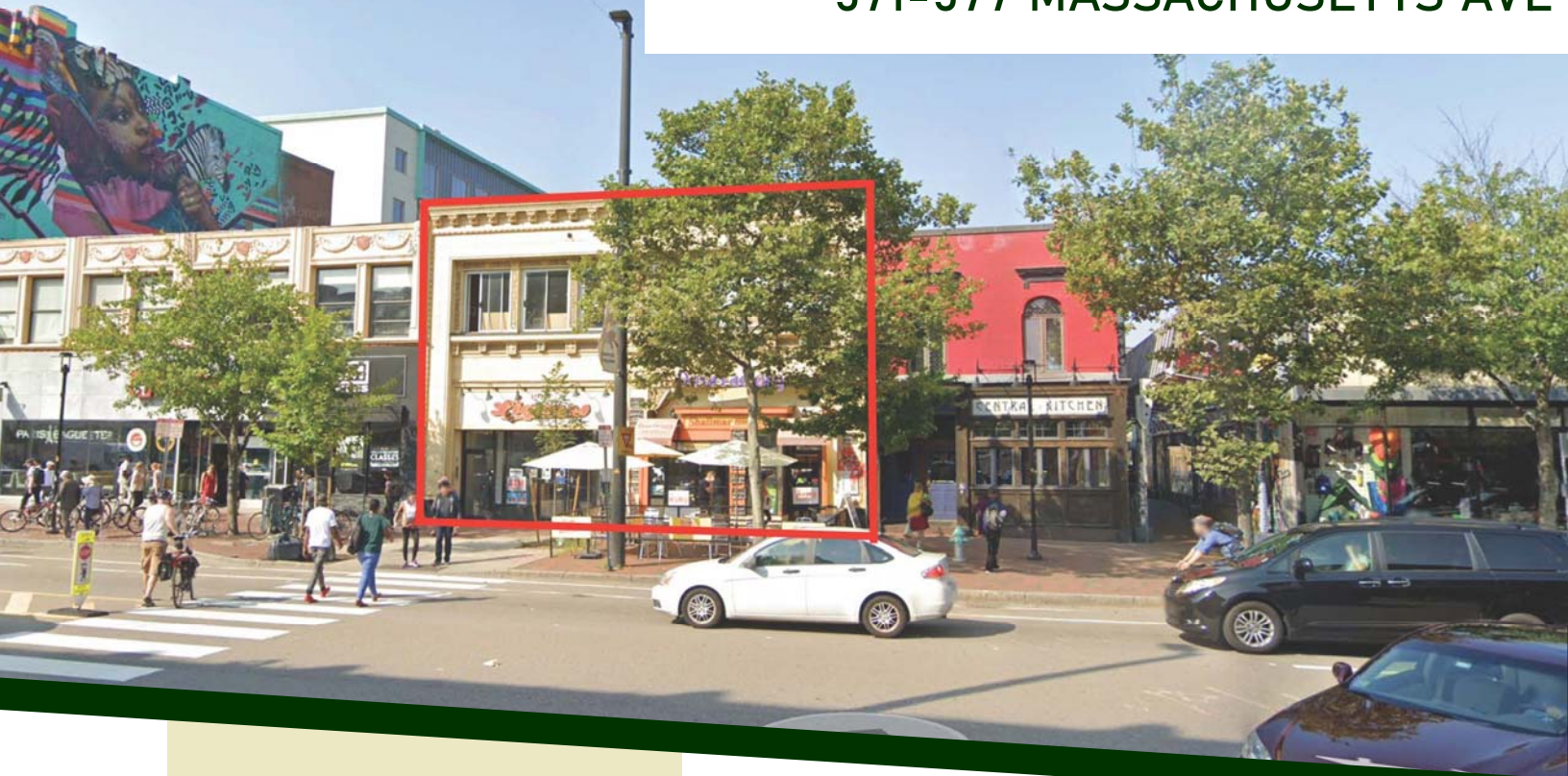


CAMBRIDGE, MASSACHUSETTS

571-577 MASSACHUSETTS AVE



FOR LEASE

**15,106 SF over 3 levels
subdividable as follows:**

Level 1 + Useable Lower Level:

- ◆ 571 Mass Ave: 4,766 SF
- ◆ 575 Mass Ave: 4,985 SF

Level 2:

- ◆ 577 Mass Ave: 5,355 SF +
potential roof deck

SITE OVERVIEW

- ▶ Busiest section of Central Square and some of the heaviest pedestrian traffic in Cambridge.
- ▶ Best parking in Central Square behind the premises
- ▶ Subway station (16,525 daily commuters) and bus stop directly in front of the location.
- ▶ Adjacent to one of the busiest (psf) H-Mart stores in the country.
- ▶ Walk to Harvard and MIT.
- ▶ The strongest demographics in New England support an eclectic customer base.
- ▶ Tremendous retail, restaurant and entertainment generators include H-Mart, Target, Whole Foods, the YMCA, Caffe Nero, Starbucks, Chipotle, CVS, Walgreens and the infamous Middle East Nightclub, which has been described as “the nexus of metro Boston’s rock-club scene for local and touring bands”.



