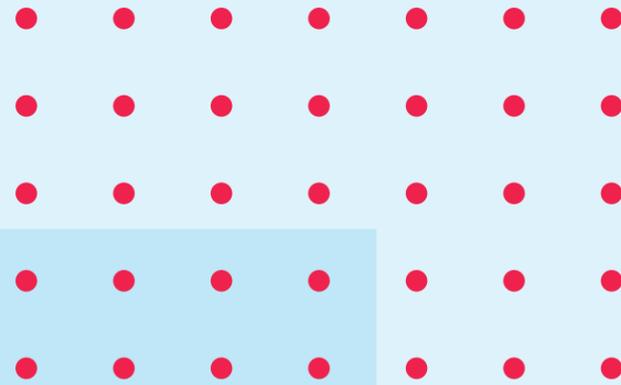
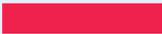




CS CAMBRIDGESIDE

Introduction



Come join us!

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.

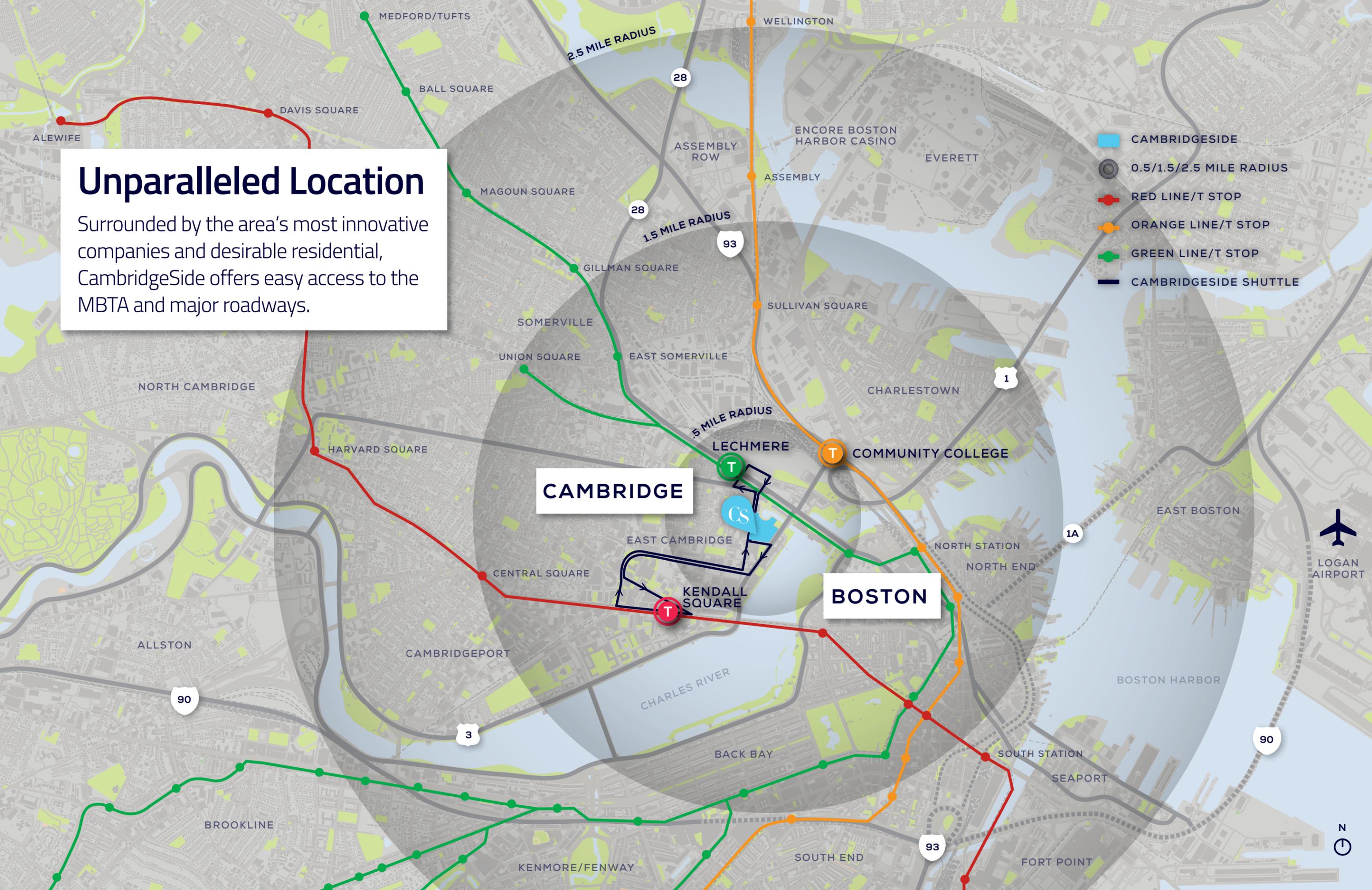
Upon completion, CambridgeSide will feature **six interconnected buildings** totaling **2 million square feet** and includes **retail, lab, office, residential** and **hotel** uses.

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.



