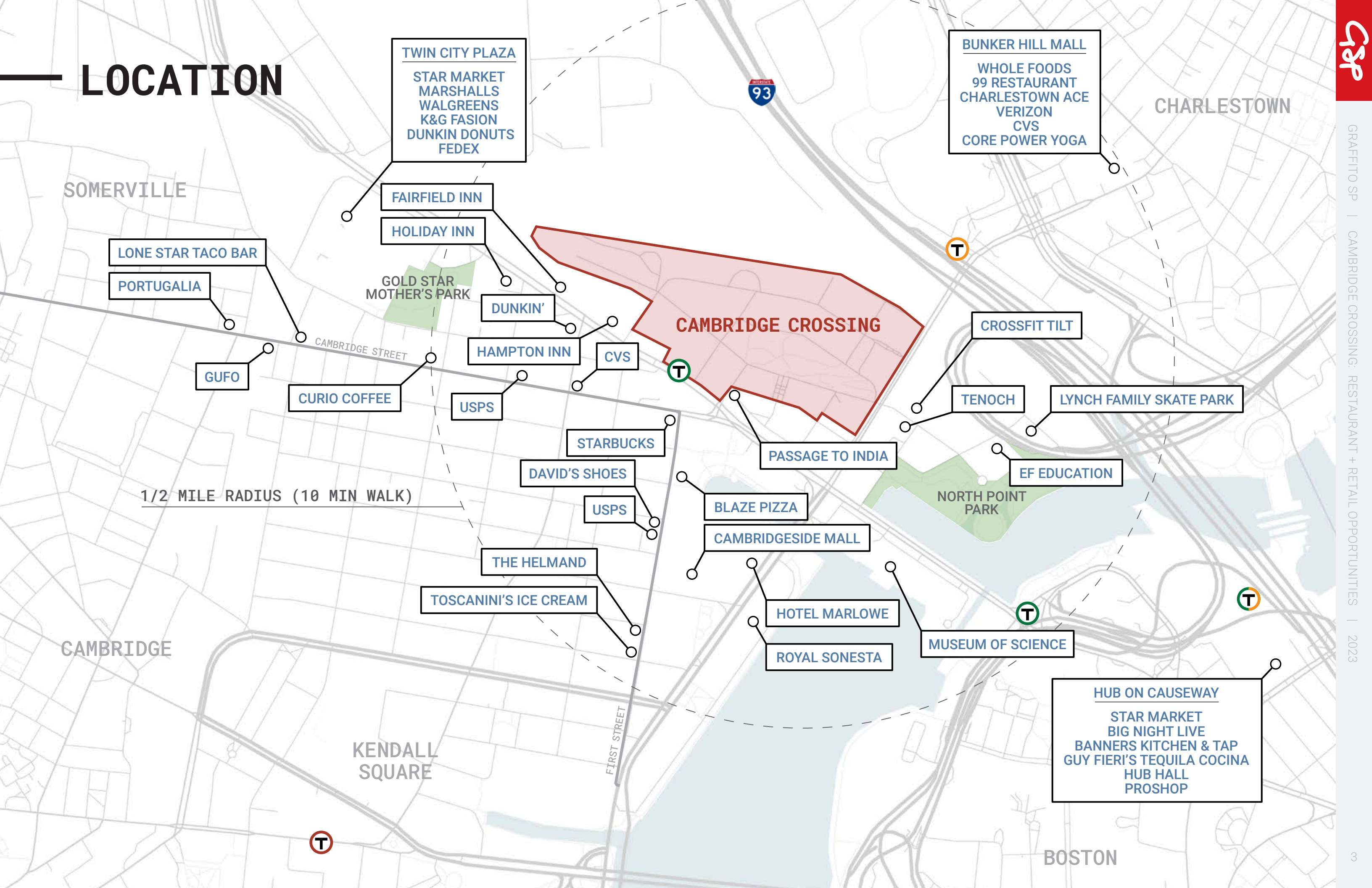
**43** total acres

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



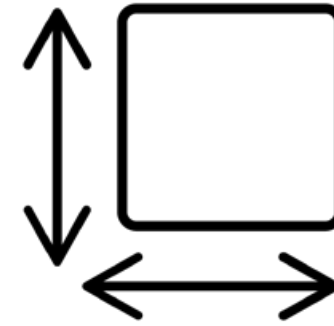
**5,000**

CX residential units existing and in development



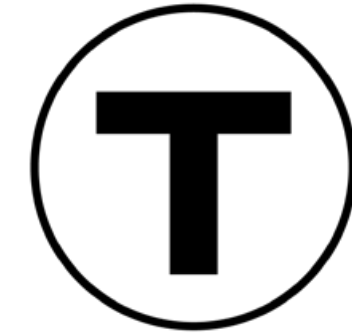
**100,000+**

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



INTERSTATE  
93

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# CX RETAIL



The Lexington, Cafe Beatrice, and Geppetto



Lamplighter Brewing Co.



