

CANALSIDE

Flavorful Experience in a Waterfront Setting



MULTIPLE SMALL FORMAT RESTAURANT OPPORTUNITIES AVAILABLE

Where Flavors and Communities Collide.



CanalSide will feature a collection of best-in-class food and beverage operators making this an energetic space to grab a bite, a drink and enjoy the riverscape. Exciting new opportunities await for up to **14 diverse restaurant options** from familiar brands to new concepts. **Indoor seating flows outside** to dining spaces that connects visitors to the unique, beautiful waterfront location along the Charles River.





CS

CAMBRIDGE

Bar

Bar



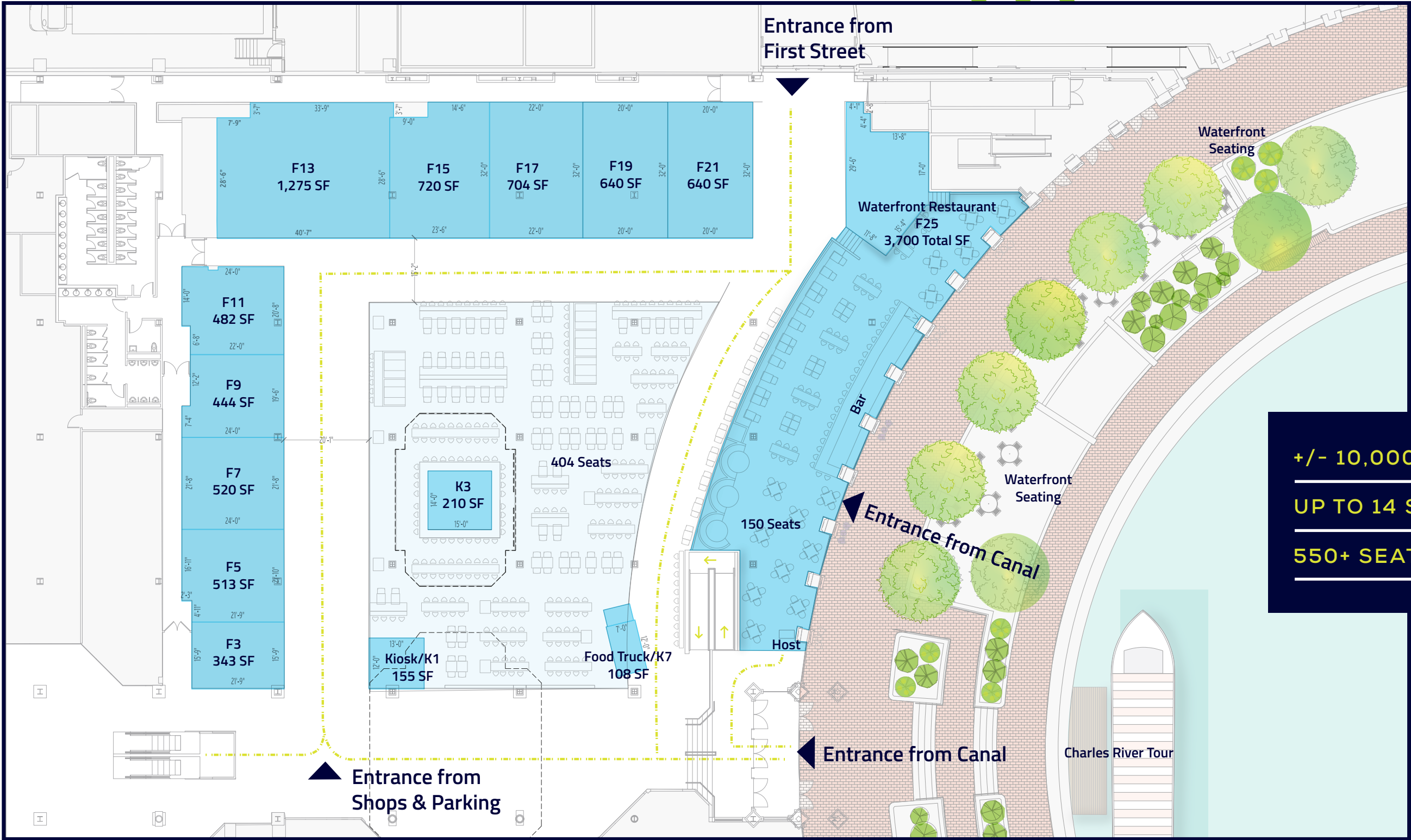
ARTISAN OVEN

BIENVENIDOS

Kitchen Cantina

Cantina

Location Matters.

