

# PERSEID

VENTURES



## One First at Lechmere (11 First Street)

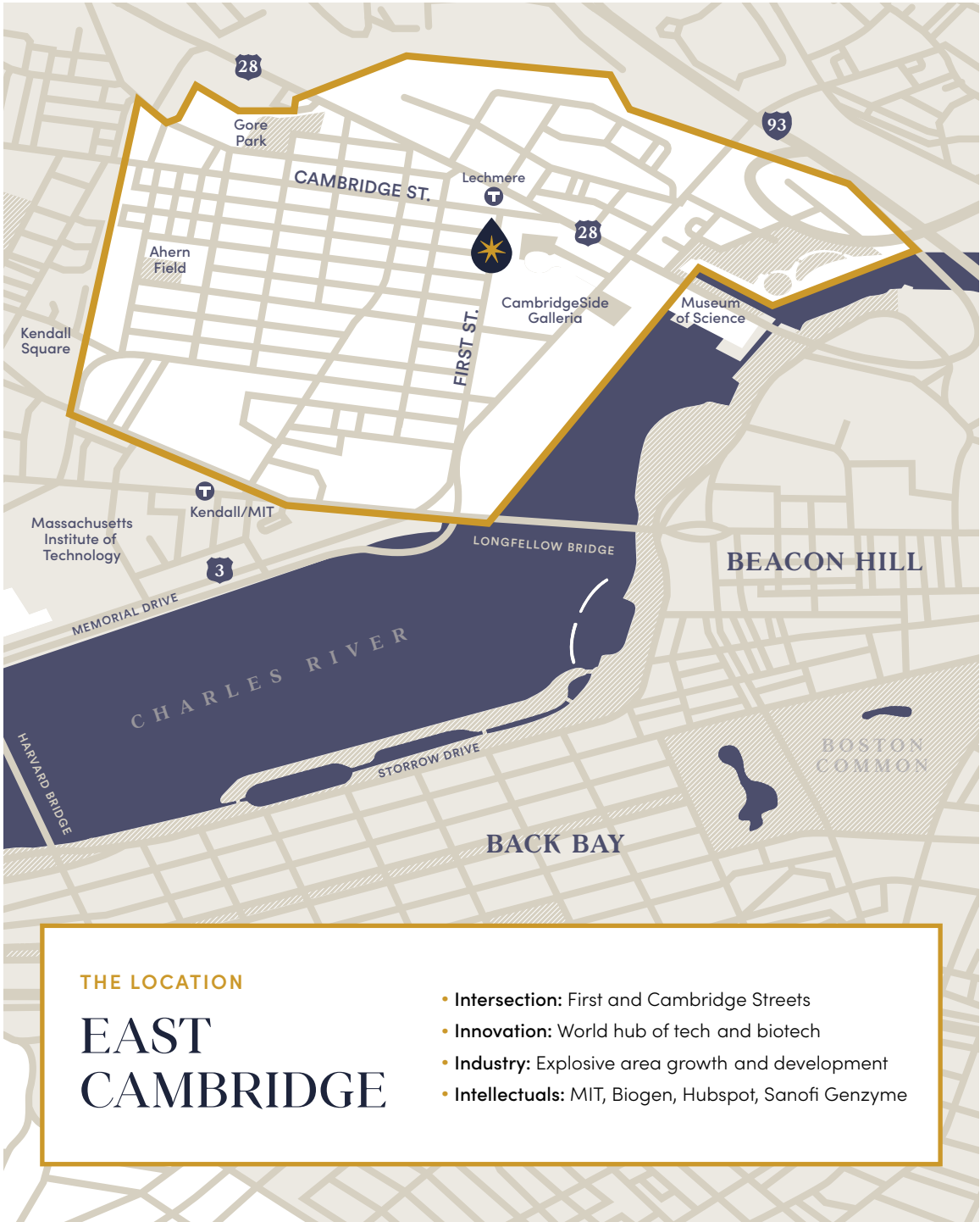
EAST CAMBRIDGE



ACCESS TO AN INNOVATIVE COMMUNITY

One First at Lechmere is situated on the corner of Cambridge Street and First Street.





**THE LOCATION**

# EAST CAMBRIDGE

- **Intersection:** First and Cambridge Streets
- **Innovation:** World hub of tech and biotech
- **Industry:** Explosive area growth and development
- **Intellectuals:** MIT, Biogen, Hubspot, Sanofi Genzyme

## MARKET

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### ACROSS THE STREET

#### New MBTA Lechmere Station (Opened 2022)

Extension project adds  
9 stops from Lechmere  
to Somerville and Medford

#### Cambridge Crossing Development

2 million sq. foot office space  
and 2,800 residential units

### WITHIN 2 BLOCKS

#### CambridgeSide

2 million sq. foot mixed-use  
redevelopment—including  
retail, office, lab, residential,  
and hotel uses.

### 5 MINUTE WALK

#### Museum of Science

1.5 million annual visitors

### 10-15 MINUTE WALK

#### Kendall Square/ East Cambridge

18 million+ sq. foot office space  
and 68,228 workers

#### Massachusetts Institute of Technology (MIT)

11,000 students enrolled annually

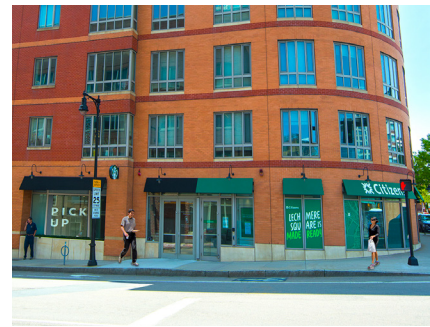
#### Corporate Offices

Including Amazon, Biogen, Google,  
HubSpot, IBM Research, Microsoft  
Research, Moderna, Novartis,  
Pfizer, and Sanofi Genzyme

## DEMOGRAPHICS (2020)

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Mile Radius	Residential Population	Area Employees	Avg. Household Income
0.25	3,044	4,426	\$142,916
0.50	11,618	24,590	\$128,802
0.75	24,246	61,115	\$137,536
1.00	52,052	101,283	\$148,850



## FOR MORE INFORMATION

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#### General Inquires

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