

CAMBRIDGE CROSSING RESTAURANT + RETAIL OPPORTUNITIES



PROJECT ORIENTATION



FINANCIAL DISTRICT

BOSTON

BACK BAY

NORTH STATION

4.5M total square feet

KENDALL SQUARE

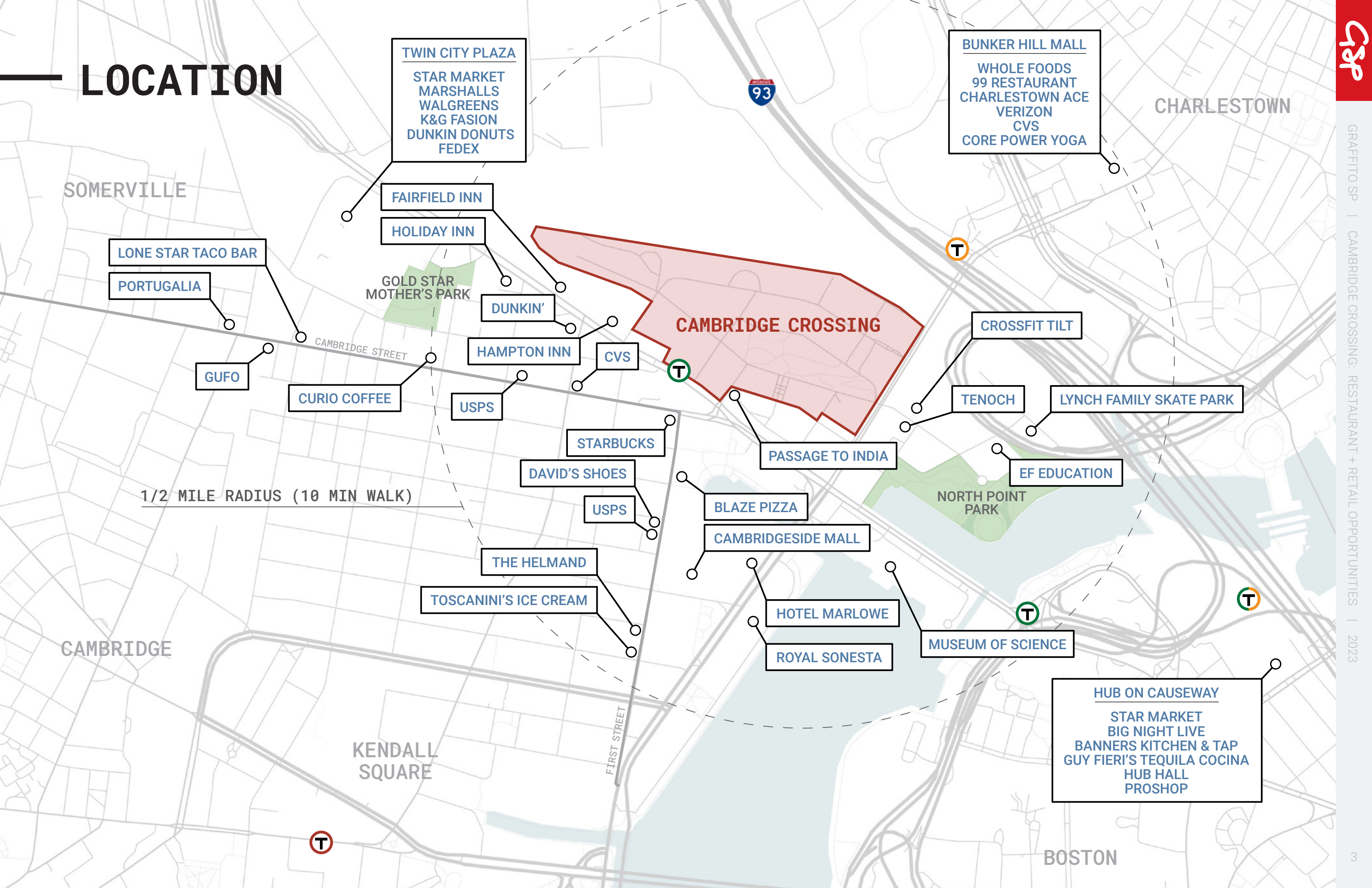
43 total acres

EAST CAMBRIDGE

11 acres of open space

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

LOCATION



TWIN CITY PLAZA
 STAR MARKET
 MARSHALLS
 WALGREENS
 K&G FASION
 DUNKIN DONUTS
 FEDEX

BUNKER HILL MALL
 WHOLE FOODS
 99 RESTAURANT
 CHARLESTOWN ACE
 VERIZON
 CVS
 CORE POWER YOGA

FAIRFIELD INN
HOLIDAY INN

LONE STAR TACO BAR
PORTUGALIA

GOLD STAR
 MOTHER'S PARK

DUNKIN'
HAMPTON INN

CAMBRIDGE CROSSING

CROSSFIT TILT

GUFO

CURIO COFFEE

USPS

CVS

TENOCH

LYNCH FAMILY SKATE PARK

1/2 MILE RADIUS (10 MIN WALK)

