

CAMBRIDGE CROSSING RESTAURANT + RETAIL OPPORTUNITIES



PROJECT ORIENTATION



FINANCIAL DISTRICT

BOSTON

BACK BAY

NORTH STATION



4.5M total square feet

KENDALL SQUARE



43 total acres

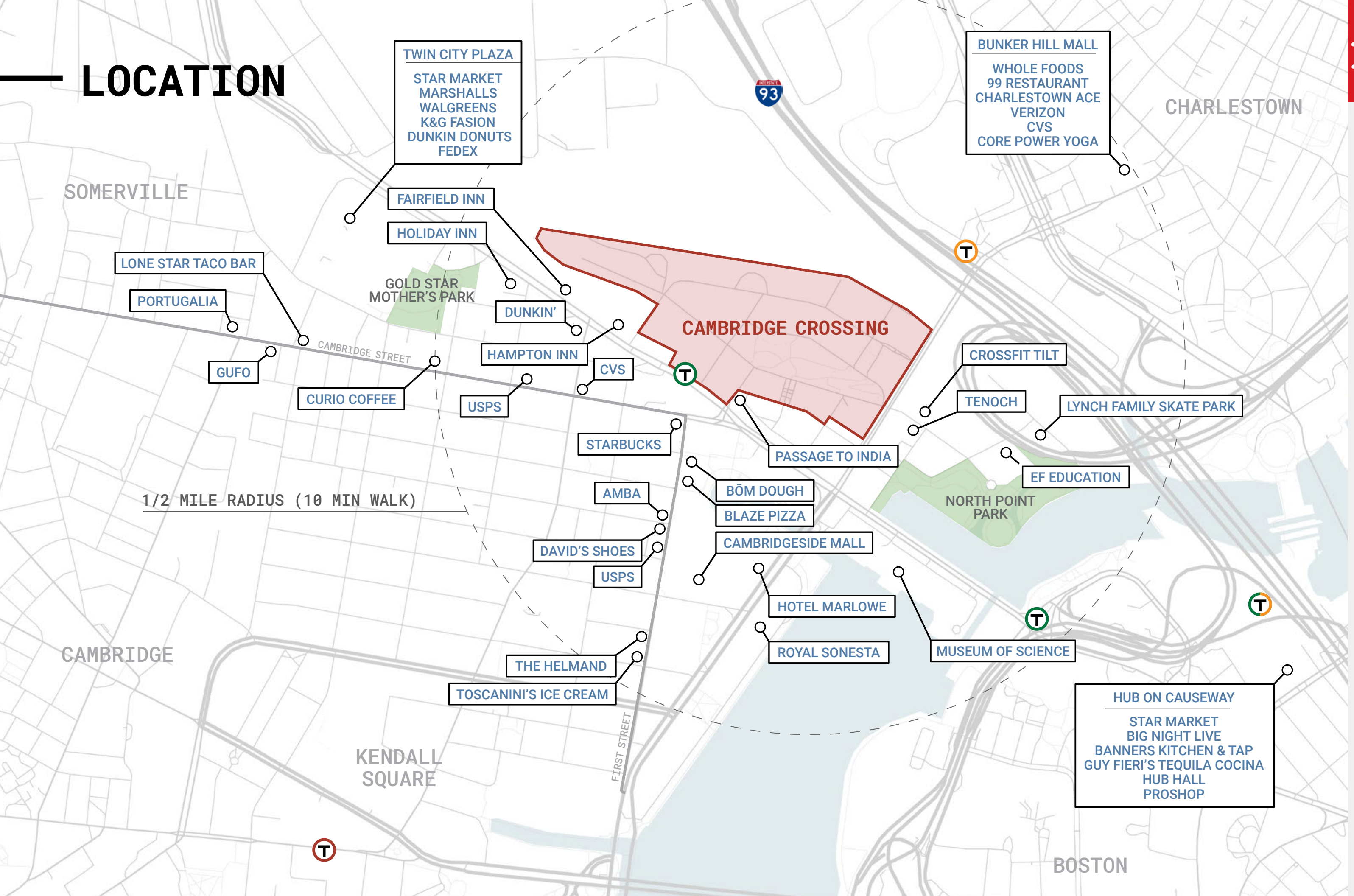
EAST CAMBRIDGE

11 acres of open space



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

LOCATION



IN THE NEIGHBORHOOD



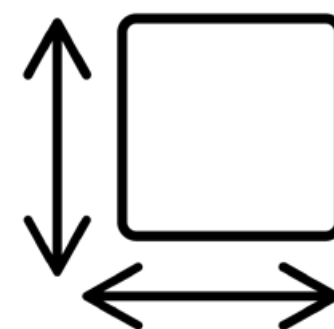
5,000

CX residential units
existing and in development



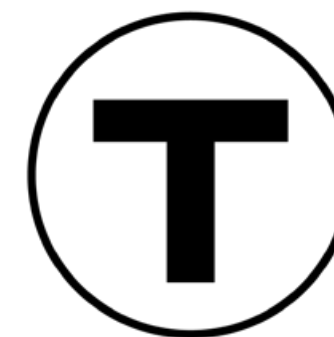
100,000+

square feet of eclectic
retail and dining



2.1

million square feet of
CX science and tech space



10,000

daily entries
(Orange & Green 2020)

LARGEST EMPLOYERS:



CX TODAY



FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

FUTURE
MIXED-USE



NORTH
STATION



CX PROGRAMMING



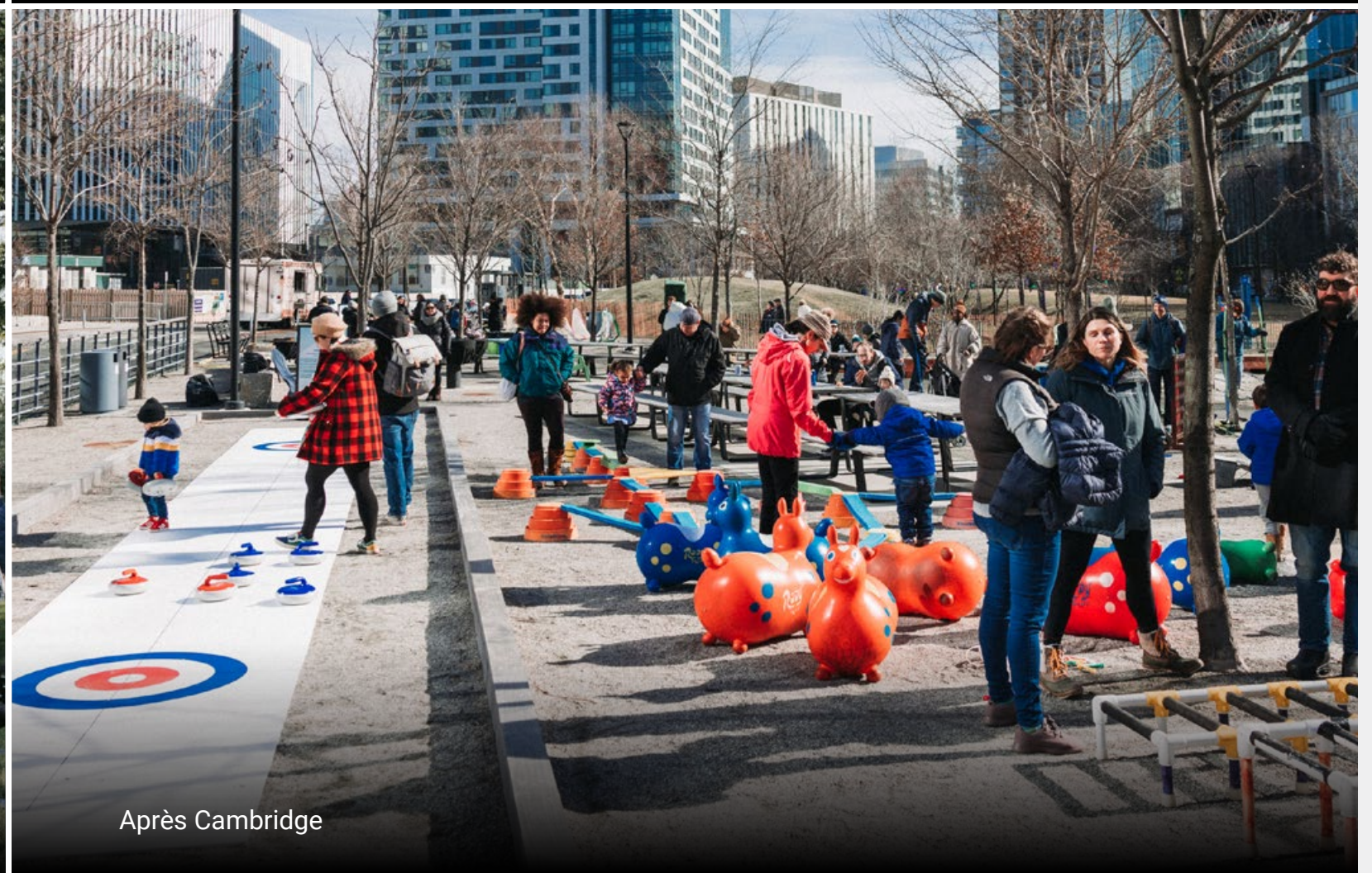
CX Summer Nights



CX Movie Nights

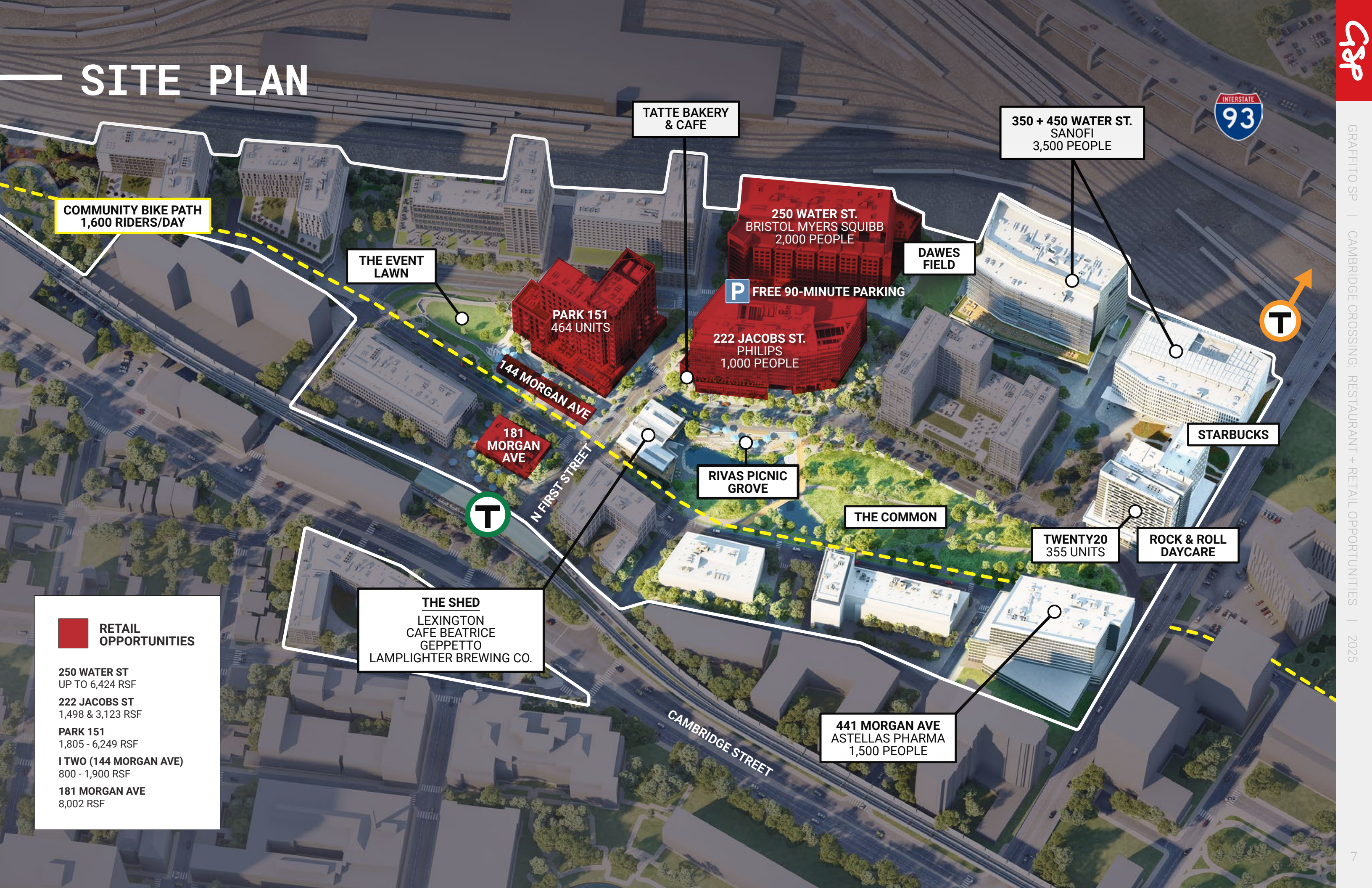


CX Fit



Après Cambridge

SITE PLAN



COMMUNITY BIKE PATH
1,600 RIDERS/DAY

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

P FREE 90-MINUTE PARKING

PARK 151
464 UNITS

222 JACOBS ST.
PHILIPS
1,000 PEOPLE

STARBUCKS

144 MORGAN AVE

181 MORGAN AVE

RIVAS PICNIC
GROVE

THE COMMON

TWENTY20
355 UNITS

ROCK & ROLL
DAYCARE

THE SHED
LEXINGTON
CAFE BEATRICE
GEPPETTO
LAMPLIGHTER BREWING CO.

RETAIL
OPPORTUNITIES

250 WATER ST
UP TO 6,424 RSF

222 JACOBS ST
1,498 & 3,123 RSF

PARK 151
1,805 - 6,249 RSF

I TWO (144 MORGAN AVE)
800 - 1,900 RSF

181 MORGAN AVE
8,002 RSF

441 MORGAN AVE
ASTELLAS PHARMA
1,500 PEOPLE



CAMBRIDGE STREET

N FIRST 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. The office/lab space upstairs is occupied by Philips and Cerevel Therapeutics totaling approximately 2,000 employees.