John Dennis | jd@cra-boston.com

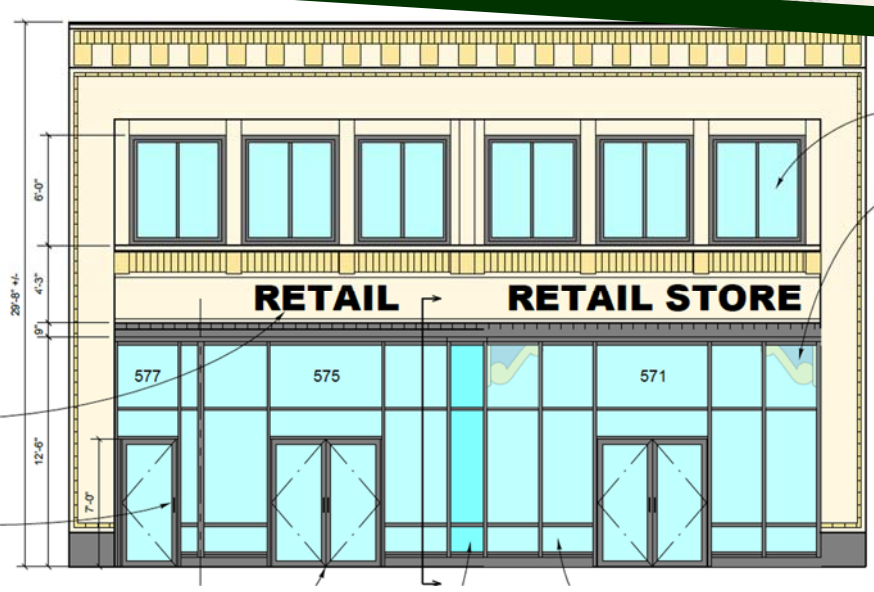
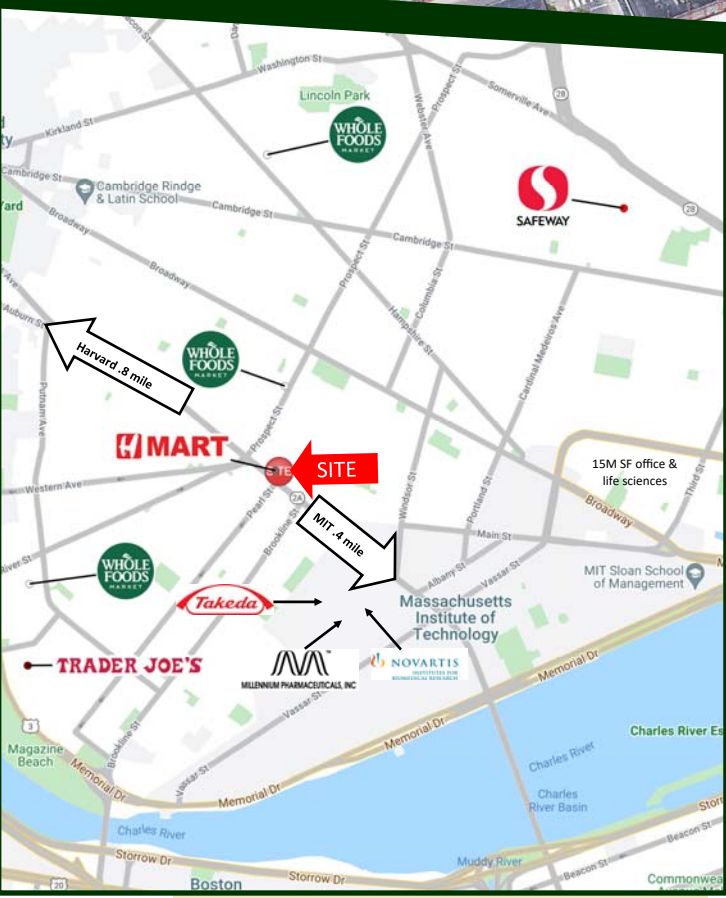
Corporate Realty Advisors, Inc.
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www.cra-boston.com

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No representation is made as to the accuracy of any information furnished.



FOR LEASE
15,106 SF
3 levels
subdividable

Market Central:
 308,000 SF
 mixed-use development



DEMOGRAPHICS

	Population	Average HHI	Employees
0.5 Mile	23,163	\$131,982	27,414
1 Mile	70,093	\$132,185	60,834
2 Miles	266,338	\$137,023	270,129
3 Miles	530,330	\$135,634	623,867

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