STARBUCKS

PASSAGE TO INDIA

EF EDUCATION

DAVID'S SHOES

NORTH POINT PARK

USPS

BLAZE PIZZA

CAMBRIDGESIDE MALL

THE HELMAND

HOTEL MARLOWE

MUSEUM OF SCIENCE

TOSCANINI'S ICE CREAM

ROYAL SONESTA

HUB ON CAUSEWAY
 STAR MARKET
 BIG NIGHT LIVE
 BANNERS KITCHEN & TAP
 GUY FIERI'S TEQUILA COCINA
 HUB HALL
 PROSHOP

CAMBRIDGE

KENDALL
 SQUARE

FIRST STREET

BOSTON

IN THE NEIGHBORHOOD



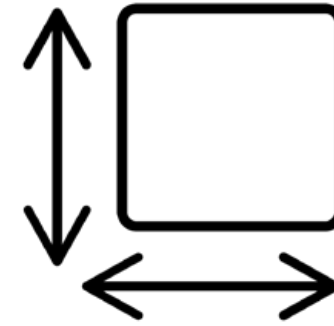
5,000

CX residential units existing and in development



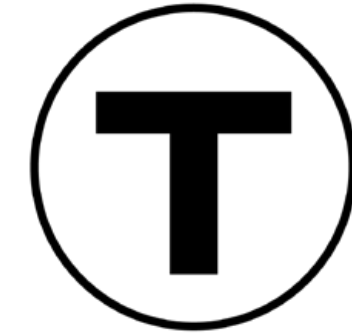
100,000+