Tatte Bakery & Cafe



REI Co-Op

# CX PROGRAMMING



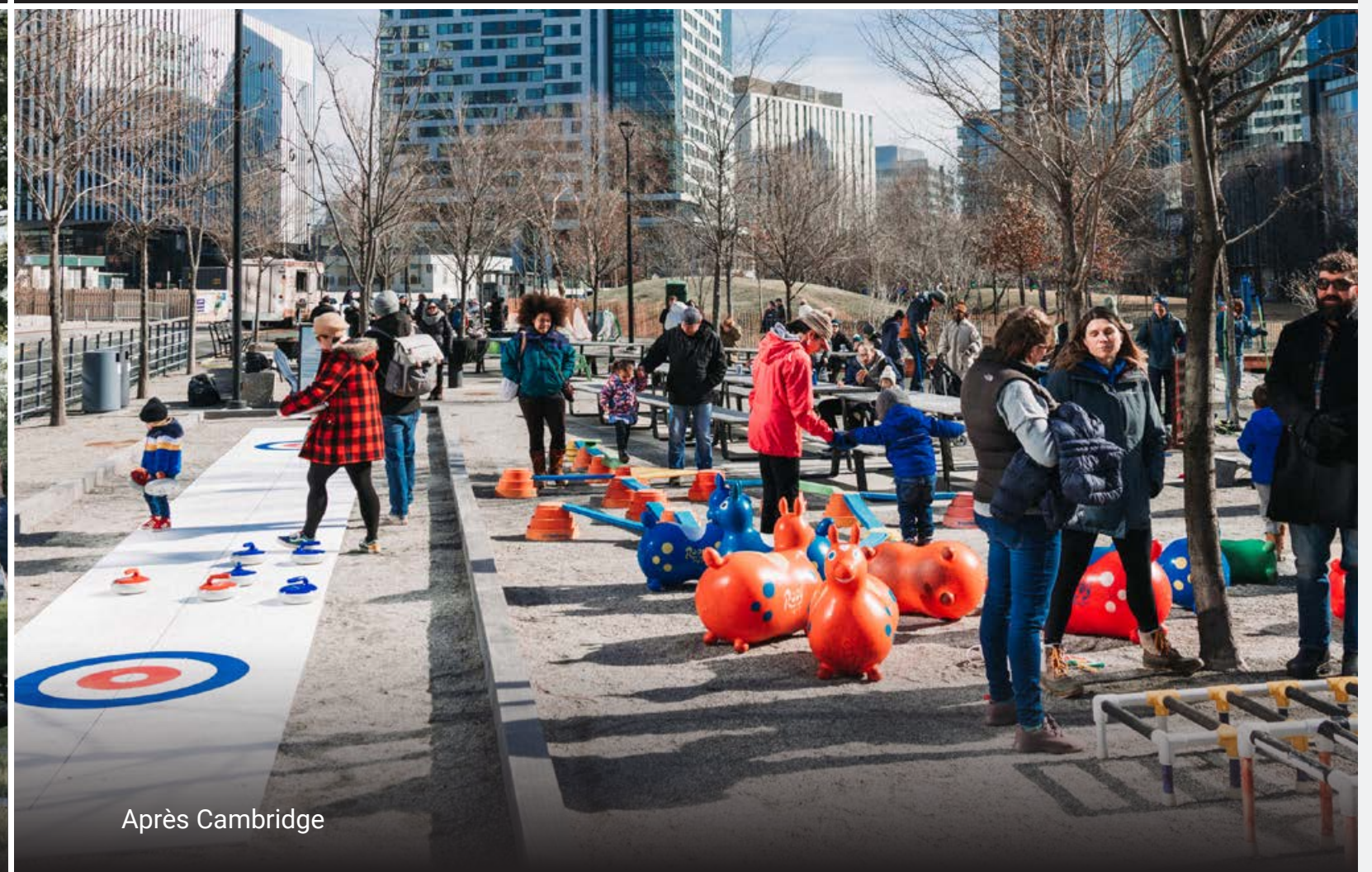
CX Summer Nights



CX Movie Nights

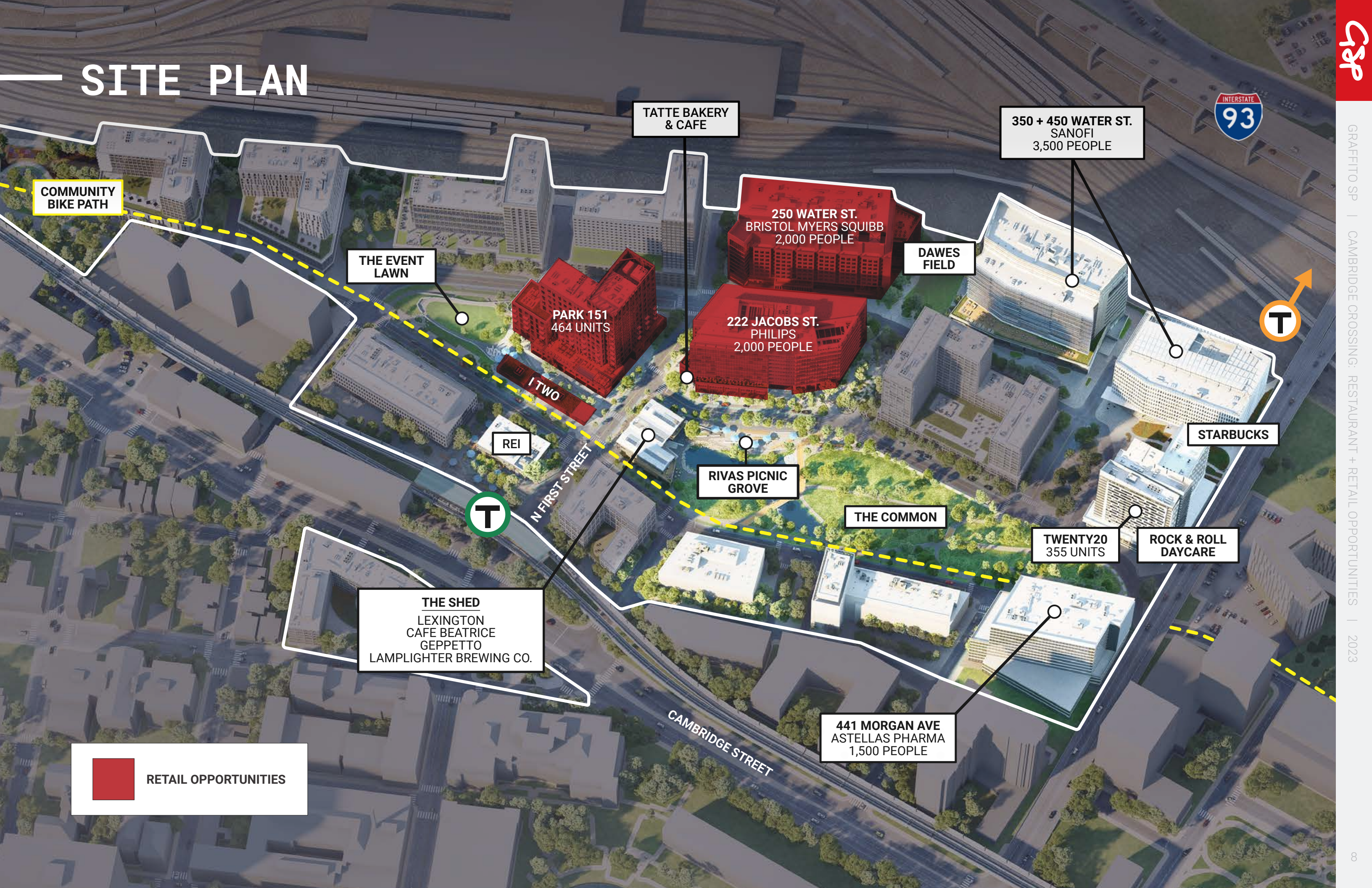



CX Fit



Après Cambridge

