



CS CAMBRIDGE**SIDE**

Introduction

A decorative graphic consisting of a grid of red dots arranged in 5 rows and 7 columns, positioned in the upper right area of the slide.

Come join us!

A decorative graphic in the bottom left corner consisting of multiple concentric chevron or zigzag shapes pointing upwards, rendered in dark blue lines.

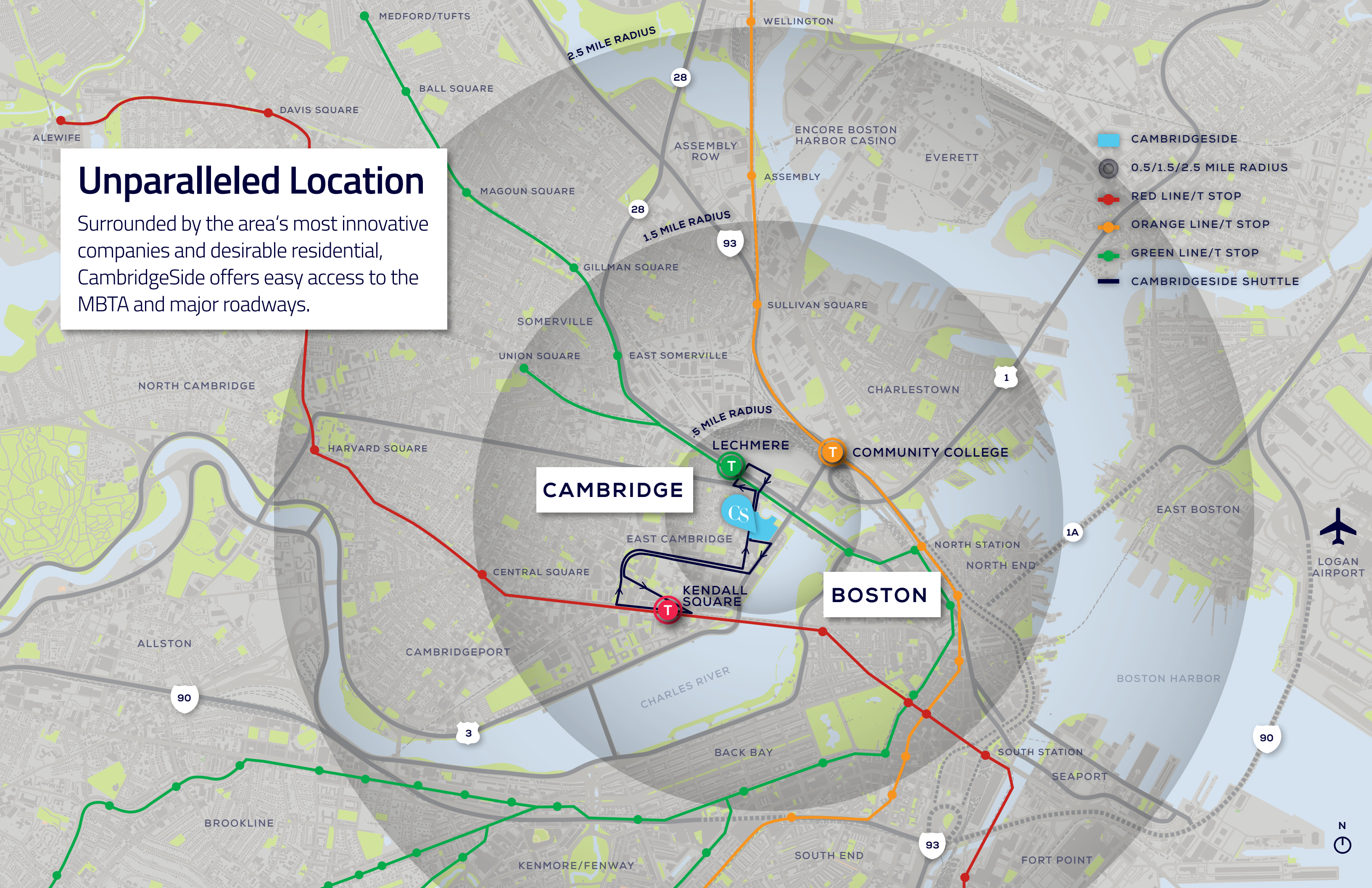
A visionary redevelopment of CambridgeSide is **transforming** this **iconic shopping destination** into a **dynamic, mixed-use, transit-oriented development** in the heart of East Cambridge, one of the country's hottest lab and office markets and region's fast-growing residential neighborhood.

Upon completion, CambridgeSide will feature **six interconnected buildings** totaling **2 million square feet** and includes **retail, lab, office, residential** and **hotel** uses.

Come join us as CambridgeSide evolves into one of the region's most **desirable urban developments**, connected by **two levels of retail, entertainment and restaurants**.