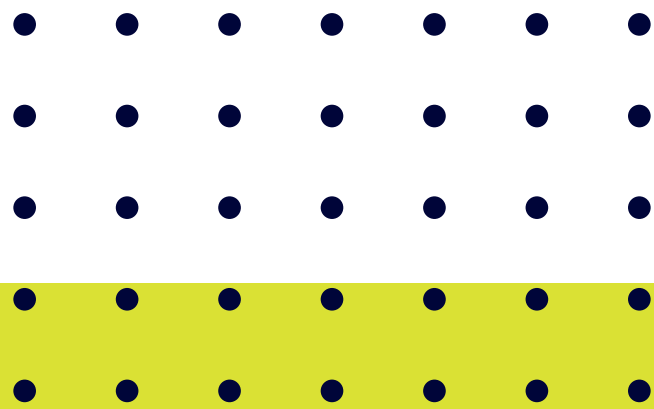


+/- 10,000 SF

UP TO 14 SPACES

550+ SEATS

A Visionary Redevelopment.



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

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

Come join us at CanalSide for a **waterfront dining** experience connected to it all.



20 CAMBRIDGESIDE PLACE
Lab + Office | 360,000 RSF

100 CAMBRIDGESIDE PLACE
Lab + Office | 162,000 RSF

150 CAMBRIDGESIDE PLACE
Residential | 160 Apartments

80 FIRST STREET
Lab + Office | 485,000 RSF

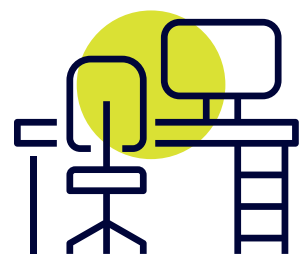
60 FIRST STREET
Lab + Office | 196,000 RSF

CAMBRIDGESIDE
Retail | 300,000 RSF

CANALSIDE
Restaurants | +/-10,000 SF

The Future is Rising, now.

As the hottest office and lab market in the country, East Cambridge will see major growth in the next five years with millions of square feet of new **lab-office space** and thousands of new **residential units** coming to the neighborhood.



NEW OFFICE + LAB SPACE

8.5M

1,665,000 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

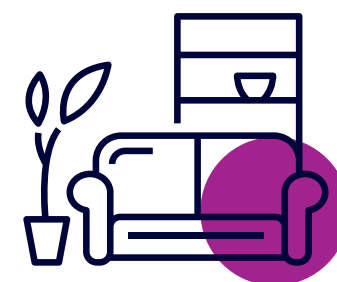
6,000 new office workers coming to **CambridgeSide** with **40,000** in surrounding East Cambridge developments



