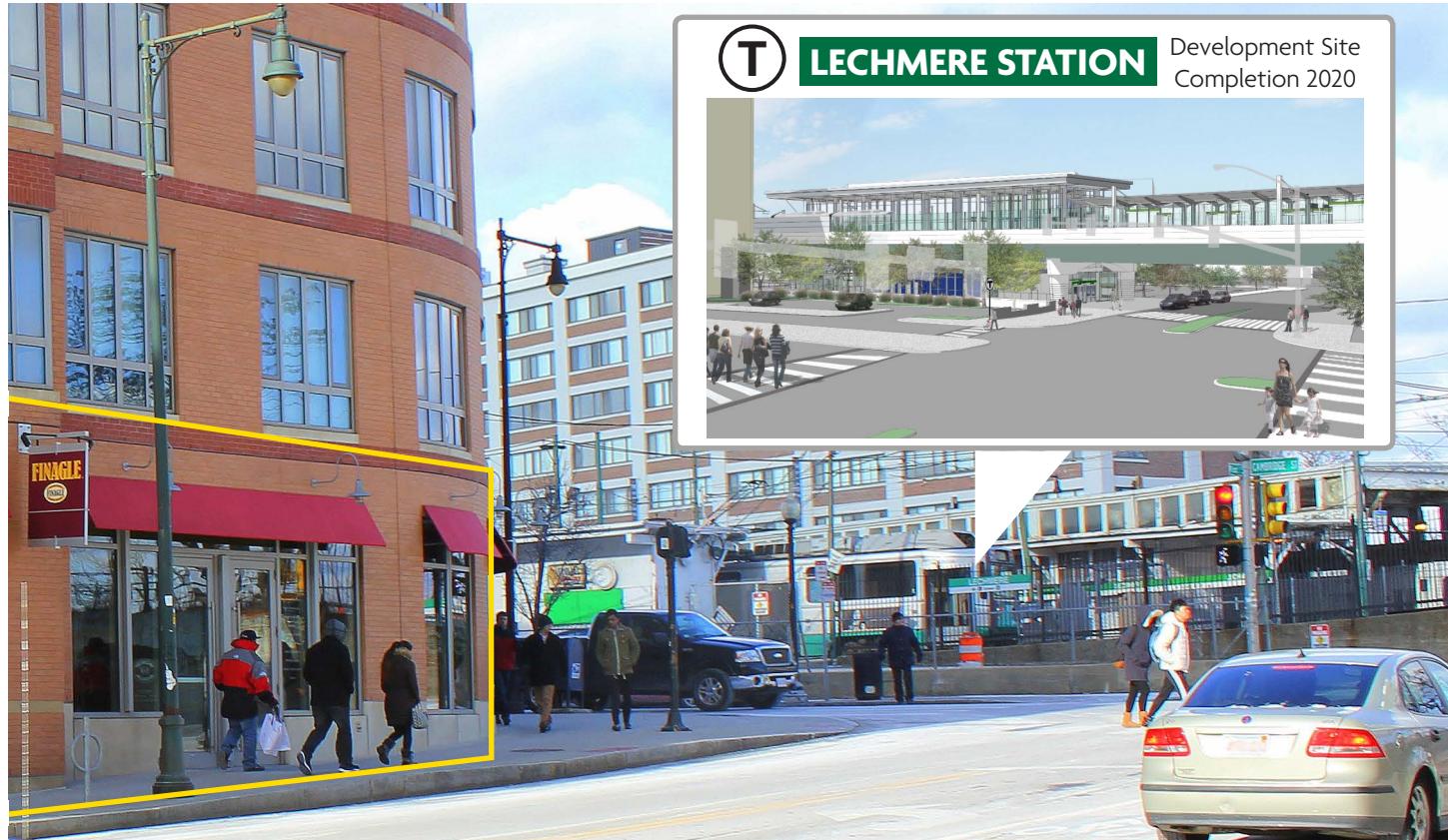


Cambridge | Lechmere Station

11 First Street, Cambridge, MA 02141

Space for Lease

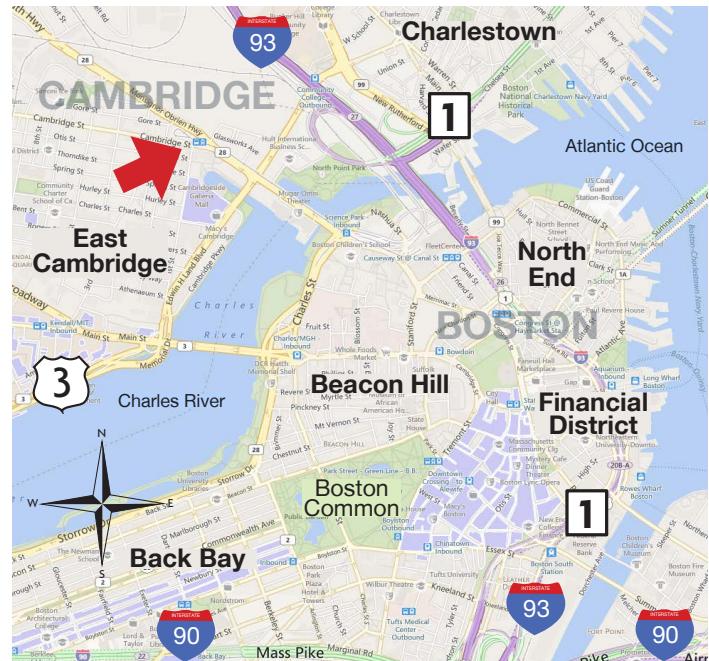


DESCRIPTION

- 1,553 SF available
- Corner of First Street and Cambridge Street
- Located directly across the street from Lechmere Station on the MBTA Green Line
- Located across the street from NorthPoint Development site - 2M SF office & 2,800 residential units

DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Daytime Population
.50 mile	8,463	\$100,562	13,231
.75 mile	18,394	\$97,881	34,407
1 mile	45,109	\$104,588	68,228

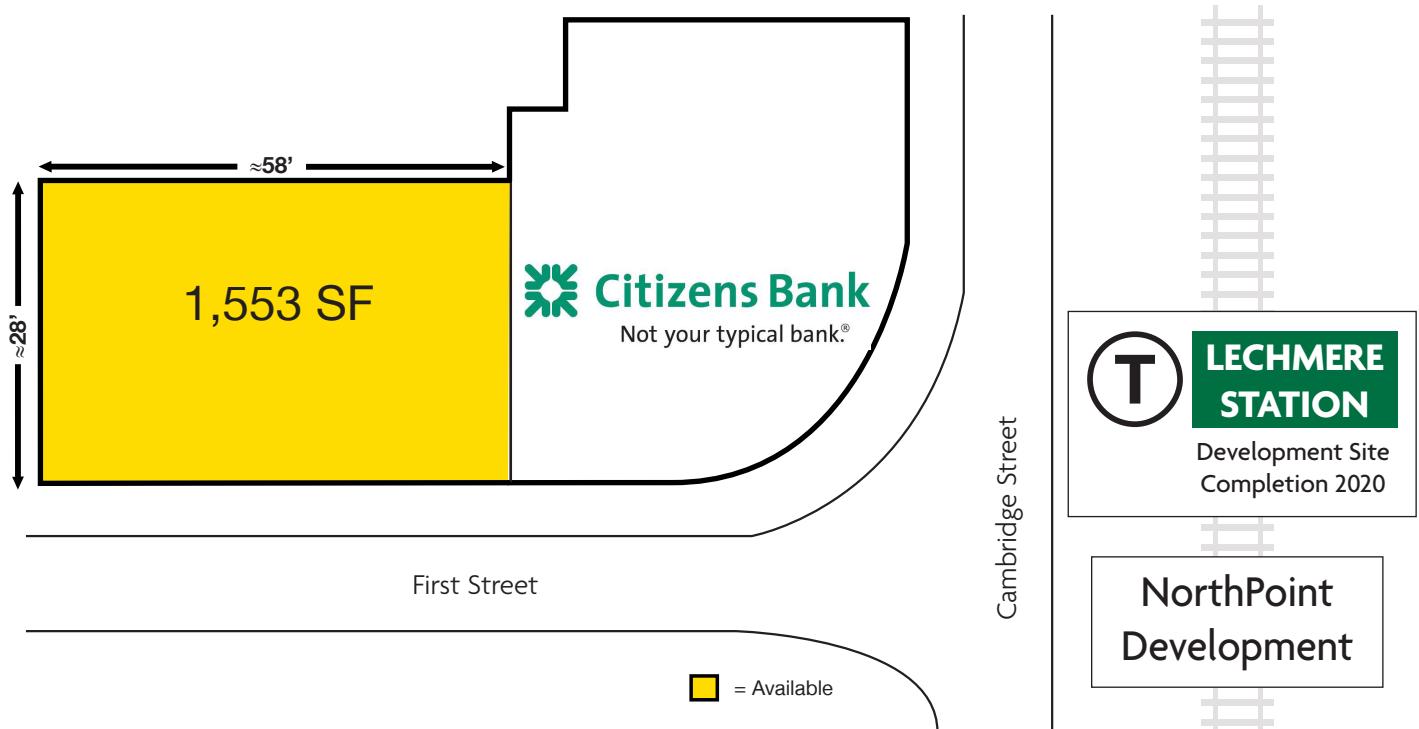


FOR MORE INFORMATION

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11 First Street, Cambridge, MA



MARKET DATA

- MBTA Subway Green Line extension project (9 additional stops) from Lechmere to Somerville and Medford underway
- Over 18 million SF of office space with 68,228 workers in Kendall Square/East Cambridge within 1 mile
- Area offices include Amazon, Biogen Idec., Genzyme, Google, HubSpot, IBM Research, Microsoft Research, Novartis, Pfizer, Staples
- 2 blocks from the 900,000 SF CambridgeSide Galleria with 10 million annual visitors. Key retailers include Best Buy, Starbucks, Sears, CVS, TJ Maxx, Macy's, Gap, Chipotle, The Cheesecake Factory, P.F. Chang's, H&M
- 5 minute walk from Boston's Museum of Science, 1.5 million annual visitors
- 1 mile from Massachusetts Institute of Technology (MIT), 11,000 students enrolled annually



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