# SITE PLAN



 **RETAIL OPPORTUNITIES**



# 222 JACOBS STREET



# 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



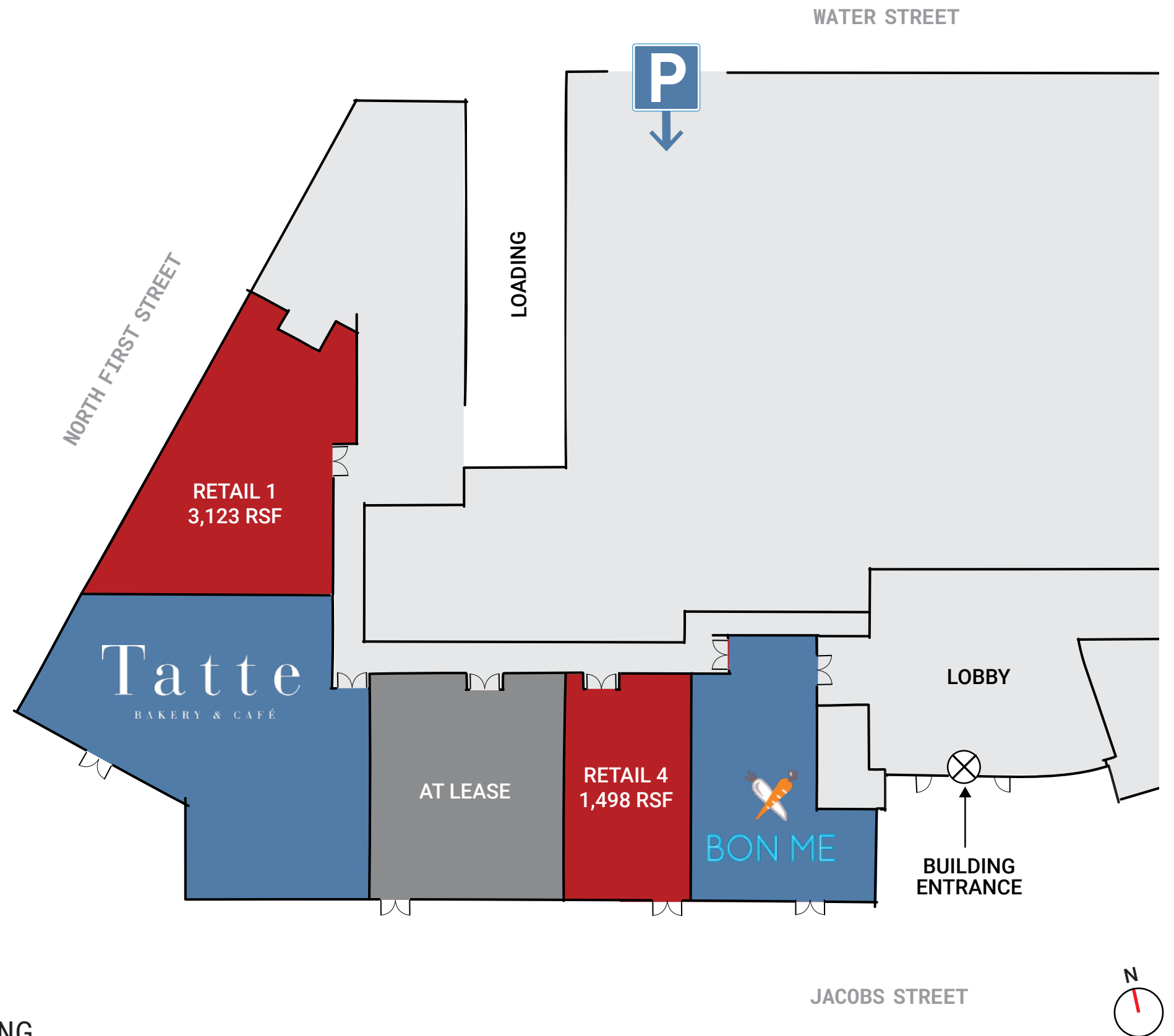
6,451 RSF, SUBDIVIDABLE



21'+ CEILING HEIGHTS



PICNIC GROVE OUTDOOR SEATING



# 250 WATER STREET



# 250 WATER STREET

250 Water Street is a 504,000 square foot, 9-story science and technology building fully leased and occupied by Bristol Myers Squibb. Approximately 6,400 square feet of active ground floor retail available for lease.