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

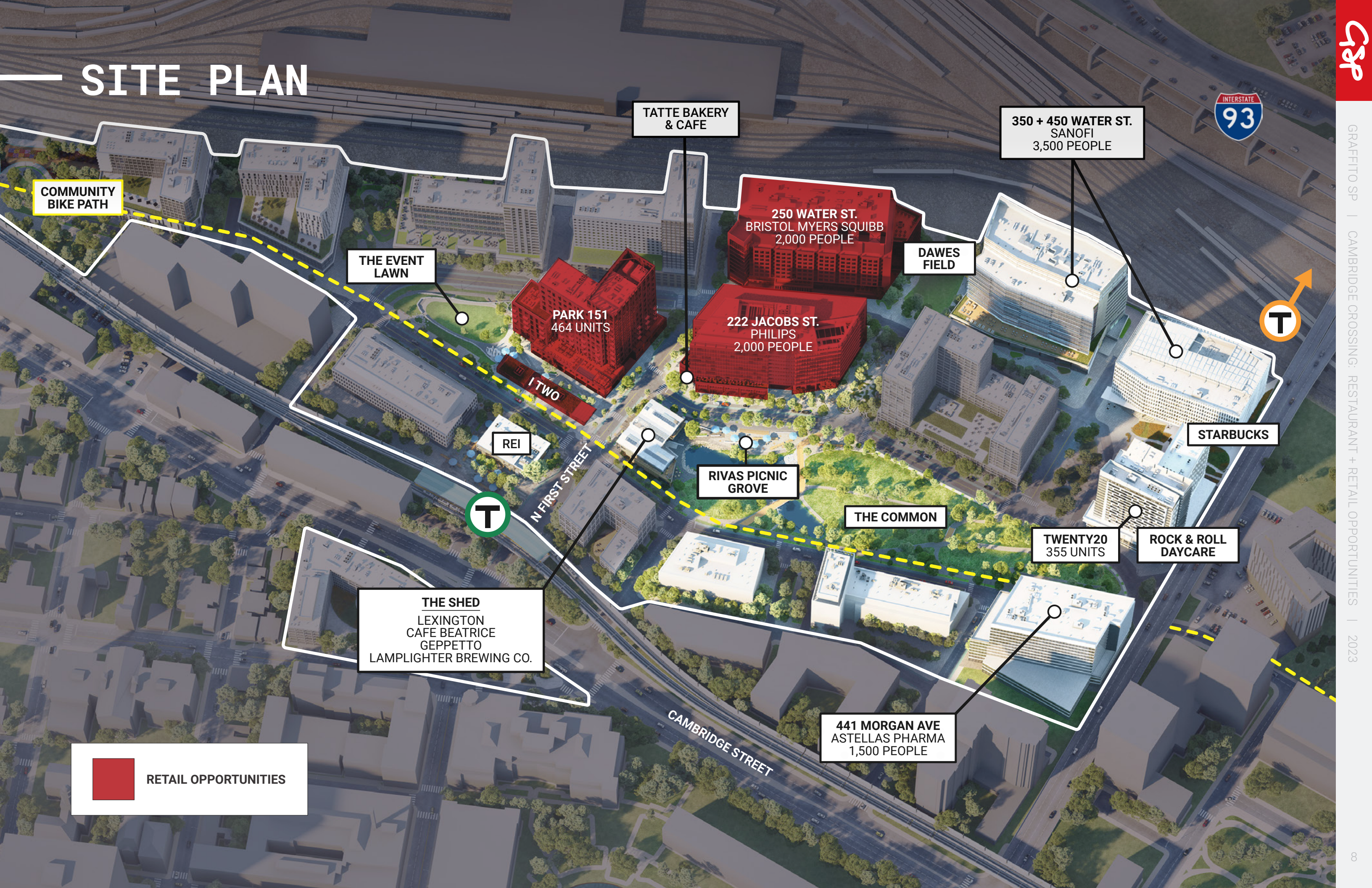


CX Fit



Après Cambridge

SITE PLAN



COMMUNITY BIKE PATH

THE EVENT LAWN

THE EVENT LAWN

TATTE BAKERY & CAFE

350 + 450 WATER ST.
SANOFI
3,500 PEOPLE

250 WATER ST.
BRISTOL MYERS SQUIBB
2,000 PEOPLE

DAWES FIELD

PARK 151
464 UNITS

222 JACOBS ST.
PHILIPS
2,000 PEOPLE

STARBUCKS

REI

RIVAS PICNIC GROVE

THE COMMON


TWENTY20
355 UNITS

ROCK & ROLL DAYCARE

T

THE SHED
LEXINGTON
CAFE BEATRICE
GEPPETTO
LAMPLIGHTER BREWING CO.

