



The Charles Hotel at Charles Square

HARVARD SQUARE | CAMBRIDGE, MA





CHARLES SQUARE

1 BENNETT STREET | CAMBRIDGE, MA

- » 303-Key Charles Hotel with recently renovated lobby and courtyard
- » 86 High End Condominiums
- » 115,000 SF Office Space
- » 30,000 SF of Retail and Restaurant Space
- » 600 Car parking garage available to guests and daily visitors



HARVARD SQUARE



MBTA RED LINE

23,200 Passengers Daily

13 Bus Connections

PROMINENT LOCATION

Roughly 15 Minutes from Downtown Boston VIA
MBTA and Car

8 MILLION ANNUAL VISITORS

Harvard Square is a Worldwide Destination

23,000 STUDENTS

Enrolled at Harvard University





DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,935	50,334	220,888
DAYTIME POPULATION	19,488	62,414	257,359
MEDIAN HH INCOME	\$100,599	\$120,002	\$113,704
TOTAL HOUSEHOLDS	2,730	20,635	90,738

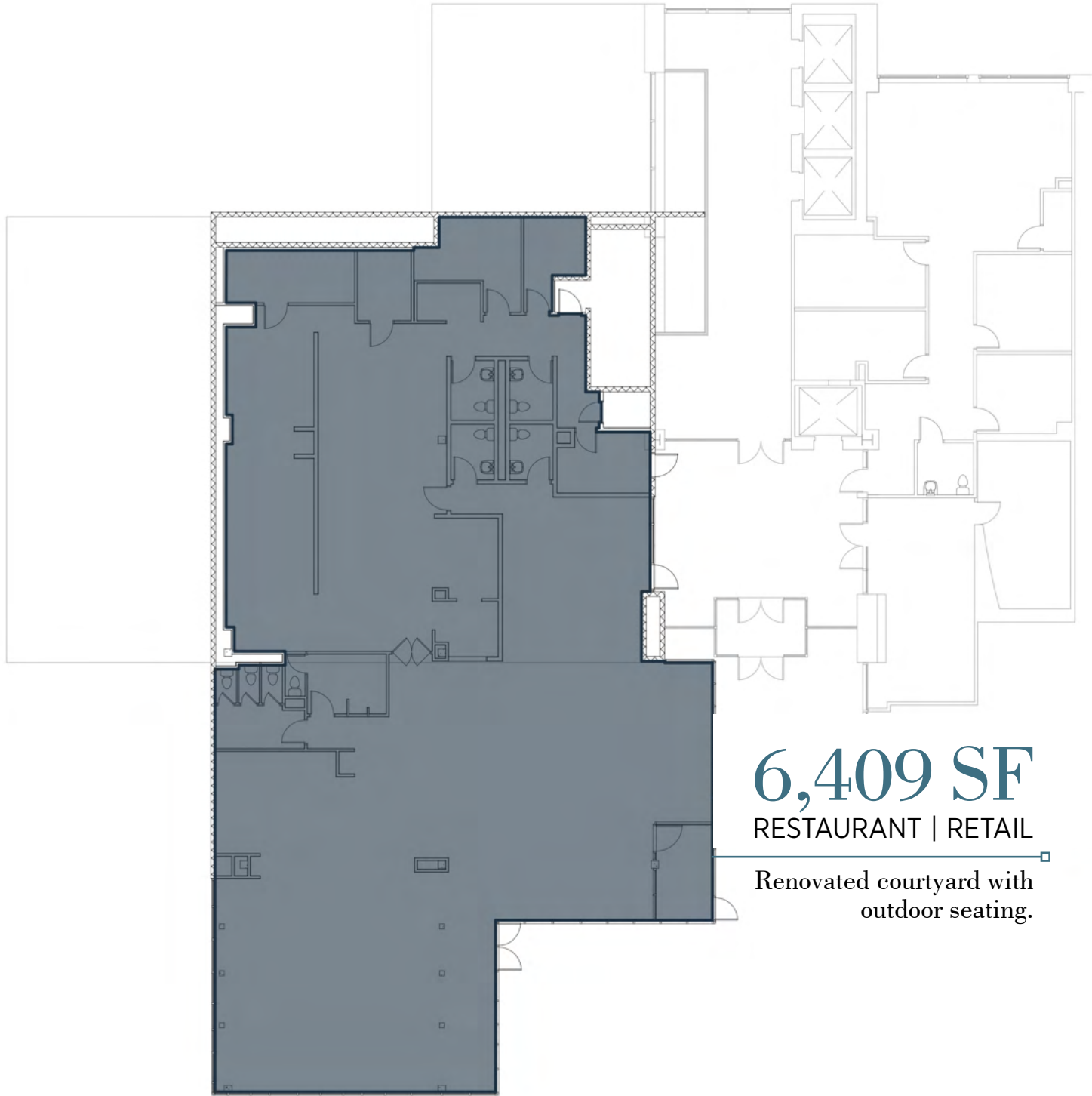




6,409 SF

SECOND GENERATION RESTAURANT SPACE





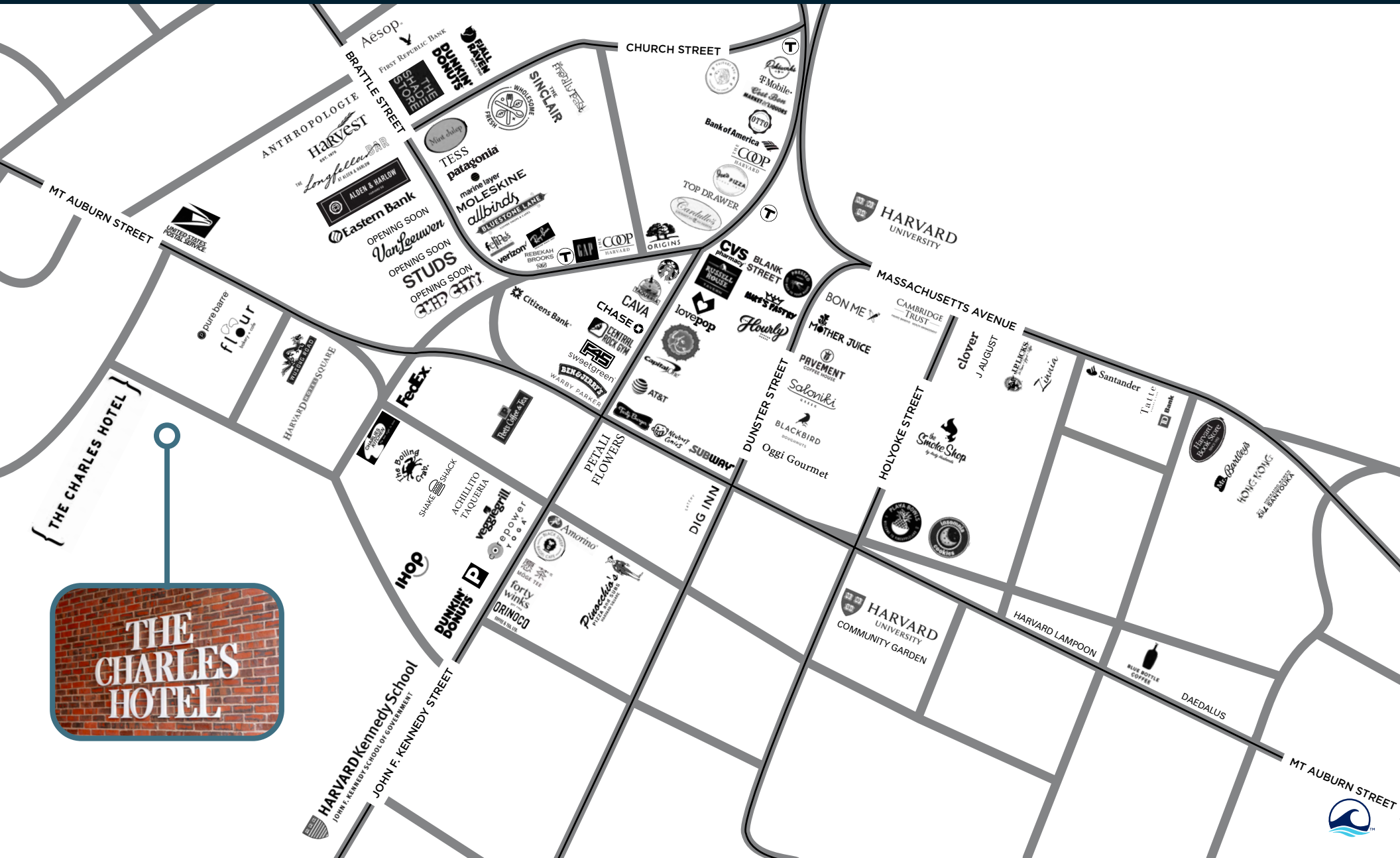
6,409 SF
RESTAURANT | RETAIL

Renovated courtyard with
outdoor seating.



HARVARD SQUARE

RETAIL IN THE SQUARE



THE CHARLES HOTEL





Mt. Auburn Street

to Brattle and Harvard Square

Motor House

Galleria

ENZA

NOIR

Elliot Street

University Place
(under construction)