AVAILABLE NOW



SHELL DELIVERY



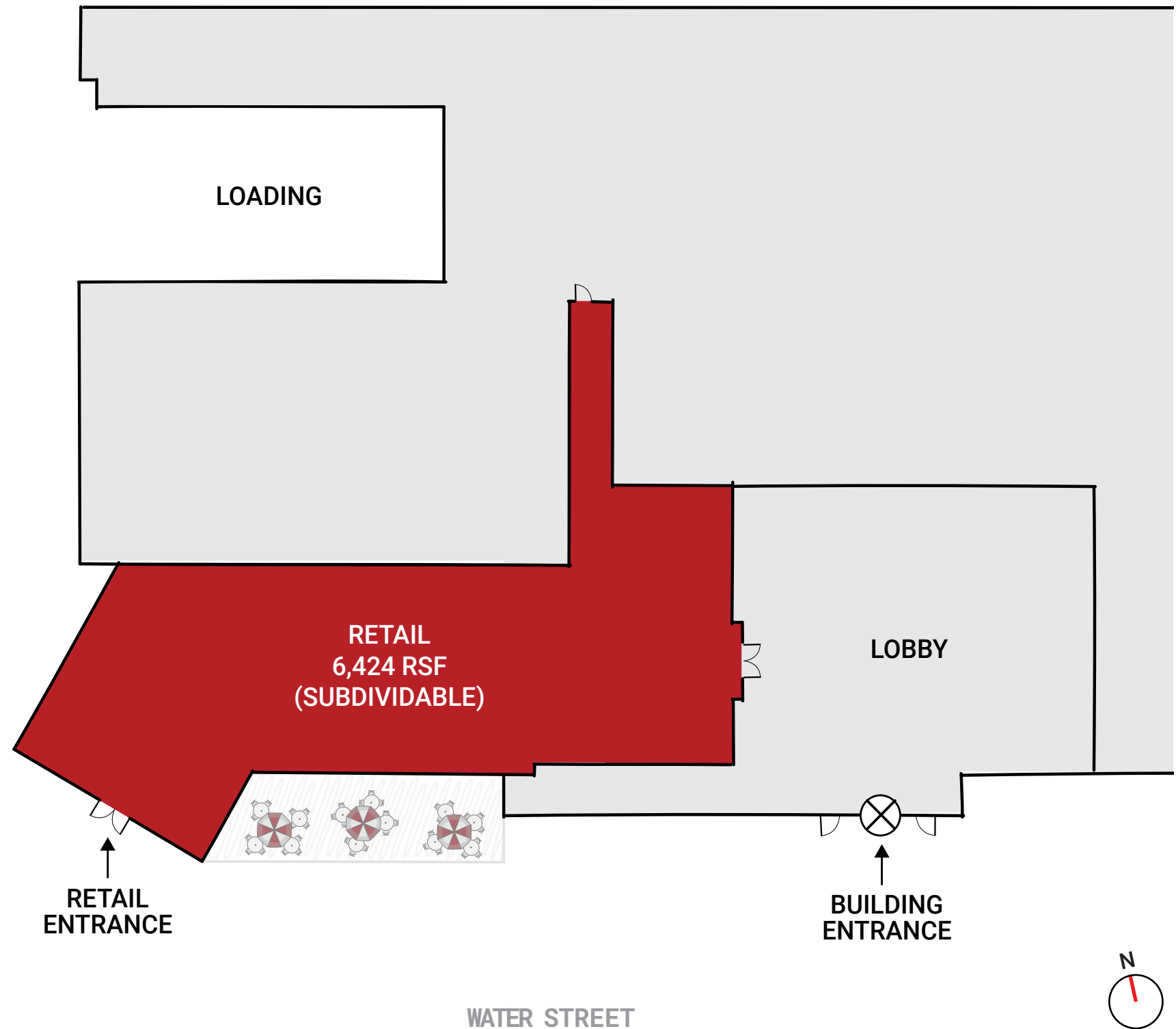
6,424 RSF, SUBDIVIDABLE



18'+ CEILING HEIGHTS



STOREFRONT PATIO



# PARK 151



# PARK 151

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



AVAILABLE NOW



SHELL DELIVERY



