





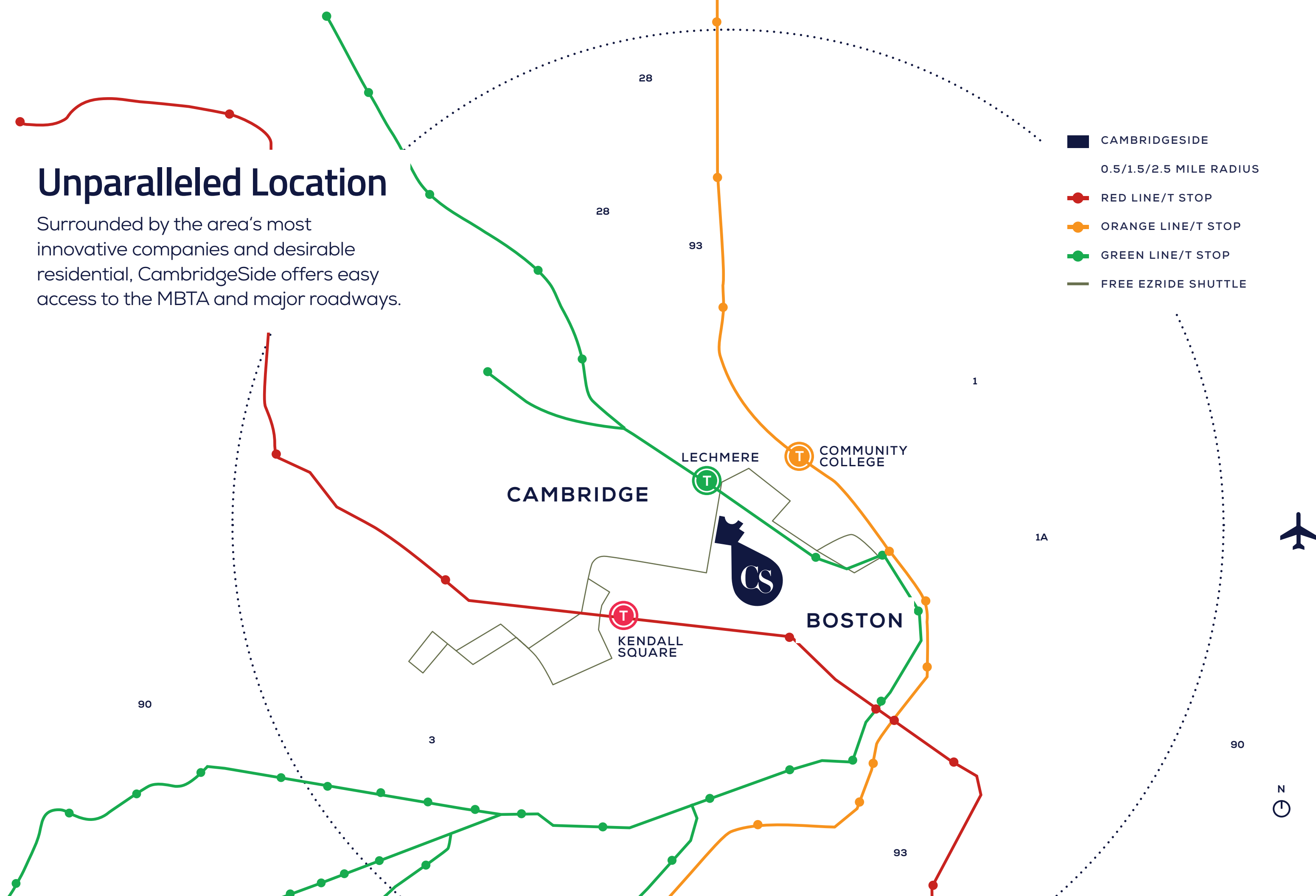
Come join us!

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.



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
43,251 ADT

Edwin H Land Blvd
27,902 ADT

Transit

Red Line: Kendall Square Station
17,909 Average Weekday Entries
4th Busiest Station

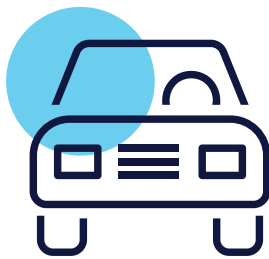
Green Line: New Lechmere Station
5,974 Average Weekday Entries

Green Line Extension
4.7 mile extension to Medford/Tufts University

Orange Line: Community College Station
6,400 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



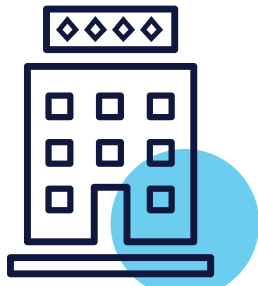
13 Min
WALK TO KENDALL
SQUARE



10 Min
DRIVE TO LOGAN AIRPORT



6 Min
FREE EZRIDE SHUTTLE
TO CAMBRIDGESIDE FROM
RED LINE KENDALL



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

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, lululemon, Mango, Zara and more.



ZARA

MANGO



SEPHORA

 lululemon

AMERICAN EAGLE

VICTORIA'S
SECRET

ALDO



Great Taste. Better Company.

CanalSide Food + Drink blends bold flavors and contemporary design within a vibrant waterfront setting that brings people together. Featuring 13 unique dining concepts and a central bar, people from near and far come to taste and celebrate the best of Cambridge.





DINO SAFARI

Experiences That Awe.

Immersive experiences are a powerful driver of retail success. CambridgeSide's integration of interactive exhibits increase foot traffic, extend dwell time, and create memorable moments that resonate with today's experience-driven consumer.

- **Harry Potter: The Exhibition**
- **Michelangelo's Sistine Chapel: The Experience**
- **Dino Safari**
- **Bubble Planet** (Opening Late 2026)



HARRY POTTER:
THE EXHIBITION



MICHELANGELO'S SISTINE
CHAPEL: THE EXPERIENCE

Expanded Market. Upward Momentum.

CambridgeSide resides within one of the nation's most educated, high earning, and fast growing markets. A powerful mix of residents, professionals, and students fuels daily demand and long term growth. With continued development across East Cambridge, the area's momentum and market potential show no signs of slowing.



3,200+ hotel rooms in
Cambridge



100+ colleges and
universities across the
metro area



17 million sq. ft.
of office and lab space
in Cambridge



5,305 apartments and
1,328 condominiums
within walking distance

Trade Area

PRIMARY TRADE AREA

Employees	150,000
Residents	229,472
Students	49,086

1/2 Mile

16,126 Residents
8,594 Households
\$195,722 Avg. HHI
1,134 Businesses
25,960 Employees

1 Mile

58,265 Residents
30,145 Households
\$209,575 Avg. HHI
4,770 Businesses
87,220 Employees

3 Miles

509,842 Residents
221,814 Households
\$175,646 Avg. HHI
37,591 Businesses
588,067 Employees



Big Potential. Bold Future.

Join a destination redefining what it means
to shop, dine, and connect in Cambridge.

Join the future of retail at CambridgeSide.

Leasing@NEDevelopment.com

617.965.8700

New England Development | NEDevelopment.com