

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

237 KEYS

55 CAMBRIDGE PARKWAY
BeiGene

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

KENDALL / MIT
15,433 RIDERS/DAY

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 21KEEL MARKET
AMBA

60 FIRST STREET
CAMBRIDGE, MASSACHUSETTS
KORRO prime with L3 medicine

1 CANAL PARK
HubSpot
BLAZE PIZZA
bôm dough

25 FIRST STREET
HubSpot

Museum of Science

EDWIN H LAND BLVD 33,617 ADT

KAYAK

1 CANAL PARK
HubSpot

BLAZE PIZZA
bôm dough

2 CANAL PARK
HubSpot
canoeurus

25 FIRST STREET
HubSpot

Citizens Bank

CANALSIDE
REDEVELOPMENT
14 NEW VENDORS & 550 SEATS

Chilacates Lala's DALMOROS FRESH PASTA TO GO SAPPORO RAMEN burger JUICYGREENS CAFE NERO

41,519 ADT 28

LECHMERE
6,421 RIDERS/DAY

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



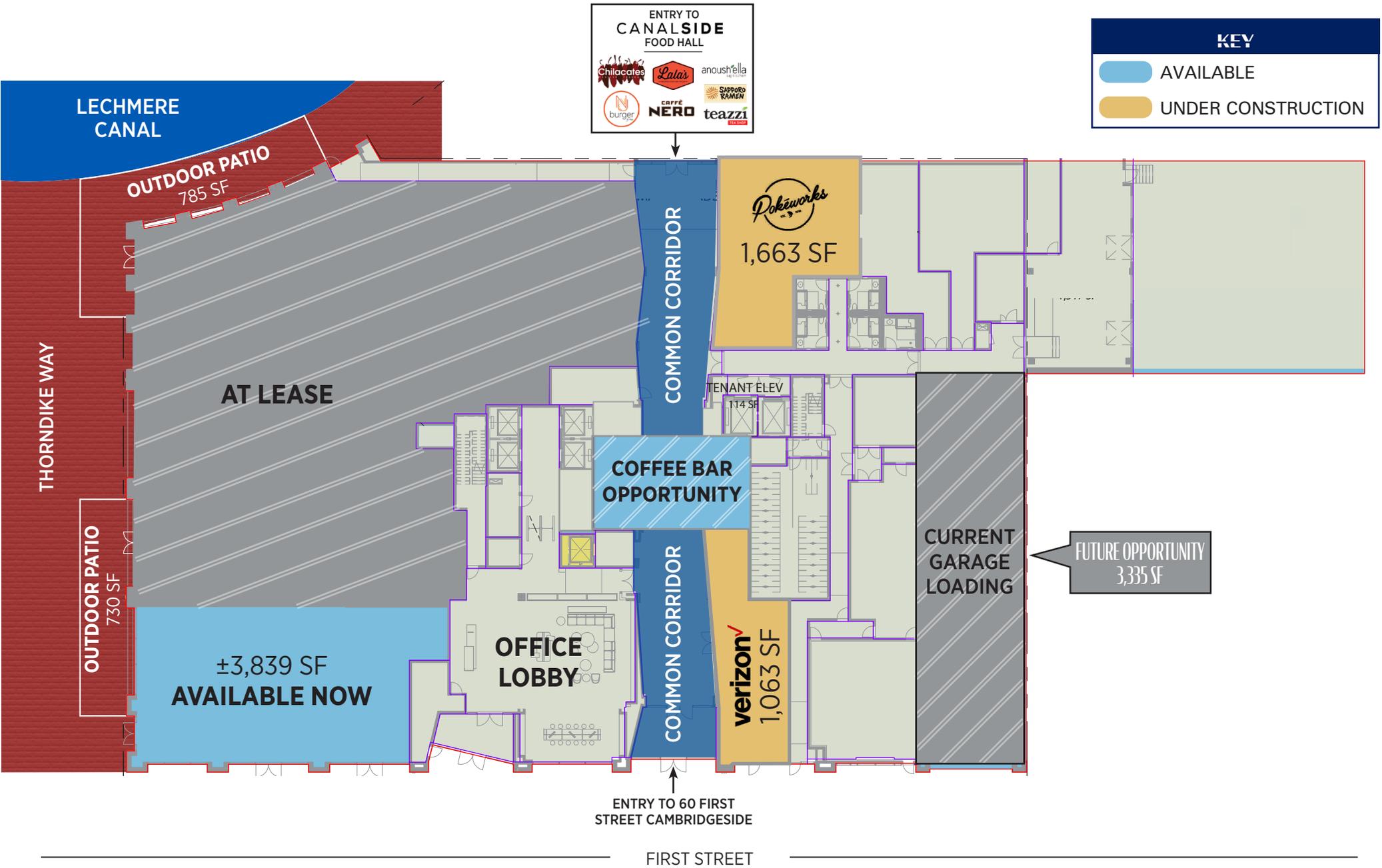
Outdoor Patio
1,515 SF



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

prime medicine KORRO

60 FIRST STREET SITE PLAN





TWIN CITY PLAZA
Marshall's star
DOLLAR TREE
 T-Mobile
 PEARLE OOVISION

Druid
 1369

All Star Pizzeria

INMAN SQUARE

SOMERVILLE
 CAMBRIDGE

CHARLESTOWN

EAST
 CAMBRIDGE

Citizens Bank

CX Cambridge Crossing
 geppetto Tattē
 LAMPLIGHTER cafe Beatrice

WELLINGTON/
 HARRINGTON

FIRST MARKET
 4,000 SF YEAR ROUND FARMERS MARKET
 AMBA

LECHMERE
 6,421 RIDERS/DAY

CANALSIDE REDEVELOPMENT
 14 NEW VENDORS & 550 SEATS
 Chilocates Lala's NERO inchu SAPPORO RAMEN
 burger JUICYGREENS DALMOROS

60 FIRST STREET
 CAMBRIDGE, MASSACHUSETTS
 KORRO prime medicine

