



EAST CAMBRIDGE, MA

11 FIRST STREET

1,544-3,097 SF PROMINENT CORNER AVAILABLE | SECOND GENERATION BANK/CAFE/RETAIL SPACE



PROJECT DETAILS

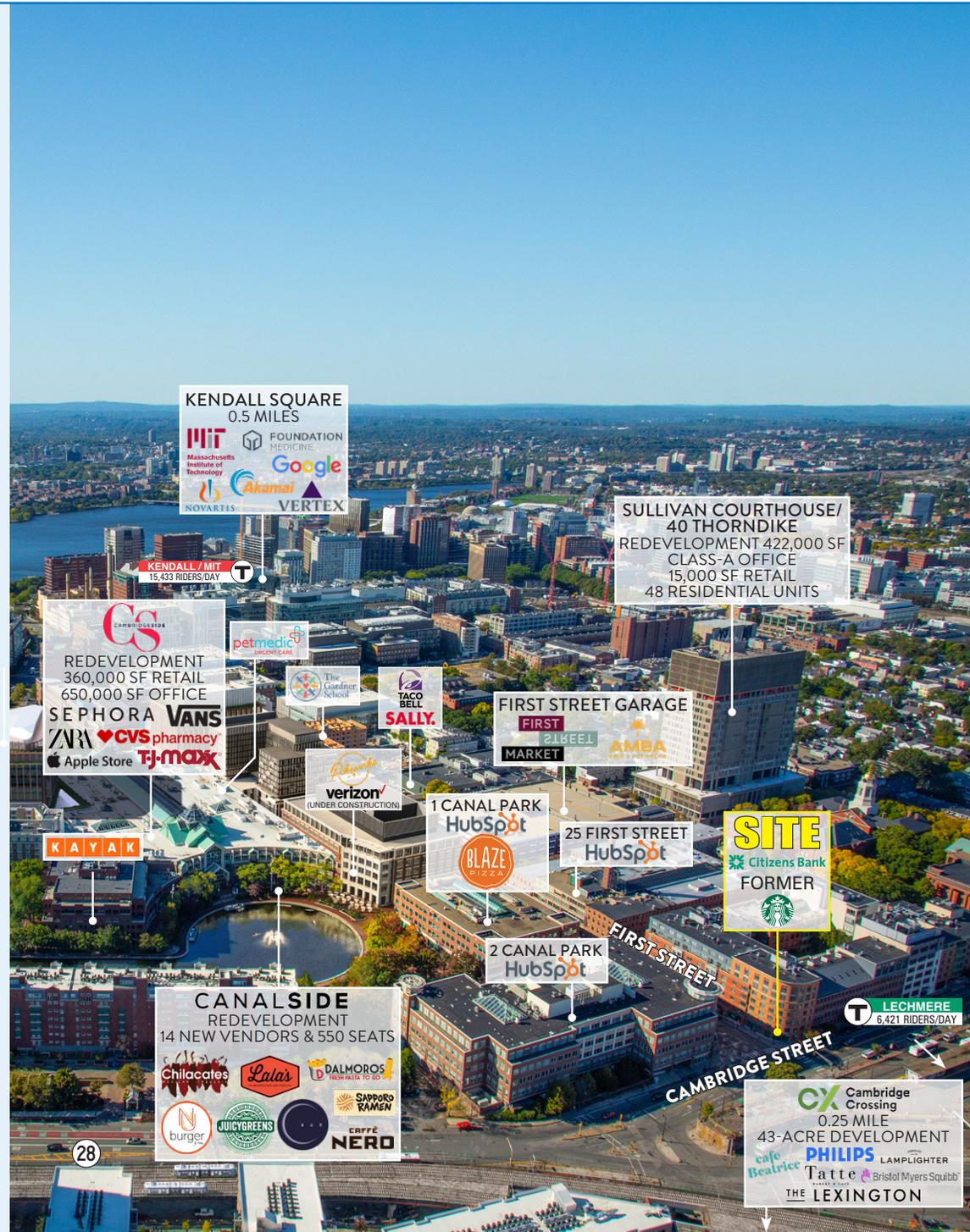
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PROPERTY HIGHLIGHTS

