

181 MORGAN AVE CX RETAIL OPPORTUNITY



PROJECT OVERVIEW

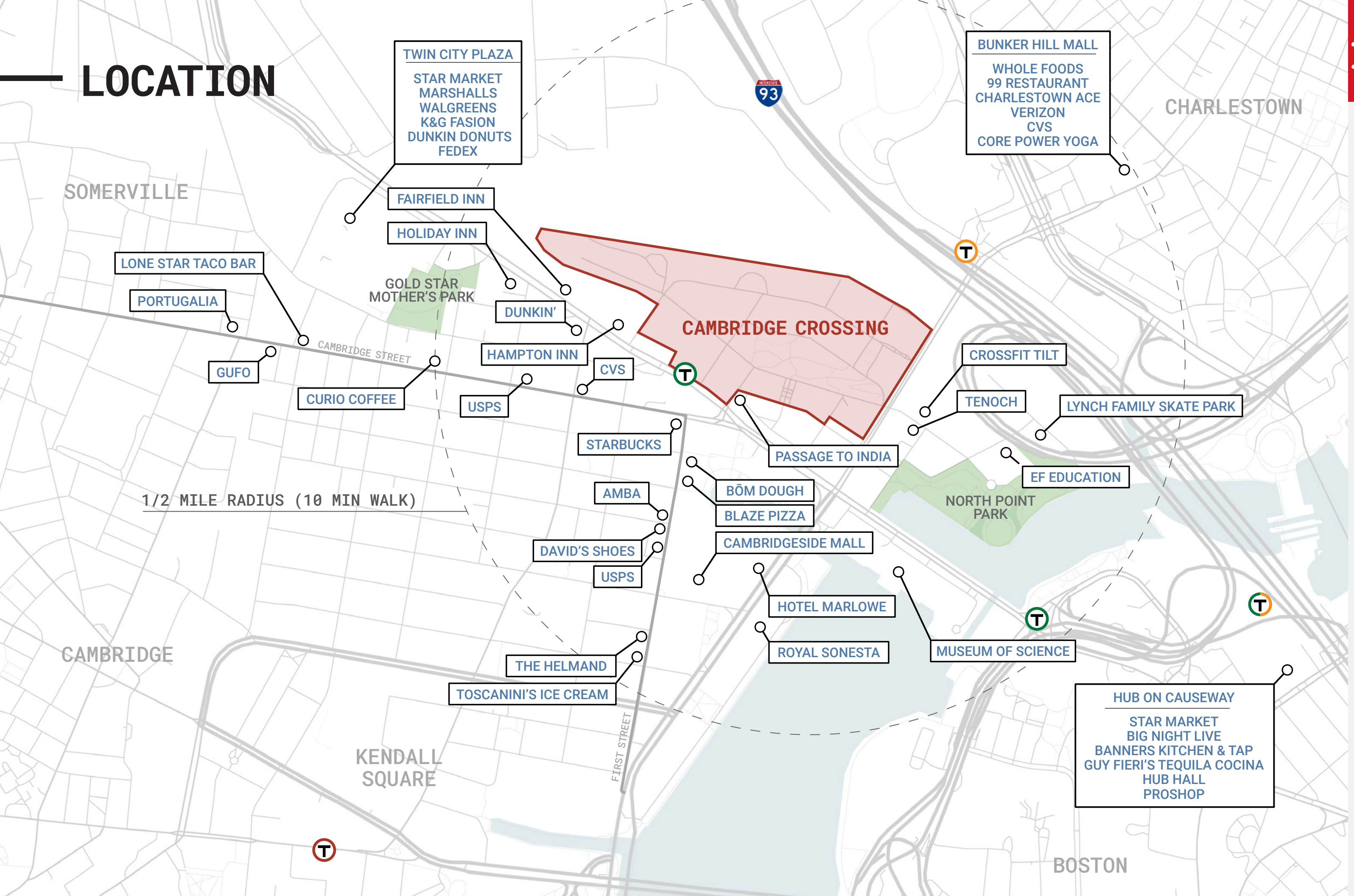
Cambridge Crossing (CX) is a mixed-used, transit-rich neighborhood for creators, residents, and urban explorers.