AVAILABLE NOW



SHELL DELIVERY



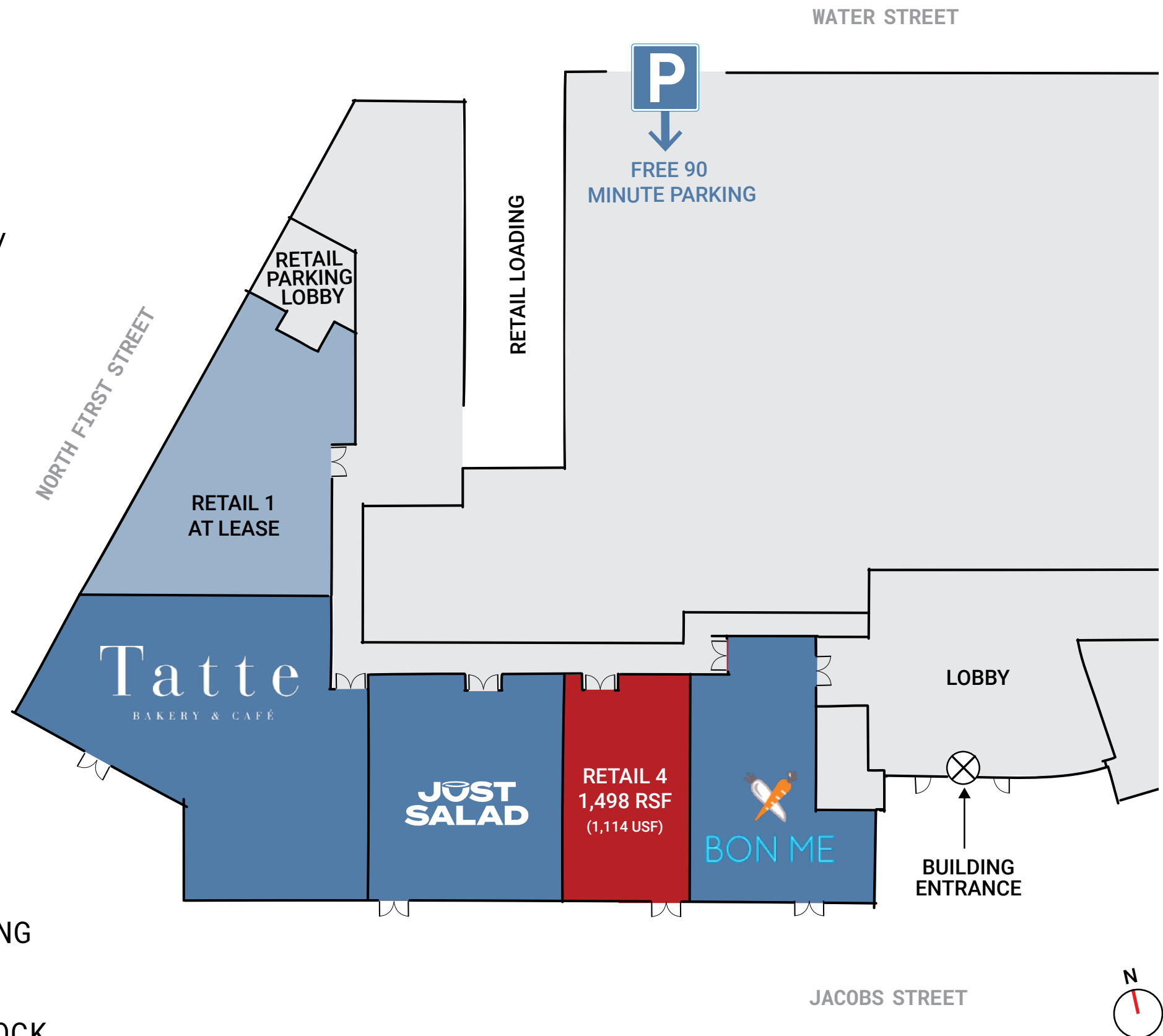
21' + CEILING HEIGHTS



PICNIC GROVE OUTDOOR SEATING



DEDICATED RETAIL LOADING DOCK



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. 6,424 square feet of active ground floor retail available for lease.