Unparalleled Location

Surrounded by the area's most innovative companies and desirable residential, CambridgeSide offers easy access to the MBTA and major roadways.



Connected to it all

CambridgeSide has direct vehicular access from all directions via interstate, state, and local roadways and is centrally located between the three busiest MBTA train lines.

Roadways

- **Monsignor O'Brien Highway**
23,447 ADT
- **Edwin H Land Blvd**
26,029 ADT

Transit

- **Red Line: Kendall Square Station**
17,909 Average Weekday Entries
4th Busiest Station
- **Green Line: New Lechmere Station**
5,974 Average Weekday Entries
- **Green Line Extension**
4.7 mile extention to Medford/
Tufts University
- **Orange Line: Community College Station**
5,027 Average Weekday Entries



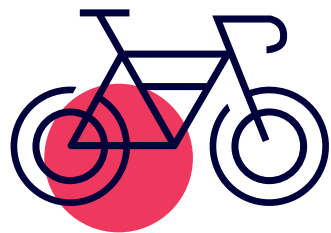
5 Min
WALK TO GREEN
LINE STATION



1,600+
PARKING SPACES



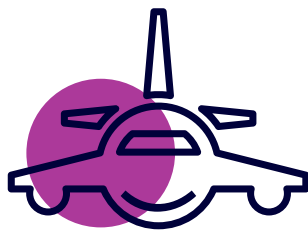
3 Min
T RIDE TO BOSTON



5 Min
BIKE RIDE TO BOSTON



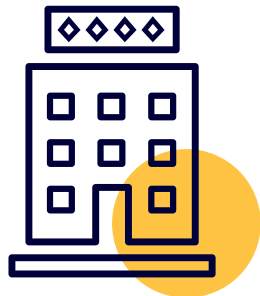
13 Min
WALK TO KENDALL
SQUARE



10 Min
DRIVE TO LOGAN
AIRPORT



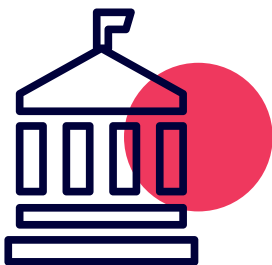
6 Min
RIDE ON FREE SHUTTLE
TO KENDALL SQUARE
AND LECHMERE T STOPS



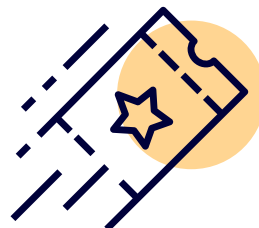
2,500 Hotel Rooms
IN EAST CAMBRIDGE +
ADJACENT TO 2 HOTELS



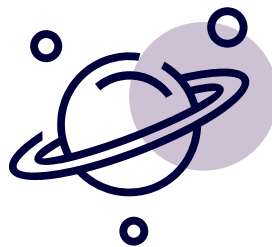
2 Blocks
FROM 4.5 MILLION SF
CAMBRIDGE CROSSING