441 MORGAN AVE
ASTELLAS PHARMA
1,500 PEOPLE

 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



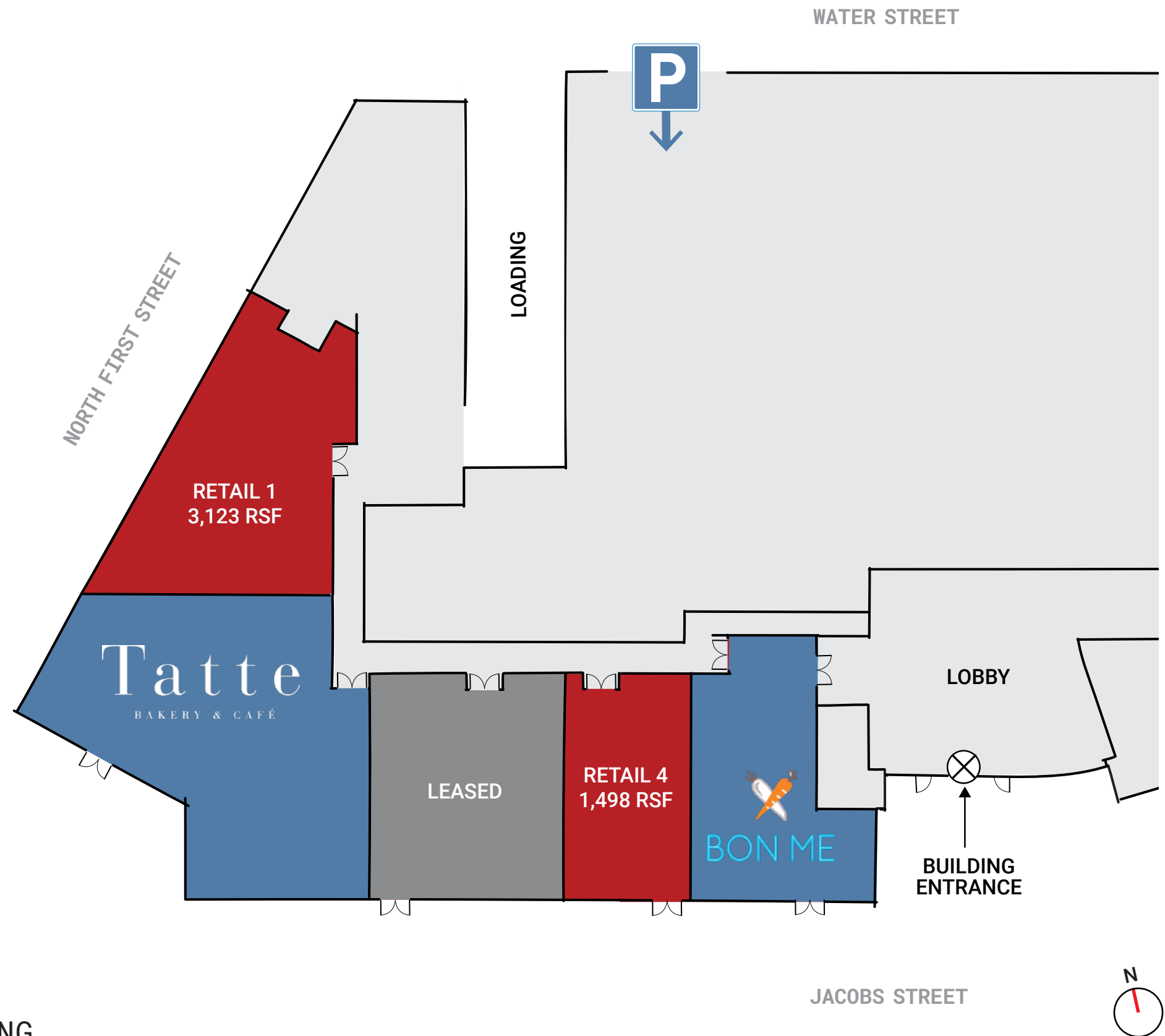
6,451 RSF, SUBDIVIDABLE