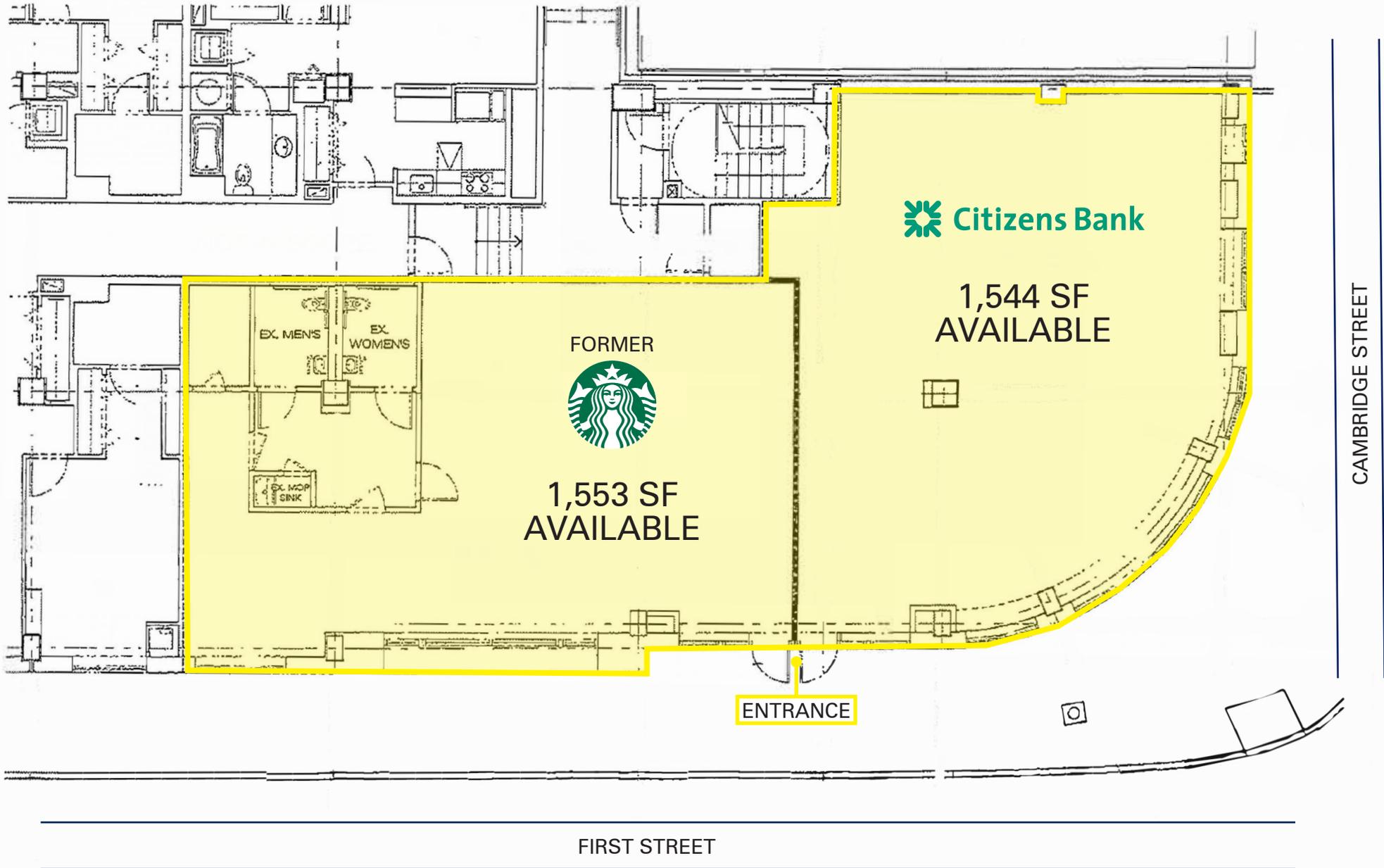
- Prominent second generation bank/cafe/retail space located in the 196-unit One First condominium project
- One of a kind opportunity to lease one of East Cambridge's most prominent retail corners, across from the Lechmere T Stop (6,421 entries/day), at the intersection of First Street & Cambridge Street
- East Cambridge is ground zero for Greater Boston's technology and biotechnology industries, with close to 15 million square feet of lab/ R&D space across the neighborhood. Cambridge Crossing sits immediately across from the subject site, offering 5.2 million square feet of new office, lab, residential and retail offerings to the East Cambridge neighborhood

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
 TOTAL POPULATION	5,576	12,520	55,848
 DAYTIME POPULATION	7,641	23,270	111,150
 MEDIAN HH INCOME	\$135,922	\$135,038	\$146,475



SITE PLAN



MARKET AERIAL

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BACK BAY
1.0 MILE
13 MINUTE DRIVE

CHARLES RIVER ESPLANADE

LONGFELLOW BRIDGE

CHARLES RIVER

Museum of Science.

EDWIN H LAND BLVD 33,617 ADT

ROYAL SONESTA
400 KEYS

237 KEYS

55 CAMBRIDGE PARKWAY
BeiGene

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

KAYAK

KENDALL SQUARE
0.5 MILES
MIT FOUNDATION MEDICINE
Google
Akamai
NOVARTIS VERTEX

KENDALL / MIT
15,433 RIDERS/DAY

petmed
URGENT CARE

The Gardner School

TACO BELL
SALLY.

verizon
(UNDER CONSTRUCTION)

FIRST STREET GARAGE
FIRST 21FEEL MARKET AMBA

1 CANAL PARK
HubSpot
BLAZE PIZZA

25 FIRST STREET
HubSpot

2 CANAL PARK
HubSpot

SITE
Citizens Bank
FORMER
Starbucks

CANALSIDE REDEVELOPMENT
14 NEW VENDORS & 550 SEATS
Chilacafes Lata's DALMOROS
burger JUICYGREENS SAPPORO RAMEN
CAFFE NERO

41,519 ADT 28

FIRST STREET

CAMBRIDGE STREET

LECHMERE
6,421 RIDERS/DAY

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

MARKET AERIAL

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EAST CAMBRIDGE/LECHMERE, MA

11 FIRST STREET

**1,544-3,097 SF PROMINENT CORNER AVAILABLE
SECOND GENERATION BANK/CAFE/RETAIL SPACE**

BEN RAVELSON

617.239.3646
BRAVELSON@ATLANTICRETAIL.COM

SOPHIE MORRILL

617.369.5926
SMORRILL@ATLANTICRETAIL.COM



BOSTON
THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

ALBANY

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WWW.ATLANTICRETAIL.COM

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RETAIL ADVISORS