

60 FIRST STREET

CAMBRIDGE, MASSACHUSETTS



60 FIRST STREET

EAST CAMBRIDGE | NEIGHBORHOOD AERIAL



BACK BAY
1.0 MILE
13 MINUTE DRIVE

CHARLES RIVER ESPLANADE

LONGFELLOW BRIDGE

CHARLES RIVER

ROYAL SONESTA
400 KEYS

Marboush
237 KEYS

EDWIN H LAND BLVD 33,617 ADT

Museum of Science.

KENDALL SQUARE
0.5 MILES
MIT Massachusetts Institute of Technology
FOUNDATION MEDICINE
Google
Akamai
NOVARTIS
VERTEX

KENDALL / MIT
15,433 RIDERS/DAY

SULLIVAN COURTHOUSE/
40 THORNDIKE
REDEVELOPMENT 422,000 SF
CLASS-A OFFICE
15,000 SF RETAIL
48 RESIDENTIAL UNITS

55 CAMBRIDGE PARKWAY
BeiGene

CS REDEVELOPMENT
360,000 SF RETAIL
650,000 SF OFFICE
SEPHORA VANS
ZARA CVS pharmacy
Apple Store TJ-maxx

The Gardner School

TACO BELL
SALLY.

FIRST STREET GARAGE
FIRST 21HEEL MARKET
AMBA CITY CENTER

60 FIRST STREET
CAMBRIDGE, MASSACHUSETTS
KORRO prime medicine

1 CANAL PARK
HubSpot

25 FIRST STREET
HubSpot

KAYAK

BLAZE PIZZA
bom dough

2 CANAL PARK
HubSpot
can gurur

CANALSIDE
REDEVELOPMENT
14 NEW VENDORS & 550 SEATS
Chilacates Lala's DALMOROS FRESH PASTA TO GO
burger JUICYGREENS SAPPORO RAMEN
CAFFE NERO

41,519 ADT 28

LECHMERE
6,421 RIDERS/DAY

CX Cambridge Crossing
0.25 MILE
43-ACRE DEVELOPMENT
PHILIPS LAMPLIGHTER
Tatte Bristol Myers Squibb
THE LEXINGTON

THE NEIGHBORHOOD

- East Cambridge is located just north of Kendall Square, Massachusetts' hub for biotech
- Immediately north of the site is Cambridge Crossing, a new 43-acre development located at Lechmere Station home to Philips, Bristol Myers Squibb, REI, Tatte, and Lamplighter Brewing
- Adjacent to CambridgeSide redevelopment, future home to a 2 M SF mixed-use redevelopment (360,000 SF Retail)