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



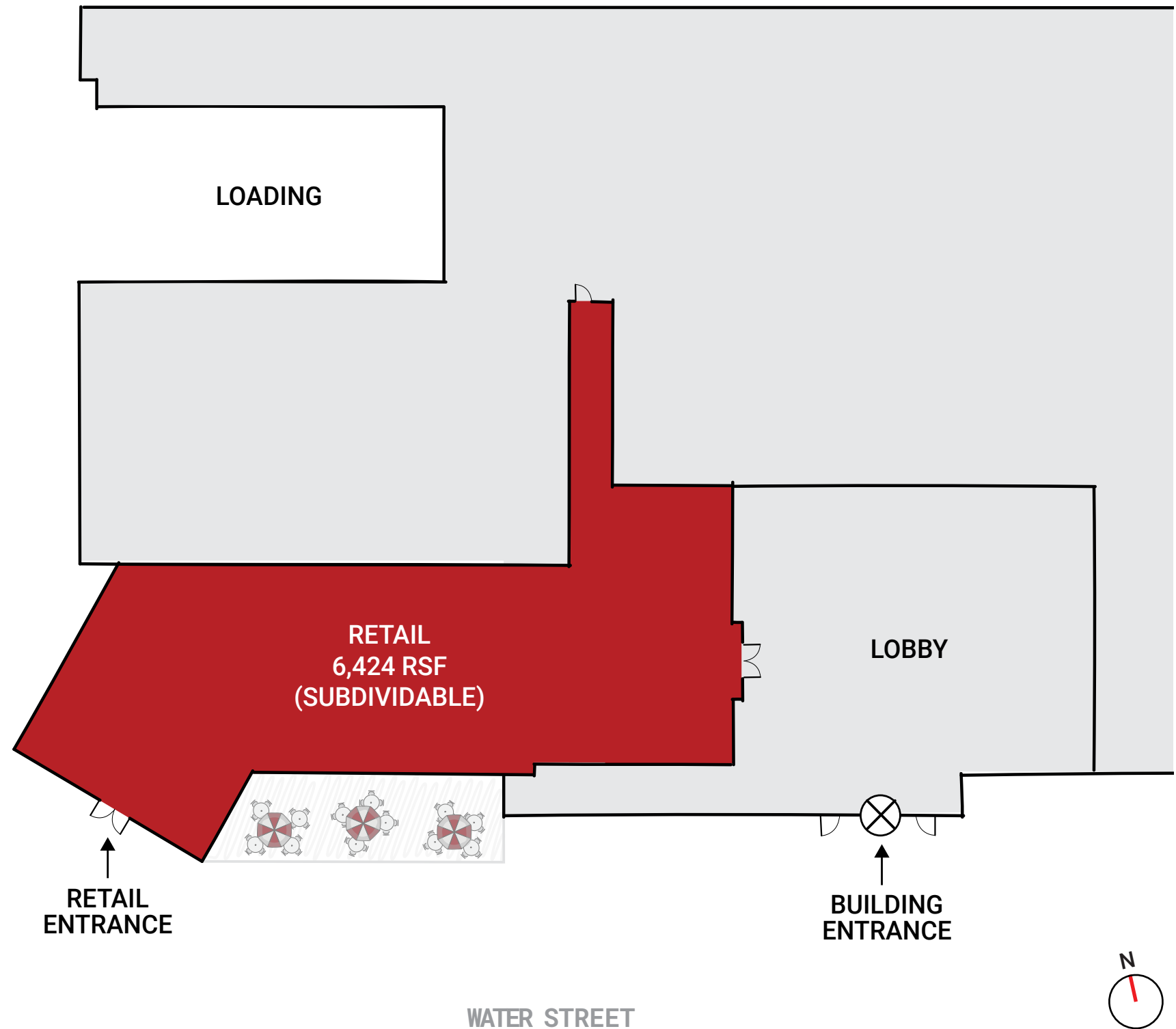
6,424 RSF, SUBDIVIDABLE



18'+ CEILING HEIGHTS



STOREFRONT PATIO