bom dough
 BLAZE

THE PORT

DUMPLING DAUGHTER
 CAMBRIDGE TRUST
 PRIVATE BANKING, WEALTH MANAGEMENT

LAMPLIGHTER

Tattē

KENDALL SQUARE
 CINEMA

Toscanini's

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

Museum of Science

NORTH STATION
 6,248 RIDERS/DAY

CAVA
 BLUE BOTTLE COFFEE

JATIFUL
 Za CW

CAC
 CAMBRIDGE ATHLETIC CLUB

SHY BIRD
 DIG
 Tattē

WEST END

NAYA
 NOLA SEAFOOD

KENDALL / MIT
 15,433 RIDERS/DAY

KENDALL SQUARE

NOODLE LAB
 CVS pharmacy
 PINGPOD

Saloniki

MIT
 11,658 STUDENTS

MEMORIAL DR

BEACON HILL

HIGH AERIAL
EAST CAMBRIDGE, MA

CAMBRIDGE
 BOSTON



EAST CAMBRIDGE

CVS pharmacy

41,519 ADT

28

LECHMERE
6,421 RIDERS/DAY

Cambridge Crossing
Tatte
geppetto
cafe Beatrice
LAMPLIGHTER

Passage to India

PORTAL
TENGCH
ORLANDO

CAMBRIDGE ST

OTIS ST

THORNDIKE ST

SPRING ST

FIRST
21KEEL
MARKET
4,000 SF YEAR ROUND
FARMERS MARKET
AMBA
CAFE & POTTERY

Citizens Bank

bom dough
BLAZE

CANALSIDE
REDEVELOPMENT
14 NEW VENDORS & 550 SEATS

Chilacates Lulas NERD
burger JUICYGREENS SHOPPO RAMEN
DALMOROS

60 FIRST STREET
CAMBRIDGE, MASSACHUSETTS

KORRO BI prime medicine

HURLEY ST

Desfina

SHERWIN-WILLIAMS
TACO BELL SALLY

Kendall's
HOUSE OF PIZZA

CHARLES ST

The Garden School

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

Museum of Science

CHARLES RIVER DAM RD

The Helmand
Toscanini's

Little LUNA

Orangetheory

FIRST ST

EDWIN H LAND BLVD

ART BAR

BINNEY ST

Janira

fuji
at kendall

BON ME

Tatte
KANTAMA
CHILL

LOW AERIAL

EAST CAMBRIDGE, MA



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