

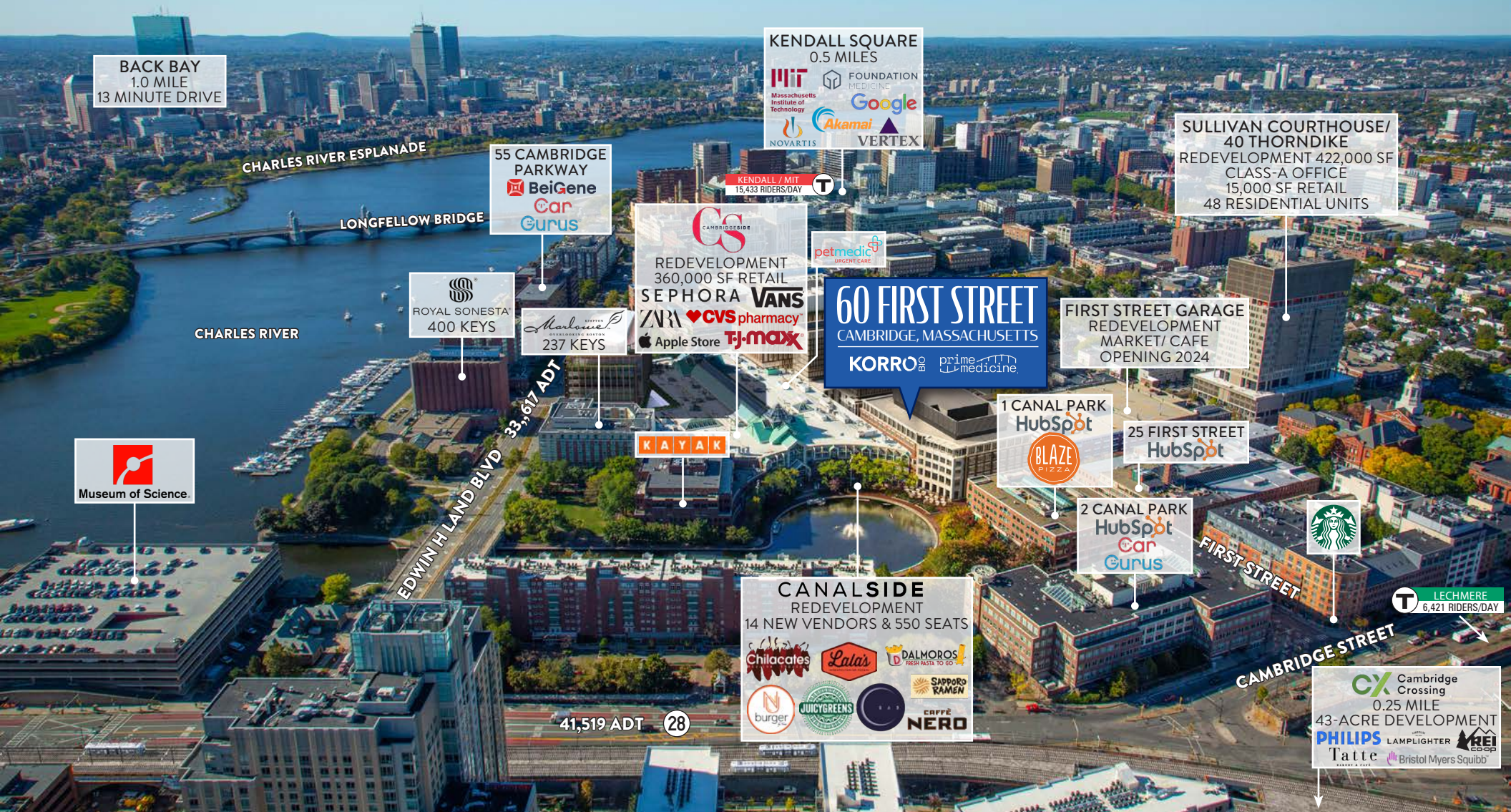
# 60 FIRST STREET

CAMBRIDGE, MASSACHUSETTS






# 60 FIRST STREET EAST CAMBRIDGE | NEIGHBORHOOD AERIAL



## 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)



# 60 FIRST STREET THE OPPORTUNITY



Total Project  