NEW RESIDENTS

6,500

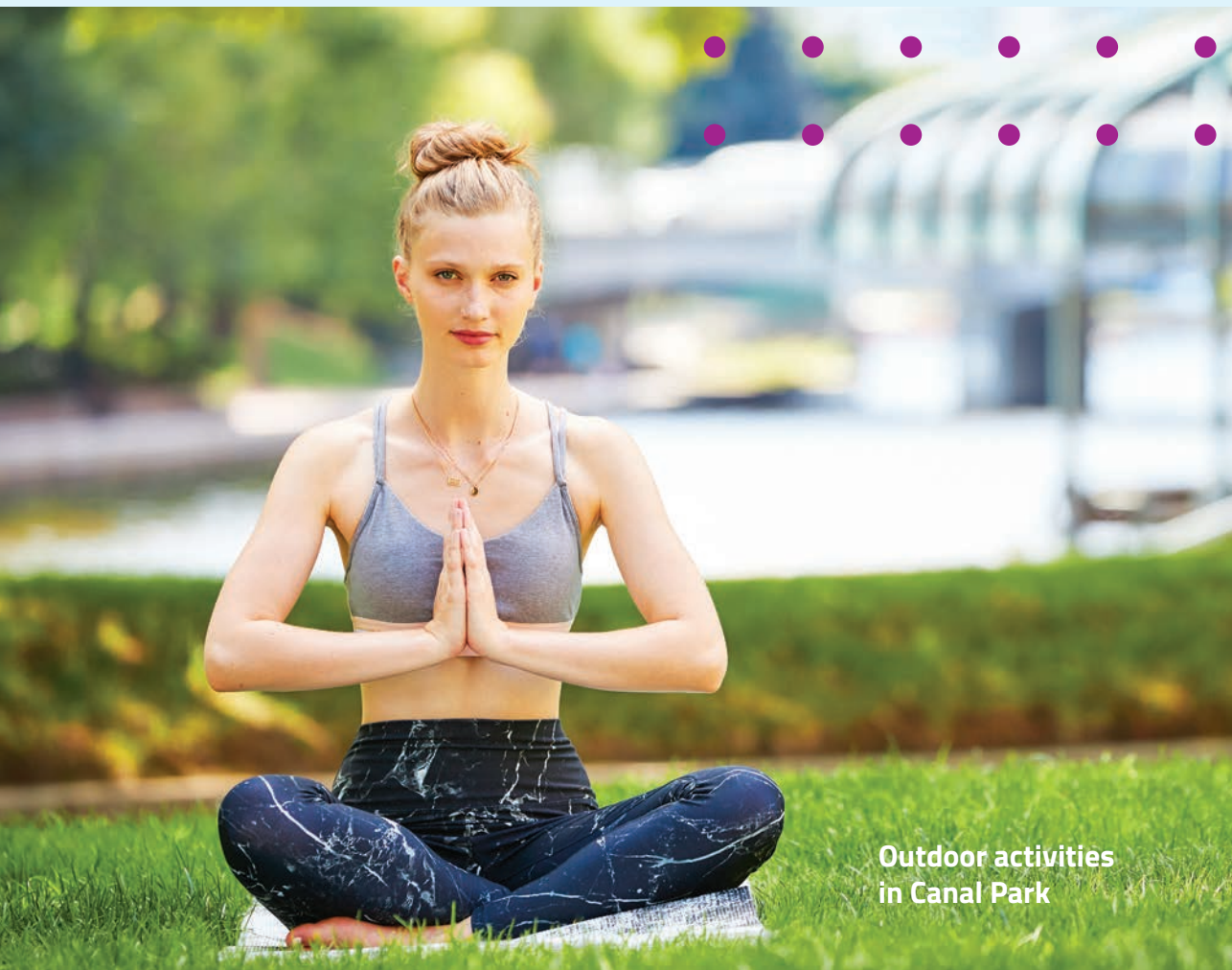
350 new residents coming to **CambridgeSide** and nearly **6,500** new residents coming to East Cambridge over the **next 5 years**



NEW RESIDENTIAL UNITS

3,800

160 new residential units at **CambridgeSide** with **3,800** new units coming to East Cambridge over the **next 5 years**