With 4.5 million square feet of new mixed-use development intertwined with 11 acres of open space, CX is connected to Kendall Square along First Street and the East Cambridge commercial district along Cambridge Street.

Available in Spring 2025, approximately 8,000 SF of retail space will be offered at the entrance of the Cambridge Crossing development, just steps from the Lechmere MBTA Station.



LOCATION



IN THE NEIGHBORHOOD



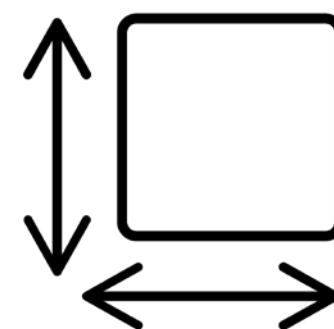
5,000

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



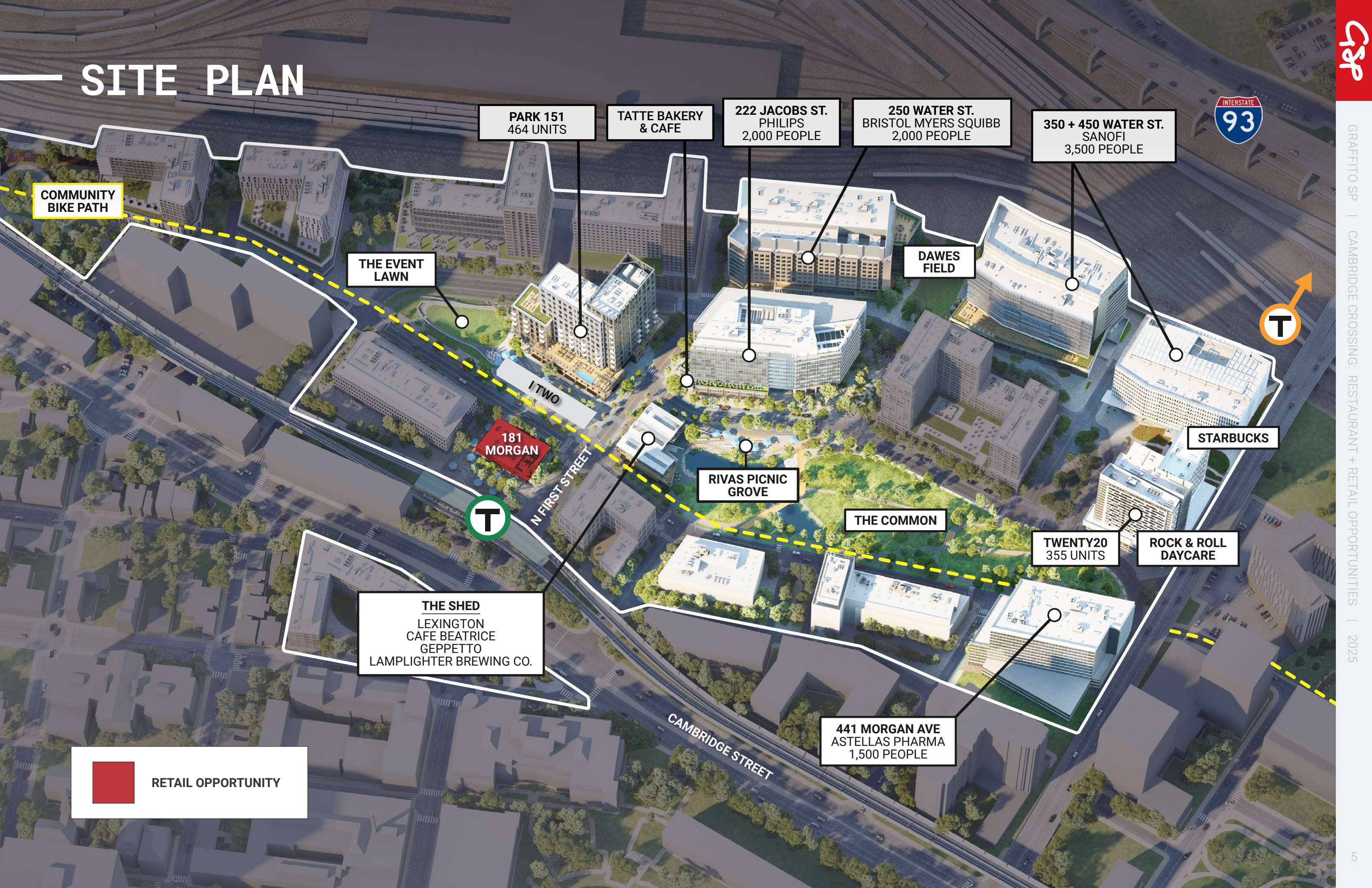
103,854

daytime population
within one-mile radius

LARGEST EMPLOYERS:



SITE PLAN



COMMUNITY
BIKE PATH

THE EVENT
LAWN

PARK 151
464 UNITS

TATTE BAKERY
& CAFE

222 JACOBS ST.
PHILIPS
2,000 PEOPLE

250 WATER ST.
BRISTOL MYERS SQUIBB
2,000 PEOPLE

350 + 450 WATER ST.
SANOFI
3,500 PEOPLE

DAWES
FIELD

181
MORGAN

T

I TWO

N FIRST STREET

RIVAS PICNIC
GROVE

THE COMMON

STARBUCKS

TWENTY20
355 UNITS

ROCK & ROLL
DAYCARE

THE SHED
LEXINGTON
CAFE BEATRICE
GEPPETTO
LAMPLIGHTER BREWING CO.

441 MORGAN AVE
ASTELLAS PHARMA
1,500 PEOPLE

CAMBRIDGE STREET



RETAIL OPPORTUNITY

Street activation along
North First Street





**Outdoor patio space adjacent
to building and MBTA station**



**Connectivity to the Green Line
and Somerville Community Path**



Interior view of retail area

THE OPPORTUNITY

Unlock the perfect location for your business at 181 Morgan Ave, right next to the Lechmere MBTA Station. This fully built-out, second-generation retail space offers high visibility on North First Street, a spacious outdoor patio, and convenient rear loading access—ideal for seamless operations.