AVAILABLE NOW



SHELL DELIVERY



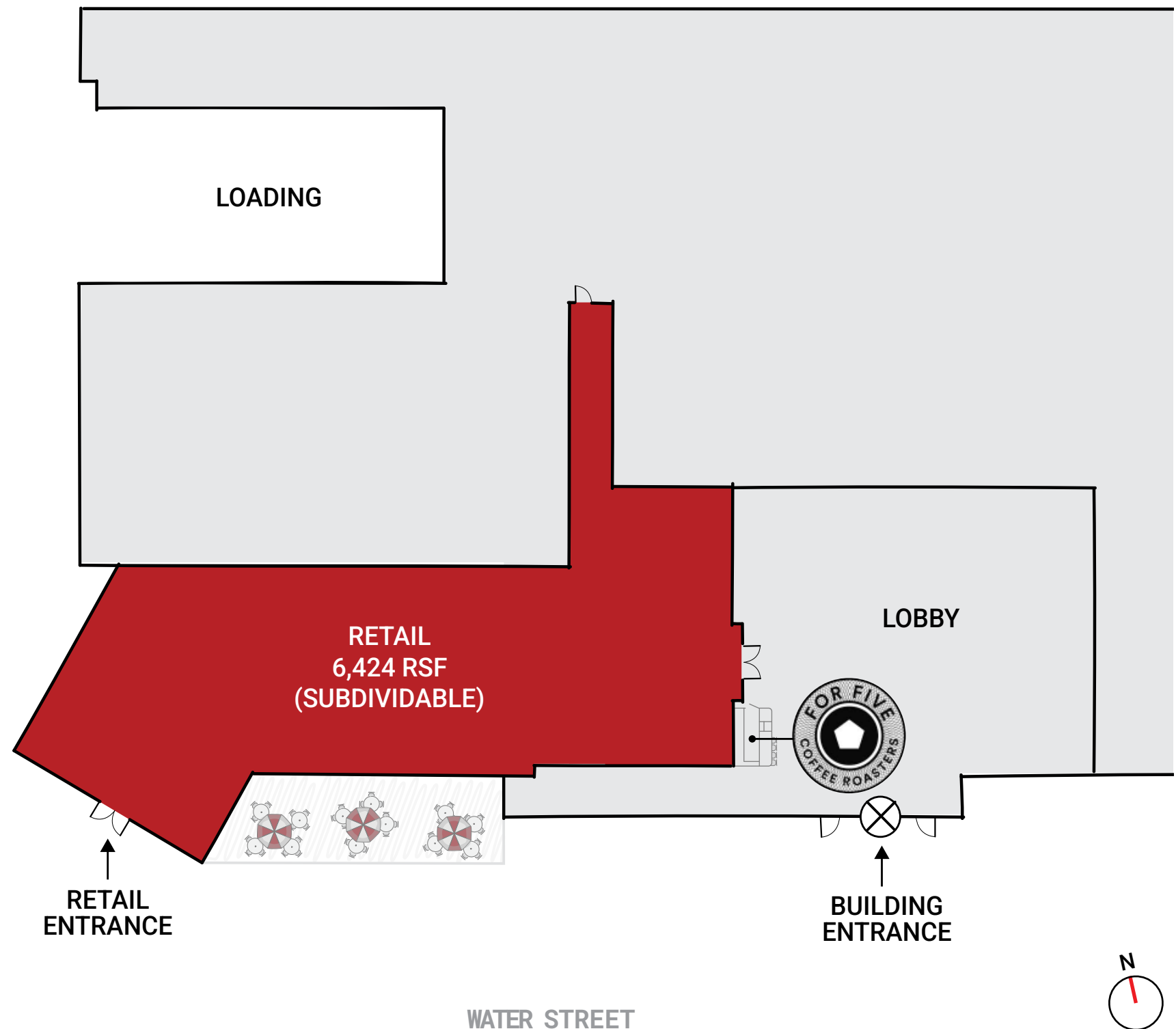
18' + CEILING HEIGHTS



STOREFRONT PATIO



DIRECT ACCESS TO LOADING DOCK



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 