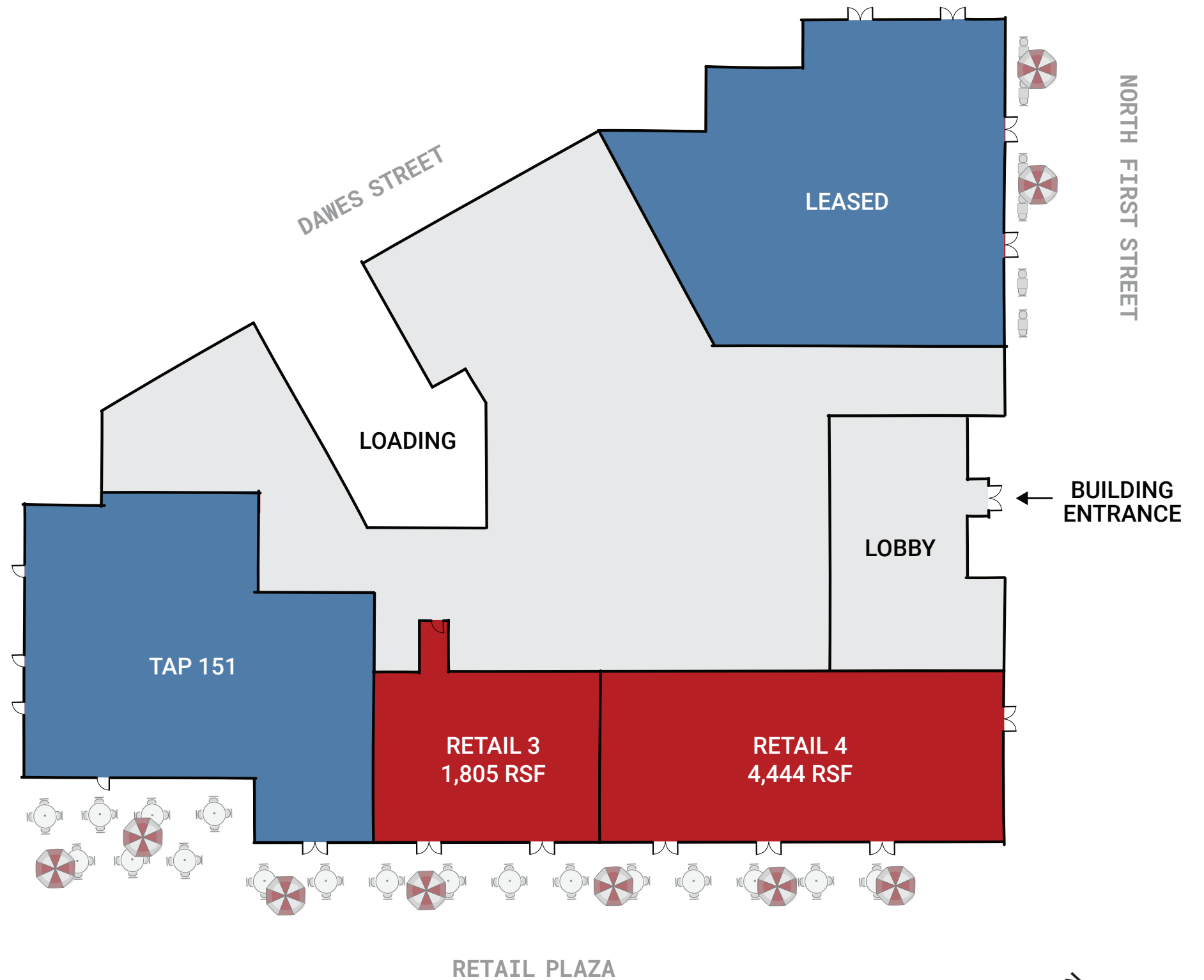
PARK 151



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



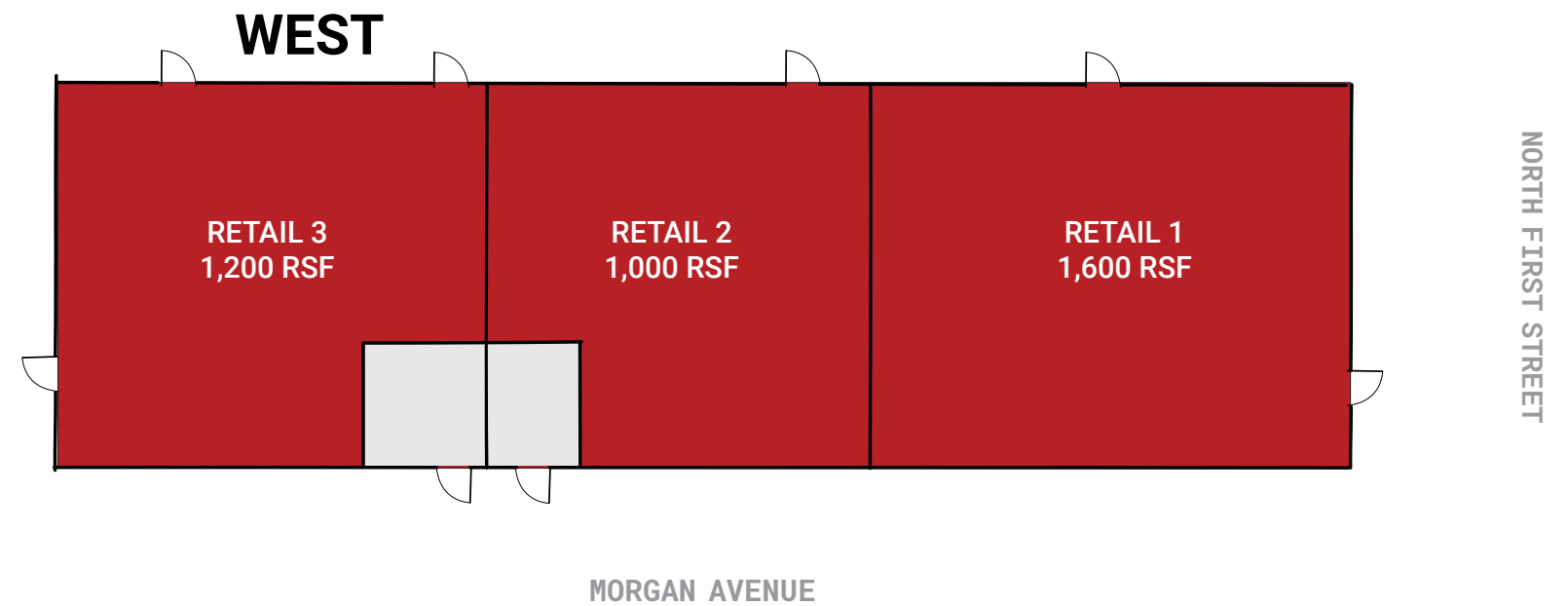