5 Min
T RIDE TO
HARVARD SQUARE



1 Mile
TO TD GARDEN



1 Block
TO THE MUSEUM OF
SCIENCE



100 CambridgeSide
SmartLabs
Level 3



Retail Arcade
Newly Renovated
Level 1 + 2



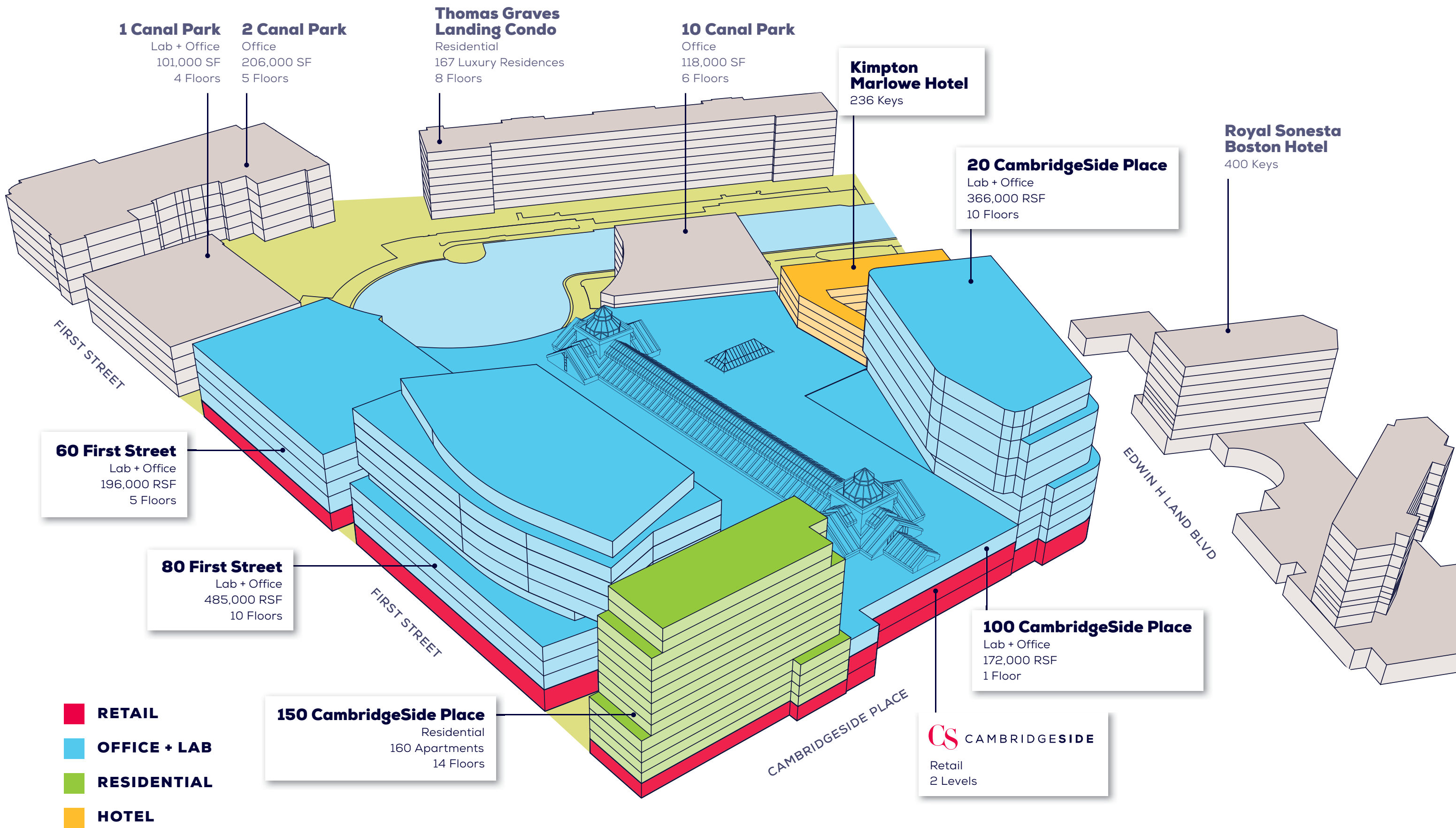
Retail Hub

Following a multi-million dollar rebranding and renovation, CambridgeSide continues to evolve as one of greater Boston's sought after retail destinations.

With **two levels of retail, entertainment and a food hall** anchored by two parks, the center and our well-known brands — Apple, Sephora, The Cheesecake Factory and more, draws shoppers from near and far.

**Proposed
Food Hall**
Level 1







100 CambridgeSide Place

FULLY LEASED

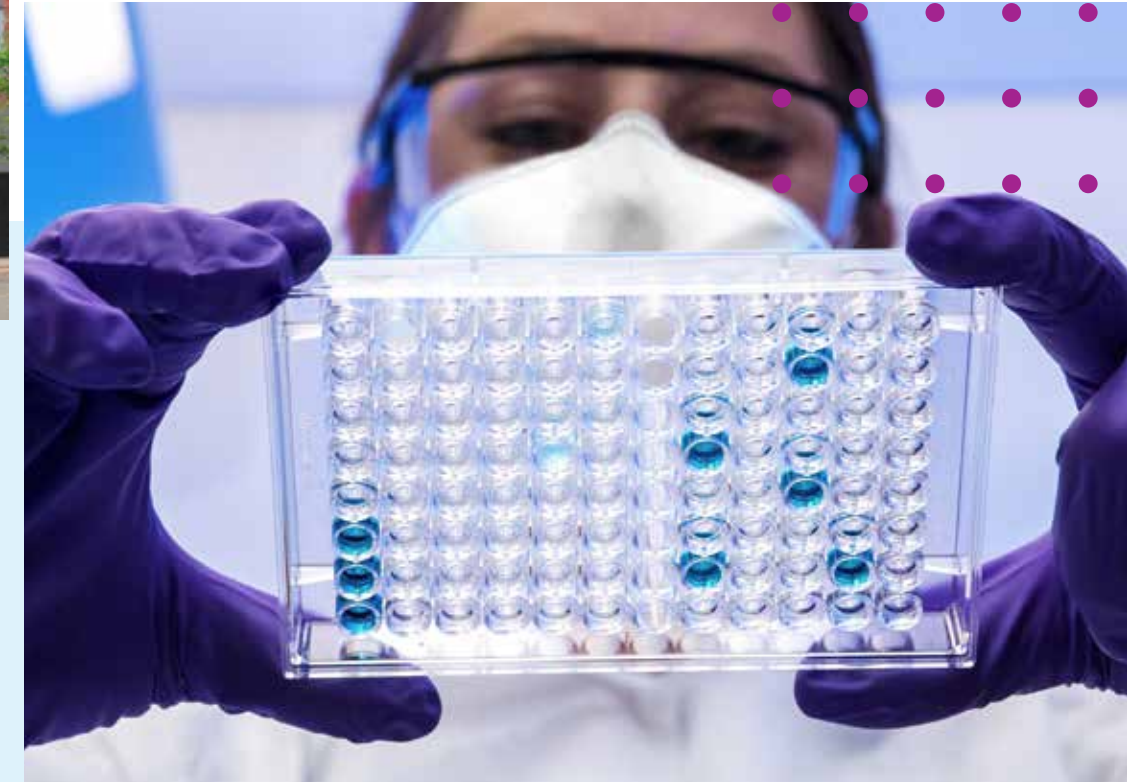
Lab + Office
1 Floor (Level 3)
172,000 RSF