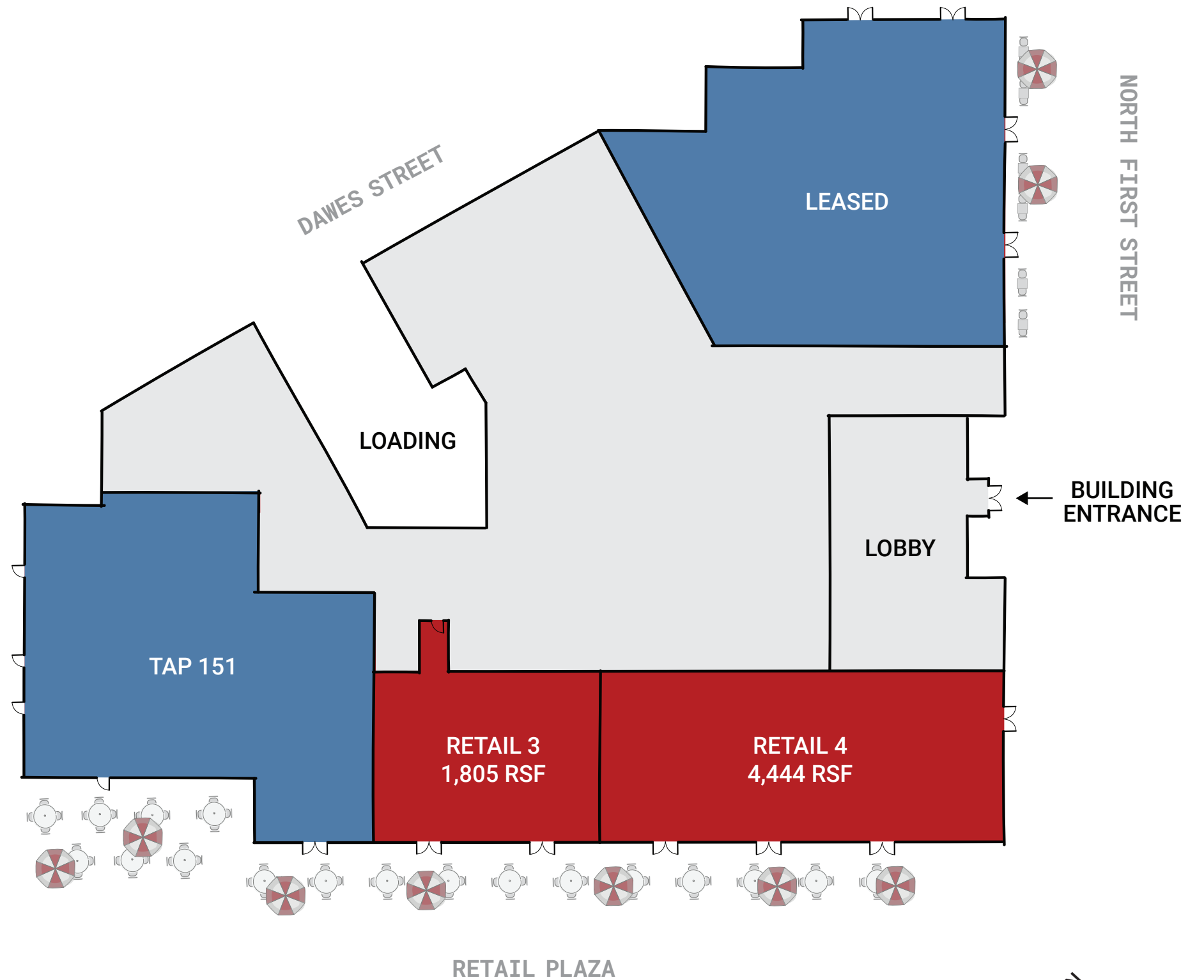
12,000+ RSF, SUBDIVIDABLE



16'+ CEILING HEIGHTS



STOREFRONT PATIO



# I TWO



# I TWO

Affectionately known as “Little I,” this 6,000 square foot, stand-alone, retail jewel box is located 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 NOW