University Road

Elliot Street

HOTEL ENTRANCE

FORECOURT BAR AREA

Office

Hotel

Hennrich's
In The Park

Hotel

Retail

NEWLY RENOVATED
COURTYARD WITH
OUTDOOR SEATING

Kennedy School of Government

6,409 SF
RESTAURANT | RETAIL

Condominiums

Proposed addition to KSG



HARVARD SQUARE

HARVARD UNIVERSITY
17,839 STUDENTS

6,409 SF AVAILABLE

{ THE CHARLES HOTEL }



COMING SOON:
STUDS
VanLeeuwen
CHP CITY

marine layer
BLUESTONE LANE
WAKU WAKU JAPAN
MOLESKINE
patagonia
alibirds

flour
pure barre

WUJING ROAD

veggiegrill
corepower YOGA
SHAKE SHACK

DUNKIN'

Peets Coffee & Tea

Citizens Bank
verizon
BEN & JERRY'S
WARBY PARKER
sweetgreen

THE ABBOT BUILDING
TIGER SUGAR
CAVA
CHASE

L.A. BURDICK
J.P.Morgan
Aesop
THE SHADE STORE
THE SINCLAIR

HARVARD
23,200 RIDERS/DAY

THE COOP
Top Drawer

DIG
barre & soul

PRVEMENT COFFEE HOUSE
BON ME
saloniki | GREEK
BLACKBIRD

The Applecore Shop

BLUE BOTTLE COFFEE
THE BOATHOUSE

ZINNEKEN'S

DESIGN WITHIN REACH

WAY POINT
THE HANDLE BAR

CAMBRIDGE PUBLIC LIBRARY

BROADWAY

HARVARD STREET

MASSACHUSETTS AVE - 11,840 ADT

MEMORIAL DRIVE

JFK STREET

MEMORIAL DRIVE



THE CHARLES HOTEL | HARVARD SQUARE CAMBRIDGE, MA

6,409 SF SECOND GENERATION RESTAURANT SPACE




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