The Future is Rising, now.

As the hottest **lab and office market** in the country, East Cambridge is home to dozens of biotechnology companies as well as some of the most celebrated companies of our time.

Over the next five years, the area will see major growth with millions of square feet of new **lab-office space** and thousands of new **residential units** coming to the neighborhood.





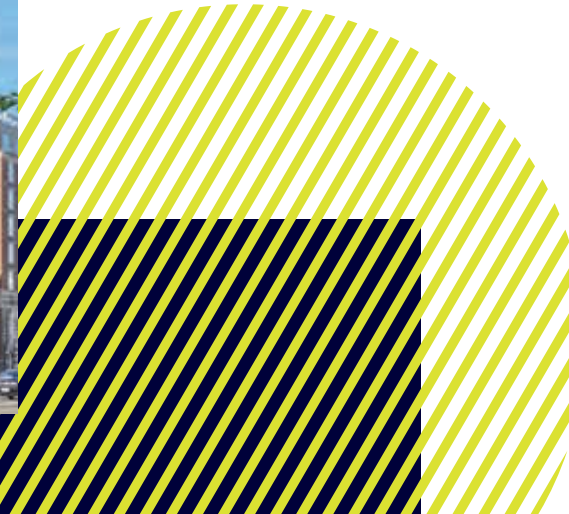
20 CambridgeSide Place

READY FOR FIT OUT

Lab + Office

10 Floors

366,000 RSF



20 CambridgeSide Place

Ground Floor Lobby



NEW LAB + OFFICE SPACE

8.5M

1,220,000 SF of new lab + office space at **CambridgeSide** with **8.5 million SF** of new lab + office space under development in East Cambridge



NEW OFFICE WORKERS

40K

6,000 new office workers coming to **CambridgeSide** with **40,000** recent or future office workers in surrounding East Cambridge developments



60 First Street

FULLY LEASED

Lab + Office
5 Floors
196,000 RSF



80 First Street

PERMITTED

Lab + Office
10 Floors
485,000 RSF



The Neighborhood

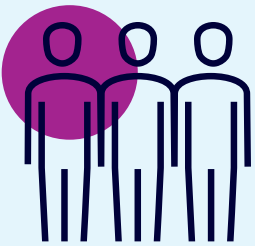


150 CambridgeSide Place
PERMITTED
Residential Building
14 Floors

Thriving East Cambridge.

East Cambridge has worldwide recognition as a **center for innovation** and is surrounded by some of the world’s **most innovative and fastest growing businesses**. As a thriving neighborhood for elevated living,

East Cambridge is one of the most desirable submarkets in the country with nearly **9,000 residential units** and among the **highest property values** in the U.S.



RESIDENTS

11,546

WITHIN 1/2 MILE

49,188

WITHIN 1 MILE

482,493

WITHIN 3 MILES



AVERAGE
HOUSEHOLD INCOME

\$168,533

WITHIN 1/2 MILE

\$166,461

WITHIN 1 MILE

\$140,982

WITHIN 3 MILES



East Cambridge

Home to the world's most innovative lab + tech companies.



CambridgeSide is uniquely anchored by **Canal Park** which has direct access to 17 miles of pedestrian and bike paths along the Charles River. Canal Park is a hidden waterfront gem, just steps from places to shop, dine and stay.



CanalSide Food Hall

A flavorful dining experience in a waterfront setting with 14 diverse restaurant options and indoor and outdoor seating.

Opening Fall 2024.



Be a Part of Something Big.

NEW ENGLAND DEVELOPMENT

NEW ENGLAND DEVELOPMENT
NEDEVELOPMENT.COM

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LEASING@NEDEVELOPMENT.COM
617.965.8700