park that includes a splash pad, event lawn and other outdoor amenities.



AVAILABLE NOW



SHELL DELIVERY



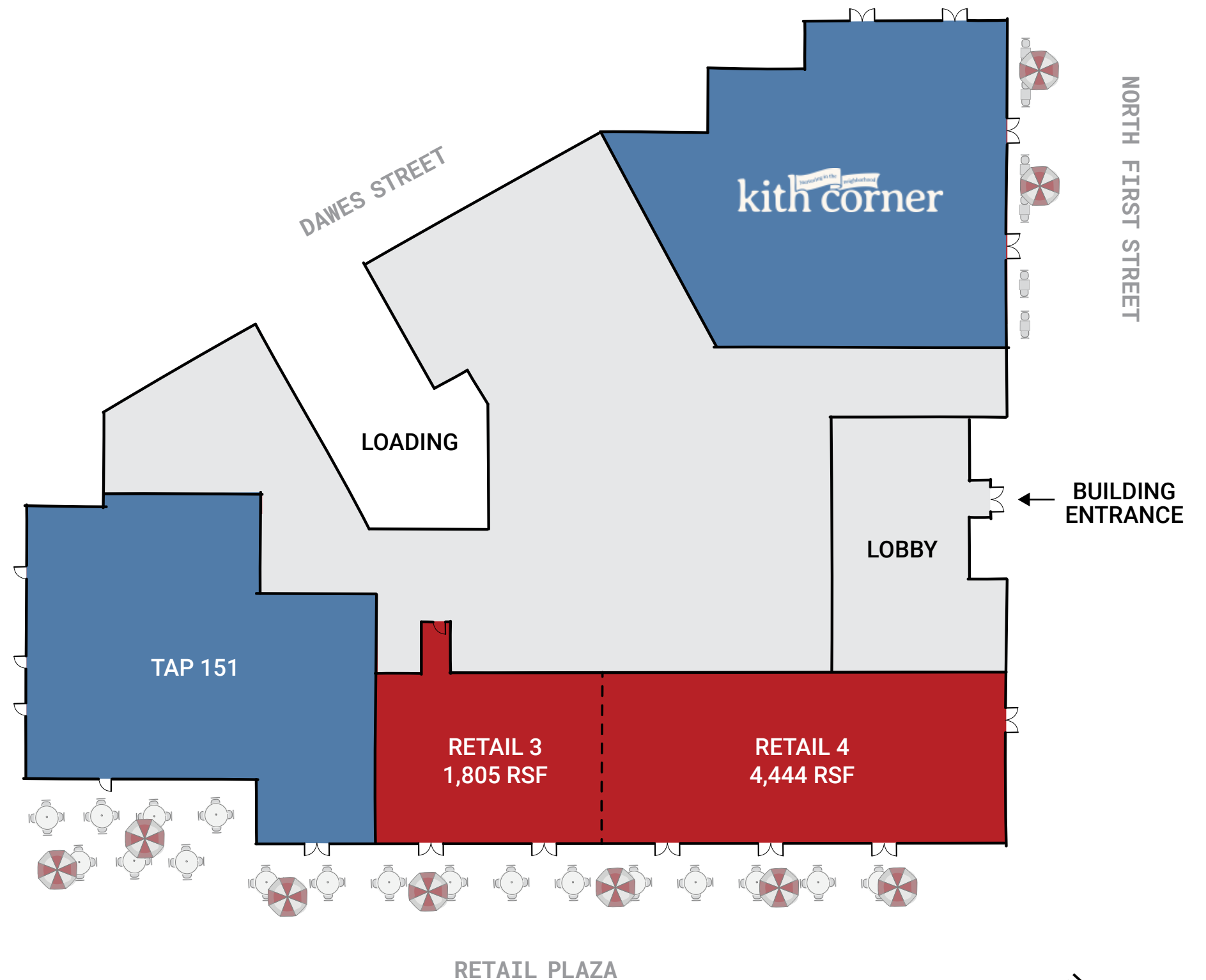
6,249 RSF (SUBDIVIDABLE)