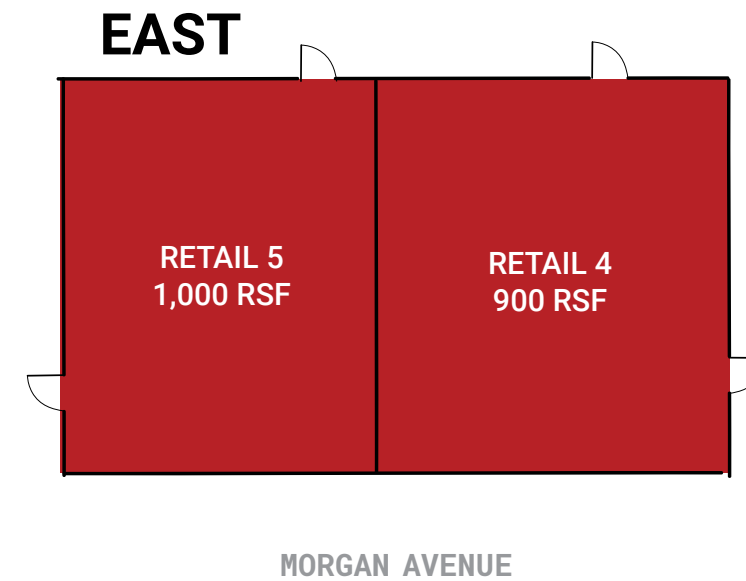
6,000+ RSF, SUBDIVIDABLE



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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