AVAILABLE SPRING 2025



UP TO 8,002 SF



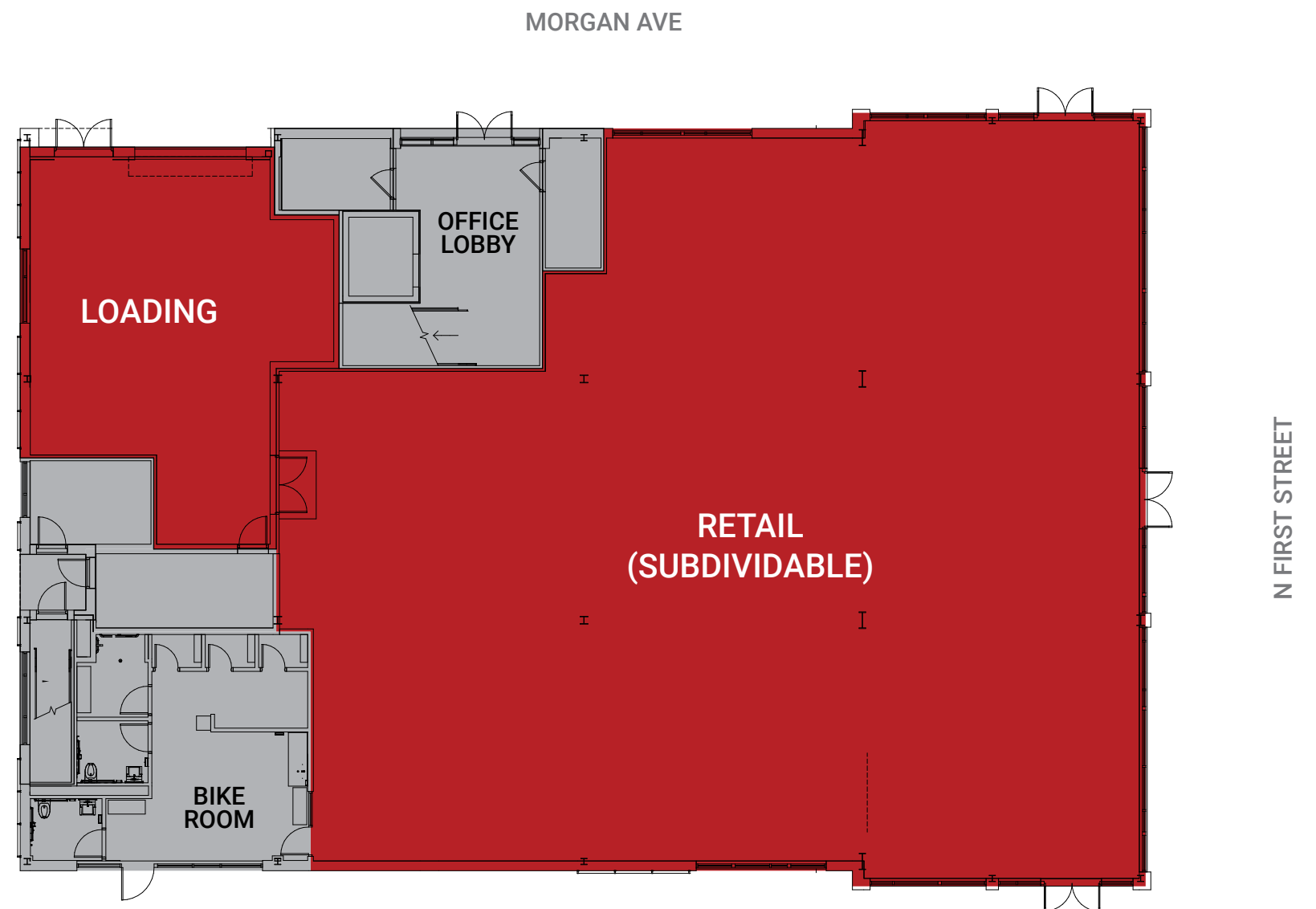
NORTH FIRST STREET FRONTAGE



18'+ CEILING HEIGHTS

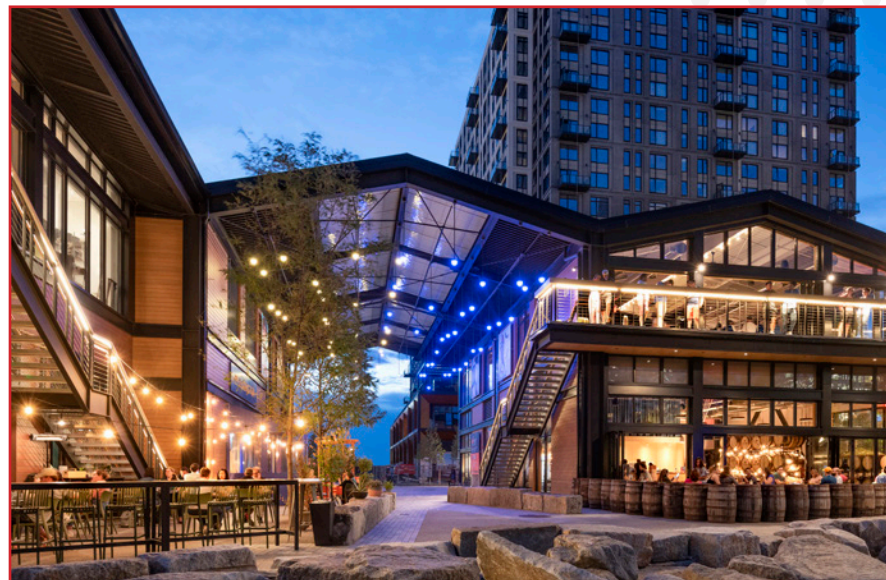


OUTDOOR SEATING / PROGRAMMING SPACE



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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