Outdoor activities
in Canal Park



HOUSEHOLDS

6,096
WITHIN 1/2 MILE

25,741
WITHIN 1 MILE

204,646
WITHIN 3 MILES

418,760
WITHIN 5 MILES



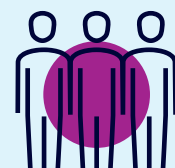
AVERAGE
HOUSEHOLD INCOME

\$164,747
WITHIN 1/2 MILE

\$162,654
WITHIN 1 MILE

\$138,110
WITHIN 3 MILES

\$125,443
WITHIN 5 MILES



RESIDENTS

11,536
WITHIN 1/2 MILE

49,231
WITHIN 1 MILE

482,090
WITHIN 3 MILES

1.02 M
WITHIN 5 MILES



OFFICE
WORKERS

21,795
WITHIN 1/2 MILE

83,572
WITHIN 1 MILE

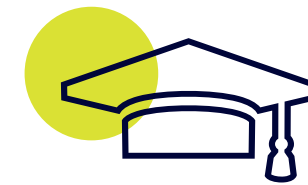
616,401
WITHIN 3 MILES

801,126
WITHIN 5 MILES

The Center of Education.



CambridgeSide is surrounded by an impressive number of colleges and universities. During the school year, **23% of all shoppers are students.**



EDUCATIONAL IMPACT

100+

COLLEGES IN GREATER
BOSTON AREA

43,354+

COLLEGE STUDENTS
IN CAMBRIDGE COLLEGES

71,026

FOREIGN STUDENTS IN
MASSACHUSETTS' COLLEGES

\$3.02 Billion

CONTRIBUTION TO MASSACHUSETTS
ECONOMY BY FOREIGN STUDENTS



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**
34,875 ADT
- **Edwin H Land Blvd**
34,415 ADT

Transit

- **Red Line: Kendall Square Station**
17,018 Average Weekday Entries
4th Busiest Station
- **Green Line: New Lechmere Station**
5,697 Average Weekday Entries
- **Green Line Extension**
4.7 mile extension to
Medford/Tufts University
- **Orange Line: Community College Station**
4,159 Average Weekday Entries



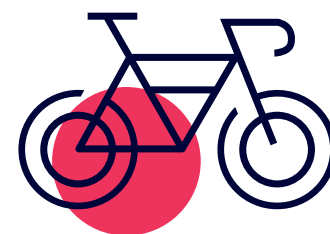
2 Levels
OF SHOPS AND
RESTAURANTS ONSITE



5 Min
WALK TO GREEN
LINE STATION



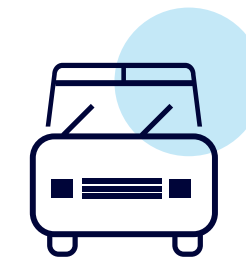
3 Min
T RIDE TO BOSTON



5 Min
BIKE RIDE TO
BOSTON



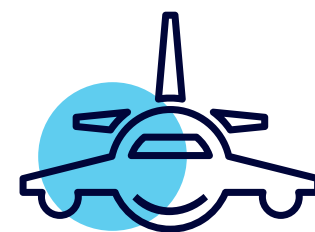
10 Min
WALK TO MIT



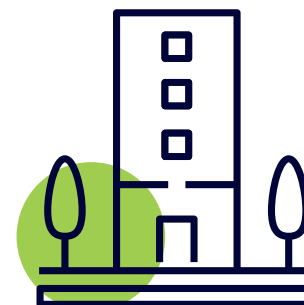
6 Min
RIDE ON FREE SHUTTLE
TO KENDALL SQUARE