LECHMERE
6,421 RIDERS/DAY



60 FIRST STREET THE OPPORTUNITY



Total Project
228K RSF



Retail (Street Level)
16,339 RSF



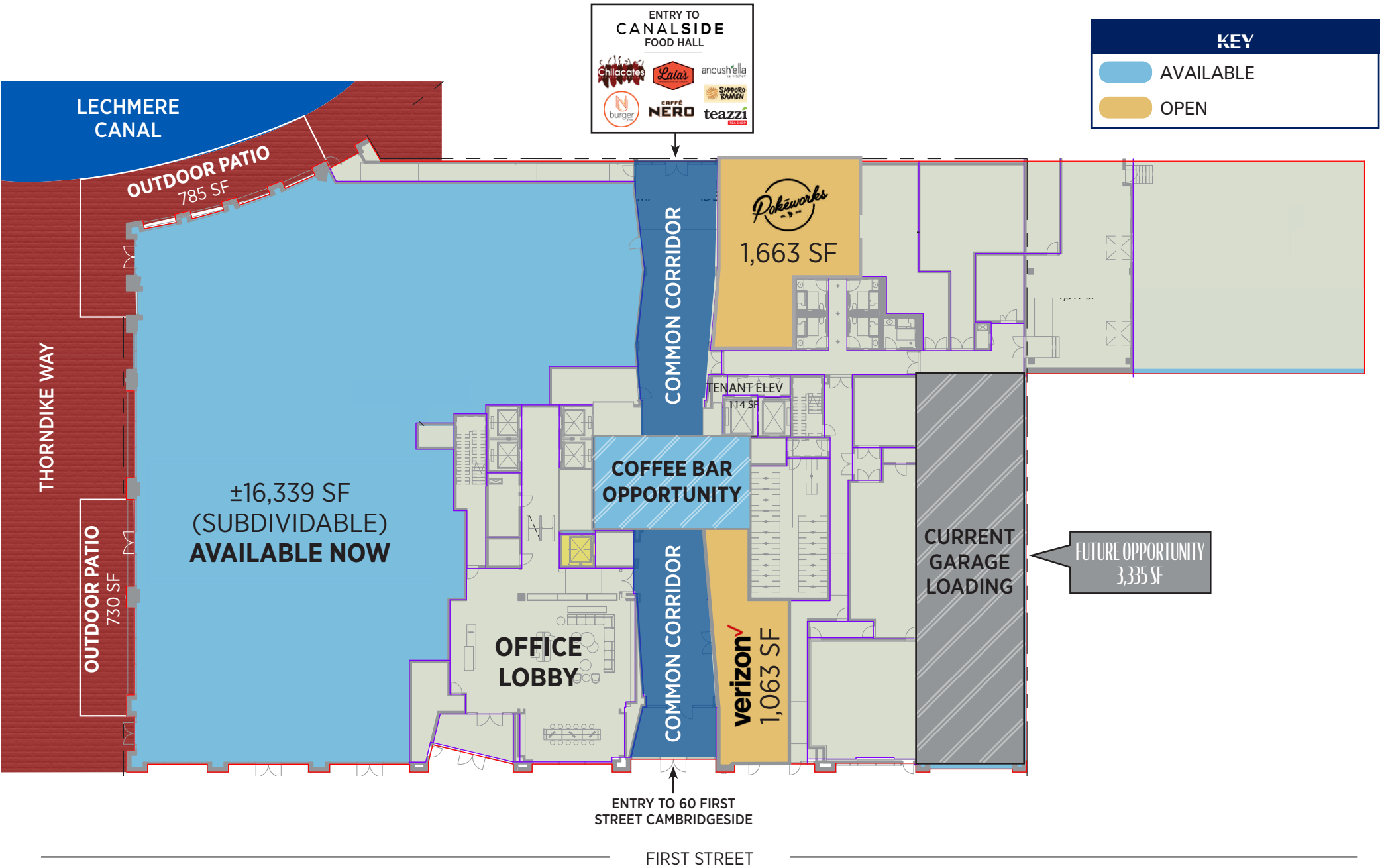
Outdoor Patio
1,515 SF



Office (Floors 2-5)
200K RSF - FULLY LEASED

prime medicine KORRO

60 FIRST STREET SITE PLAN





INMAN SQUARE



TWIN CITY PLAZA
Marshalls *star*
DOLLAR TREE
 T-Mobile
 PEARLE OOVISION

SOMERVILLE
CAMBRIDGE

CHARLESTOWN

WELLINGTON/
HARRINGTON

EAST
CAMBRIDGE

CX Cambridge Crossing
 REI CO-OP
 geppetto Tattē
 LAMPLIGHTER
 cafe Beatrice



FIRST STREET MARKET
 4,000 SF YEAR ROUND FARMERS MARKET
 AMBA
 CALIFORNIA RESTAURANT

LECHMERE
 6,421 RIDERS/DAY
 TACO BELL
 bōm dough
 BLAZE

CANALSIDE REDEVELOPMENT
 14 NEW VENDORS & 550 SEATS
 Chilacates Lala's CAFE NERO
 burger JUICYGREENS DALHORSOS SAPPORO RAMEN
 DALHORSOS
 SAPPORO RAMEN

60 FIRST STREET
 CAMBRIDGE, MASSACHUSETTS
 KORRO prime medicine

HAMPSHIRE ST

BROADWAY ST

THE PORT

DUMPLING DAUGHTER
CAMBRIDGE TRUST
 PRIVATE BANKING WEALTH MANAGEMENT



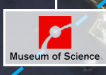
Tatte
 BLOSSOM GRILL



Toscanini's



CAMBRIDGE
 Apple Store
 CVS pharmacy
 Lids VANS
 newbury comics
 ZARA SEPHORA
 TJ-MAXX



CHARLES RIVER DAM RD



2A

MASSACHUSETTS AVE



CAVA
 BLUE BOTTLE COFFEE

NAYA
 REAL SEA FOOD

Za CW
 ZENITH
 FUTURE VENTURES

CAC
 CAMBRIDGE ATHLETIC CLUB

SHY BIRD
 DIG
 Tatte
 BROTHERS MARKETPLACE

EDWIN H LAND BLVD

WEST END

KENDALL / MIT
 15,433 RIDERS/DAY
 T

KENDALL SQUARE

NOODLE LAB
 CVS pharmacy
 PINGPOD

MAIN ST

BEACON HILL

MIT
11,358 STUDENTS

MEMORIAL DR

CAMBRIDGE
BOSTON

HIGH AERIAL EAST CAMBRIDGE, MA



93

EAST CAMBRIDGE

CVS pharmacy

41,519 ADT

28

LECHMERE
6,421 RIDERS/DAY

Cambridge Crossing
Tatte
seppetto
LAMPLIGHTER
cafe Beatrice

Passage to India

FORECAST
TENGOH
STAYS

FIRST
21BELT
MARKET
4,000 SF YEAR ROUND
FARMERS MARKET
AMBA
SALES & RESTAURANT

60 FIRST STREET
CAMBRIDGE, MASSACHUSETTS
KORRO BI prime medicine

bom dough
BLAZE

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CHARLES RIVER DAM RD

Desfina

SHERWIN-WILLIAMS
TAL BELL SALLY

CAMBRIDGE
CS
Apple Store
CVS pharmacy
Lids VANS
newbury comics
ZARA SEPHORA
TJ-maxx

Museum of Science

Kendall
HOUSE OF PIZZA

The Garden School

The Helmand
Toscanini's

ART BAR

Orangetheory
FITNESS

lime LUNA

EDWIN H LAND BLVD

gating

fujii
at Kendall

BON ME

Tatte
MILKTOUR
GRILL

LOW AERIAL

EAST CAMBRIDGE, MA



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