SHELL DELIVERY



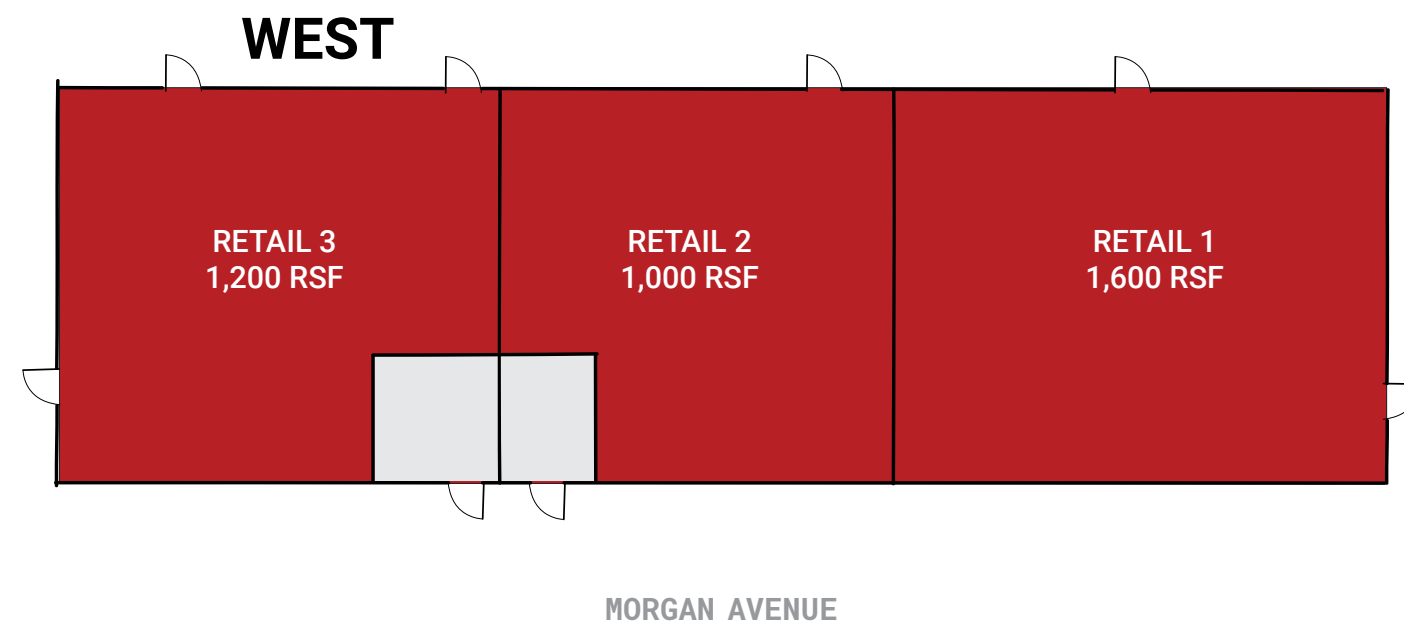
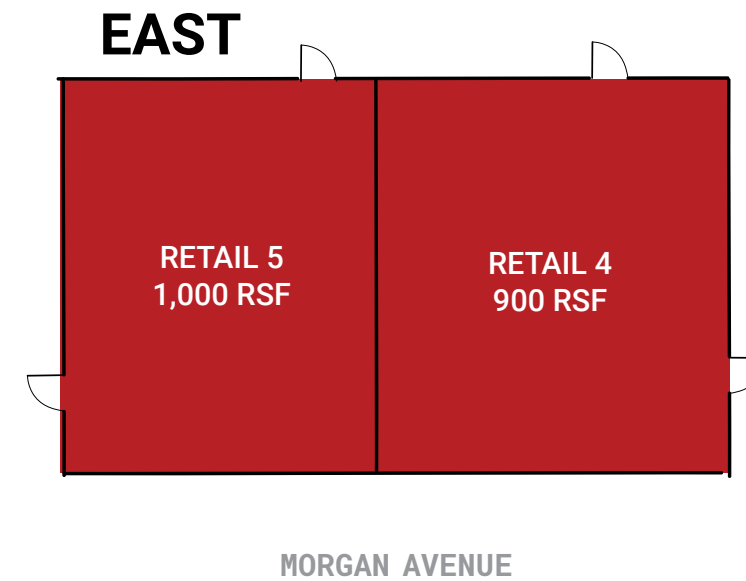
6,000+ RSF, SUBDIVIDABLE



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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