**228K RSF**



Retail (Street Level)  
**20,135 RSF**



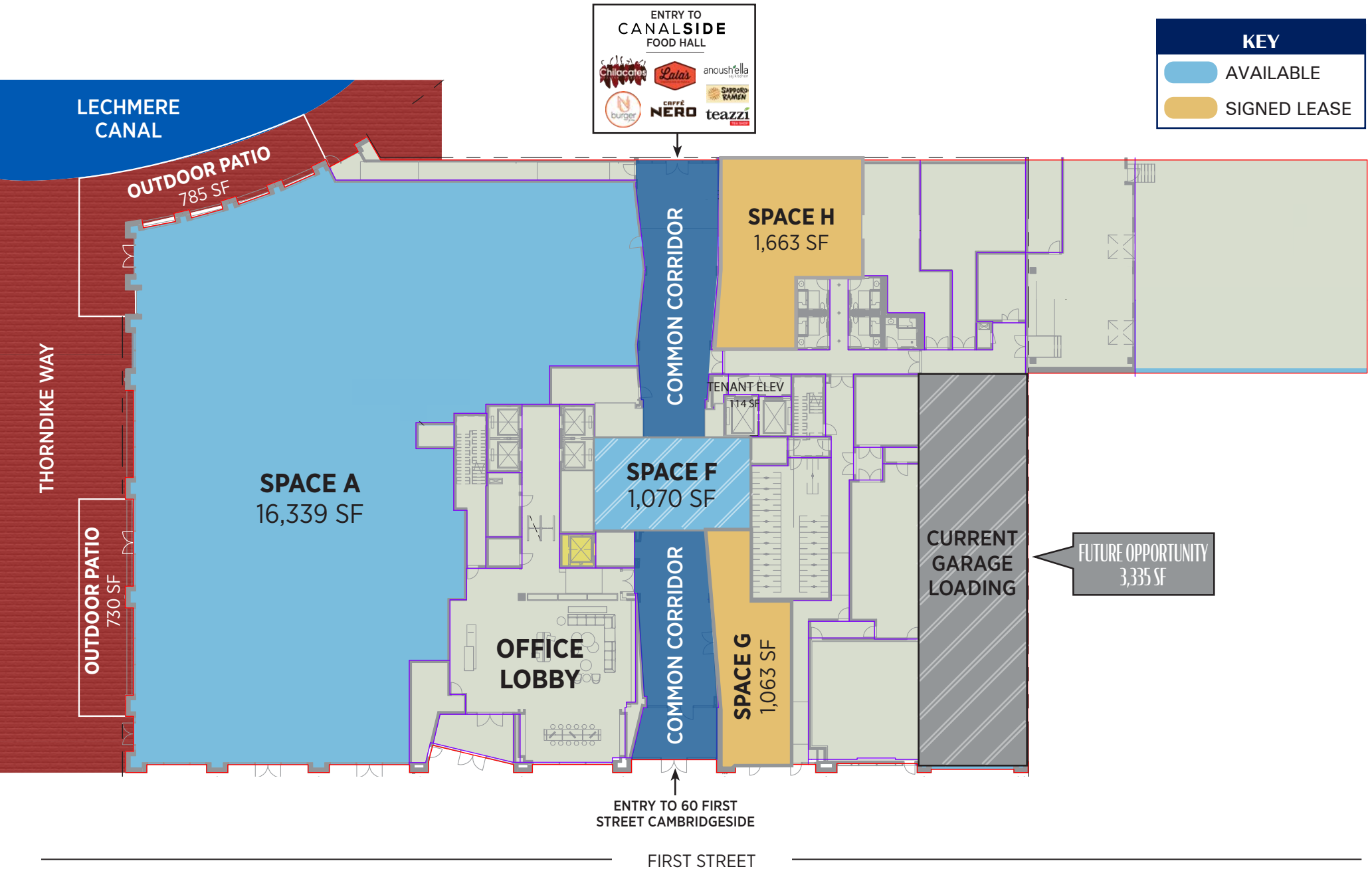
Outdoor Patio  
**1,515 SF**



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