CAMBRIDGE

BOSTON

CS



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 extension 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



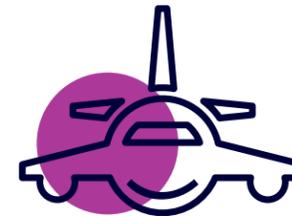
3 Min
T RIDE TO BOSTON



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



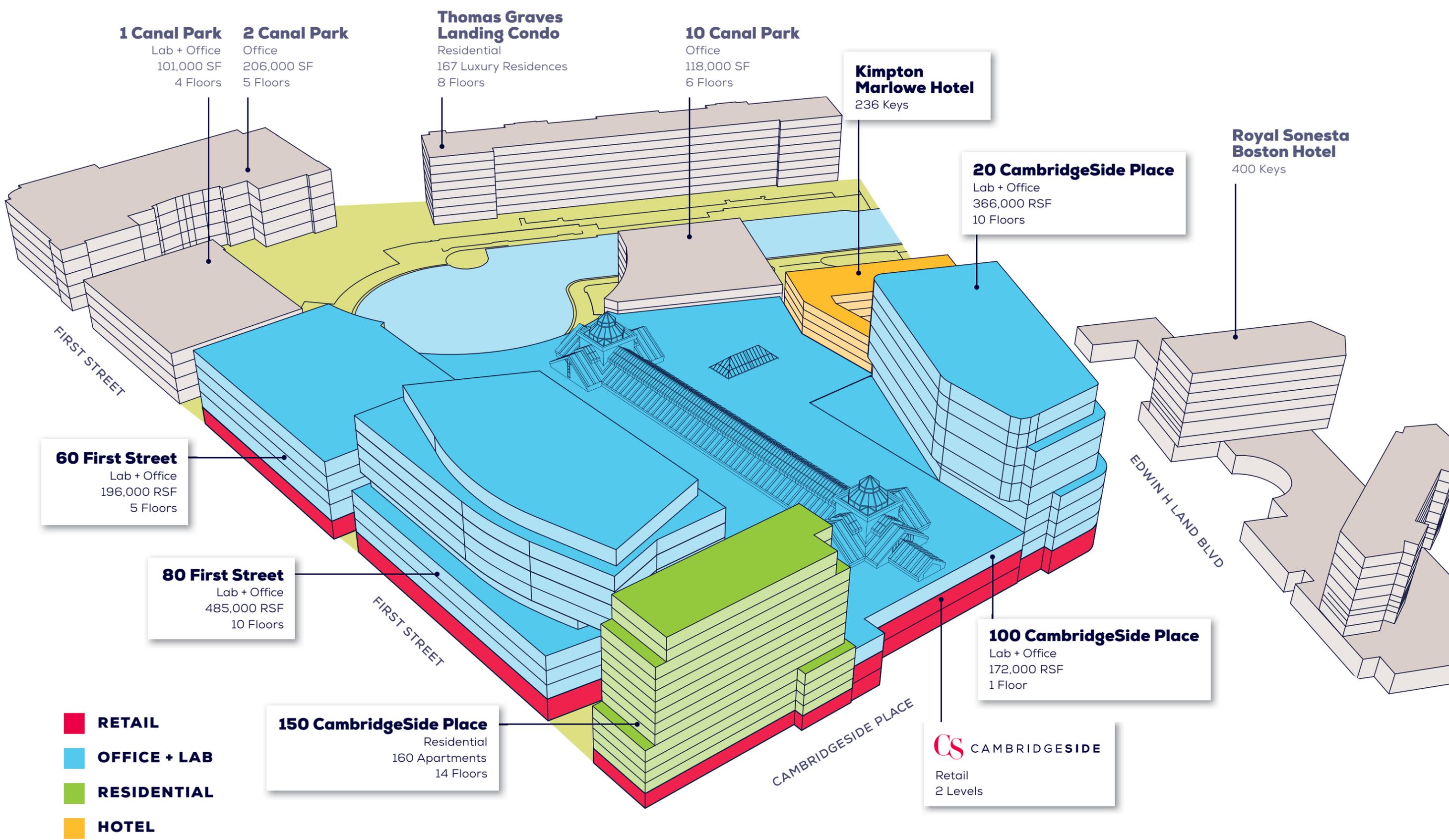
Retail Hub

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





1 Canal Park
Lab + Office
101,000 SF
4 Floors

2 Canal Park
Office
206,000 SF
5 Floors

Thomas Graves Landing Condo
Residential
167 Luxury Residences
8 Floors

10 Canal Park
Office
118,000 SF
6 Floors

Kimpton Marlowe Hotel
236 Keys

20 CambridgeSide Place
Lab + Office
366,000 RSF
10 Floors

Royal Sonesta Boston Hotel
400 Keys

60 First Street
Lab + Office
196,000 RSF
5 Floors

80 First Street
Lab + Office
485,000 RSF
10 Floors

150 CambridgeSide Place
Residential
160 Apartments
14 Floors

100 CambridgeSide Place
Lab + Office
172,000 RSF
1 Floor

CS CAMBRIDGESIDE
Retail
2 Levels

- **RETAIL**
- **OFFICE + LAB**
- **RESIDENTIAL**
- **HOTEL**

FIRST STREET

FIRST STREET

CAMBRIDGESIDE PLACE

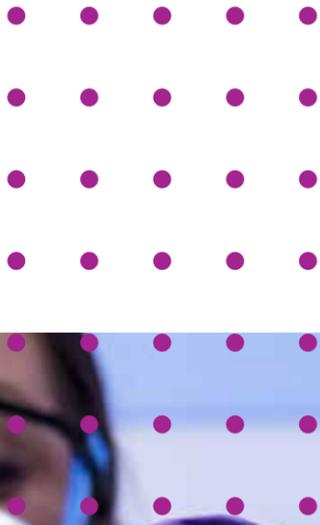
EDWIN H LAND BLVD



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.

- | | | |
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Canal Park



Royal Sonesta Hotel

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.



Canal Park



Kimpton Marlowe Hotel

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

LEASING CONTACT
LEASING@NEDEVELOPMENT.COM
617.965.8700