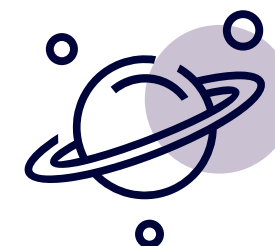
1,600+
PARKING SPACES



10 Min
DRIVE TO LOGAN
AIRPORT



2 Blocks
FROM 4.5 MILLION SF
CAMBRIDGE CROSSING



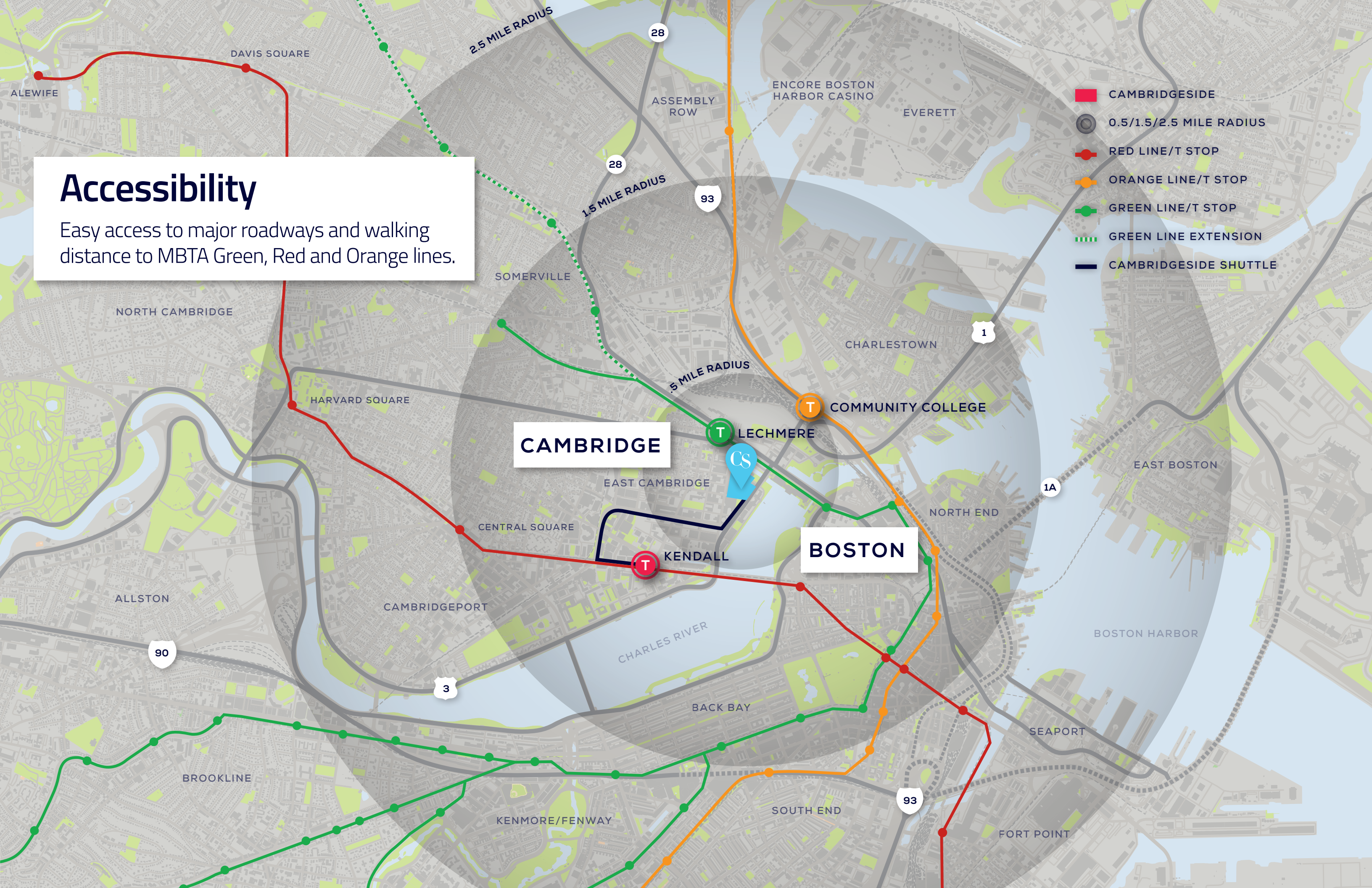
1 Block
TO THE MUSEUM
OF SCIENCE



2,400+ Hotel Rooms
IN EAST CAMBRIDGE +
ADJACENT TO 2 HOTELS

Accessibility

Easy access to major roadways and walking distance to MBTA Green, Red and Orange lines.



CANALSIDE

Be a Part of
Something
Big.

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CS CAMBRIDGESIDE

**NEW ENGLAND
DEVELOPMENT**


DISTRICT
REAL ESTATE ADVISORS