prime medicine **KORRO**

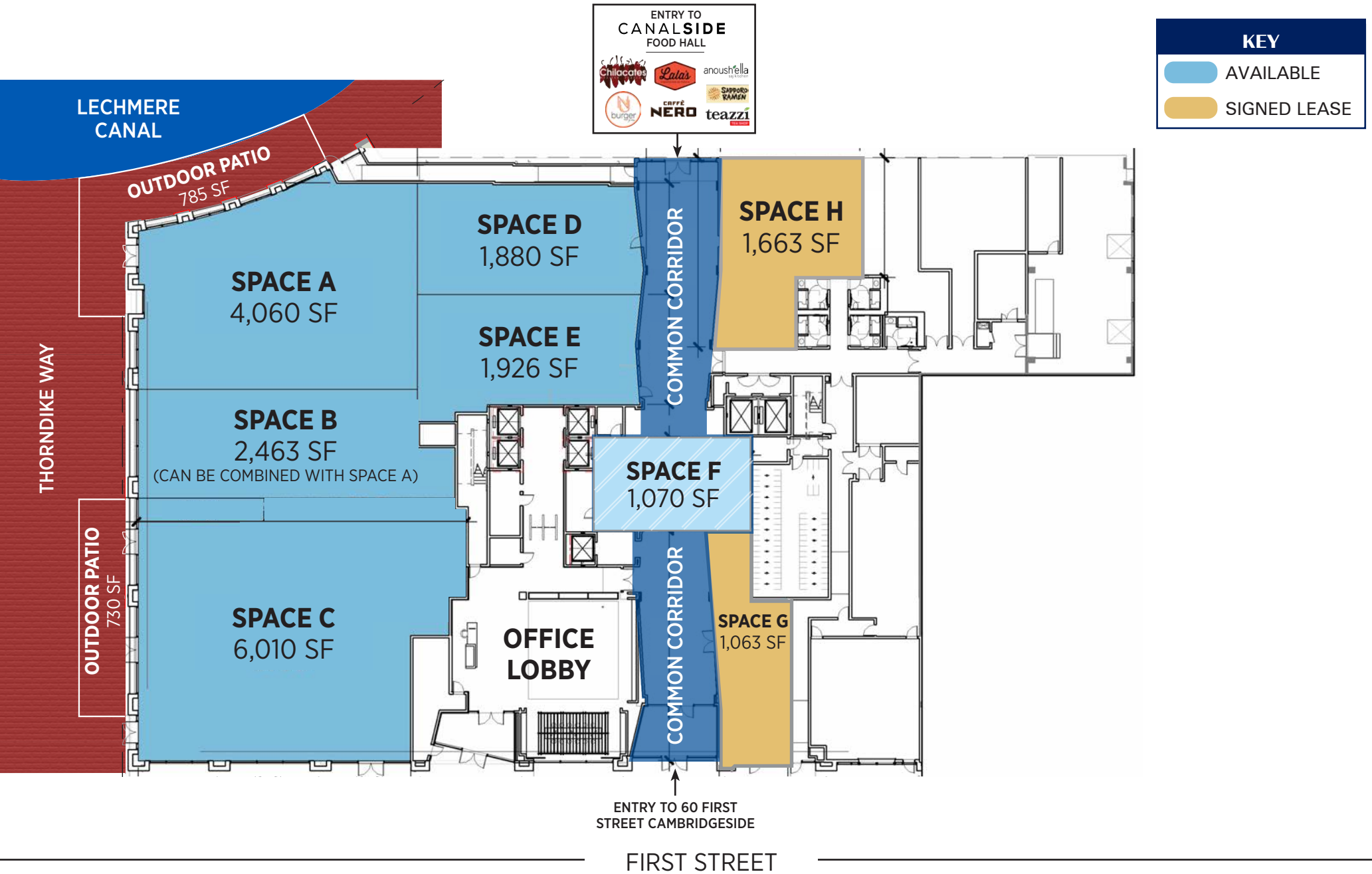
# 60 FIRST STREET SITE PLAN





60 FIRST STREET

# POTENTIAL SUBDIVISION | SITE PLAN





TWIN CITY PLAZA  
**Marshalls star**  
**DOLLAR TREE**  
 T-Mobile  
 PEARLEVISION