16' + CEILING HEIGHTS



STOREFRONT PATIO





144 MORGAN AVE

WEST

EAST

144 MORGAN AVE

144 Morgan Street features two stand-alone retail buildings totaling 6,000+ SF at the heart of Cambridge Crossing.

The East building totals 4,000 SF and the West building totals 2,000 SF, both flexible and ideal for retail, service, or food uses. Positioned at a key intersection of retail and open space corridors, the buildings offer strong visibility, subdividable footprints, and immediate availability.



AVAILABLE NOW



SHELL DELIVERY



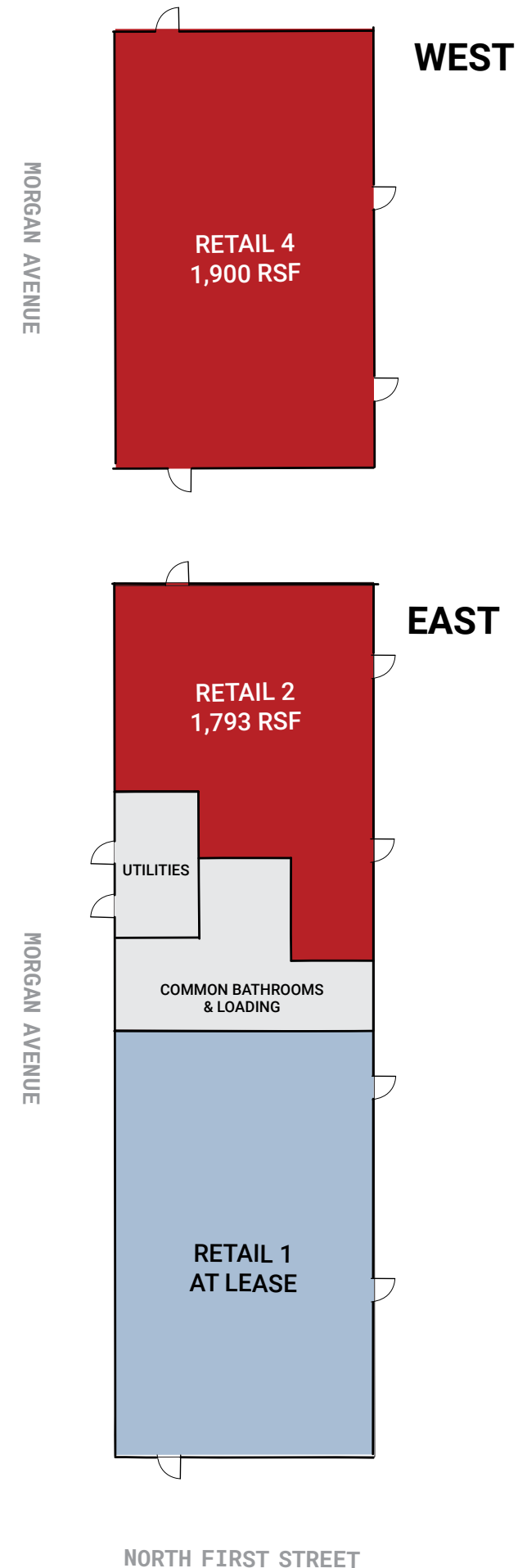
6,000+ TOTAL RSF



14'+ CEILING HEIGHTS



STOREFRONT PATIO



— 181 MORGAN AVE



181 MORGAN AVE

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 NOW



<100FT FROM GREEN LINE



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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