SOMERVILLE  
 CAMBRIDGE

CHARLESTOWN

**CX** Cambridge Crossing  
 geppetto Tatte  
 cafe Beatrice

EAST  
 CAMBRIDGE

FIRST MARKET  
 21 SEEL  
 4,000 SF YEAR ROUND FARMERS MARKET  
 AMBA

LECHMERE  
 6,421 RIDERS/DAY

CANALSIDE REDEVELOPMENT  
 14 NEW VENDORS & 550 SEATS  
 Chilicates Lala's Caffe Nero  
 burger JUICYGREENS DALMOROS

**60 FIRST STREET**  
 CAMBRIDGE, MASSACHUSETTS  
 KORRO prime medicine



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WELLINGTON/  
 HARRINGTON

CHARLES RIVER DAM RD

NORTH STATION  
 6,248 RIDERS/DAY

DUMPLING DAUGHTER  
 CAMBRIDGE TRUST  
 PRIVATE BANKING. WEALTH MANAGEMENT

Tatte  
 RESTAURANT & CAFE

petmed  
 The Gardner School

Apple Store  
 CVS pharmacy  
 Lids VANS  
 newbury comics  
 ZARA SEPHORA  
 T.J. MAXX

Museum of Science

THE PORT

BINNEY ST

EDWIN H. LAND BLVD

WEST END

CAVA  
 BLUE BOTTLE COFFEE

Za CW  
 PROPERTIES

CAC  
 CAMBRIDGE ATHLETIC CLUB

FlyPops

clover food lab  
 KENDALL / MIT  
 15,433 RIDERS/DAY

SHY BIRD DIG  
 Tatte  
 BROTHERS

MAIN ST

BEACON HILL

KENDALL SQUARE

NOODLE LAB  
 CVS pharmacy  
 PINGPOD

Saloniki  
 GREEK

MIT  
 11,858 STUDENTS

MEMORIAL DR

CAMBRIDGE  
 BOSTON

HIGH AERIAL  
**EAST CAMBRIDGE, MA**



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# EAST CAMBRIDGE

CAMBRIDGE ST

OTIS ST

THORNDIKE ST

SPRING ST

HURLEY ST

CHARLES ST

BINNEY ST

41,519 ADT

28

15,969 ADT

FIRST ST

33,617 ADT

EDWIN H LAND BLVD

CHARLES RIVER DAM RD

CVS pharmacy

**FIRST STREET MARKET**  
4,000 SF YEAR ROUND FARMERS MARKET  
AMBA

**60 FIRST STREET**  
CAMBRIDGE, MASSACHUSETTS  
KORRO prime medicine

SHERWIN-WILLIAMS

petmedica  
The Gardner School

The Helmand  
Toscanini's

Little LUNA

Orangetheory  
FITNESS

fuji

flyp's  
BON ME

Cambridge Crossing  
Tatte  
geppetto  
LAMPLIGHTER  
cafe Beatrice

Passare to India

FORTE TENOC

BLAZE PIZZA

**CANALSIDE REDEVELOPMENT**  
14 NEW VENDORS & 550 SEATS  
Chilacales Lala's NERO  
burger JUNCYGREENS DALMOROS  
inchu SAPPORO RAMEN

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

Museum of Science

ARTBAR

Tatte  
KLETTORIAN GRILL

LOW AERIAL

# EAST CAMBRIDGE, MA



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**60 FIRST STREET | CAMBRIDGE, MA | EAST CAMBRIDGE**