

January-February 2019 Cambridge Ground Floor Vacancy Database





Prepared by: Cambridge Community Development Department

This quarter's ownership breakdown: 36% REITs, 44% Trusts, 12% Condos or unknown entities, and 4% are individuals.

East Cambridge – Seven (7) Vacancies

Cambridge Street from Columbia to North Point




Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
8/16/2018	2/2/2019	355-357 Cambridge St.		Owner: East Cambridge LLC c/o Rob Hajier 109 Ostrom Road, East Falmouth, MA 02536 Leasing Agent: Aaron Parlee of Horizon Capital Realty 617-661-5959, aaron@horizoncapitalrealty.com	Byzantino	650 sq. ft.	Less than 6 months	Trust	Leased.
7/12/2018	2/2/2019	465 Cambridge St.		Owner: Shirui Lin, 69 Elliot St. Newton, MA Leasing Co: Uhouzz, 484-753-2803	Sew-Low Fabrics	1,500-3,000 sq. ft.	4+ years	Individual	Unknown
11/15/2018	2/2/2019	966 Cambridge St.		Owner: Judith N Small and Melissa Small, The Jams Family Trust, 14 Back Nine Dr. Haverhill, MA 01832 Leasing company: ABG Commercial Advisors (617) 492-9900 (p) www.abgllc.net 617-492-9900	Harvard Glass	2,339 sq. ft.	Less than 6 months	Trust	Active

7/12/2018	2/2/2019	1055 Cambridge St.		Owner: 418 Real Estate LLC 250 Dorchester Ave. #2 Boston, MA 02127	Under development	Current building: 3,670 sq. ft.	4+ years		Proposed Redevelopment
7/12/2018	2/2/2019	20 Child St.		Leading Agent: Dartmouth Company, Peter Considine, pconsidine@dartco.com, 617-262-6620	NA	1,000-4,000 sq. ft.	2+ years	Real Estate Investment Trust (REIT)	Unknown
7/12/2018	2/2/2019	11 First St.		Owner: Linear Retail, Even Eisenhardt, 617-807-0577, eisenhardt@linearretail.com	Finagle a Bagel	1,553 sq. ft.	2 years	Real Estate Investment Trust (REIT)	Actively leasing
2/2/2019		121 First St.		Owner: Urban Spaces, LLC, 111 First Street, Cambridge, MA 02141. Leasing Agent: Adam Conviser, Conviser Property Group, 781-320-0600		7,000 sq. ft.	Less 1 year	REIT	Actively leasing

Inman Square – Three (3) Vacancies





Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
7/10/2018	2/2/2019	1287 Cambridge St.		Owner: KKM2 LLC, c/o Pauline Ko 21 Blueberry Lane Lexington, MA 02420. Leasing inquires: Christine Chan, 617-875-6789 (m), cchan8989@gmail.com	Sandy's Market	1,245 sq. ft. with an additional 942 sq. ft. in basement	4+ years	Trust	Leased.
7/16/2018	2/2/2019	168 Hampshire St.		Owner: Bermar LLC, Leasing Agent: NCP Management, Inc. 617-630-1868	Lapel's Dry Cleaning	840 sq. ft.	Less than 6 months	Real Estate Investment Trust (REIT)	Unknown
8/16/2018	2/2/2019	212 Hampshire St.		Owner: Shree Manakama LLC, 620 Cambridge St. Cambridge, MA 02141	Ryles Jazz Club/Under development	7,438 sq. ft.	Less than 6 months	Trust	Proposed Redevelopment





Central Square – Seven (7) Vacancies


Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
11/20/2018	2/2/2019	438 Massachusetts Ave.		Owner: MIT 424-456 Massachusetts Ave. LLC c/o MITIMCO 238 Main Street, Suite 200 Cambridge, MA 02142	Economy Hardware	Unknown	Less than 6 months	Real Estate Investment Trust (REIT)	Actively leasing
7/10/2018	2/2/2019	541 Massachusetts Ave.		Owner: 3MJ Associates, Inc. 563 Massachusetts Ave., Cambridge, MA 02139	Blockbuster/Out of the Blue	6,000 sq. ft. +/- with basement	4+ years	Trust	Leased. Medical Marijuana Dispensary
11/2/2018	2/2/2019	580 Massachusetts Ave.		Owner: George and Ethel Rothman, c/o First Cambridge Realty 907 Mass. Ave., Cambridge, MA 02139 Leasing Agent: Godino & Co. Tim Cole, 617-965-4200, tcoyle@godinco.com	Harvest Co-Op	3,146 sq. ft.	Less than 6 months	Trust	Unknown

11/22/2018	2/2/2019	596 Massachusetts Ave.		Owner: Cifrino-Massachusetts Avenue Realty, LLC., c/o Superior Realty Co., Inc. 540 Gallivan Blvd., Dorchester, MA 02124. Leasing Agent: Atlantic Retail, (617) 239-3600.	Mattress Discounters	Unknown	1 year	Real Estate Investment Trust (REIT)	Unknown.
7/10/2018	2/2/2019	599 Massachusetts Ave.		Owner: 3MJ Associates, Inc. 563 Massachusetts Ave., Cambridge, MA 02139	Payless Shoe Source	2,530 sq. ft.	1 year	Trust	Under lease negotiations
7/10/2018	2/2/2019	675 Massachusetts Ave.		Leasing: Boston Urban Partners, 617-274-4900	T-Mobile	Space A: 1,780 Sq. Ft. Space B (facing Prospect): 2,687 sq. ft.	Space A: Less than 1 year Space B: Unknown	Real Estate Investment Trust (REIT)	Unknown
7/10/2018	2/2/2019	93 Windsor St.		Owner: Windsor Ninety Three LLC, 1495 Hancock Street, Quincy, MA 02169 Leasing Agent: Advance Realty Management, David Cooney, dcooney@advancedremgt.com	Coffee Shop	2,200 sq. ft.	Less than 1 year		Up for sale

Harvard Square – Fourteen (14) Vacancies

Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
7/12/2018	2/2/2019	18 Brattle St.		Owner: Harvard Collection, LLC c/o Equity One, Inc. 410 Park Ave., Suite 1220, New York, NY 10022 Regency Centers, Senior Leasing Agent David Sherin, 610-747-1212, davidsherin@regencycenters.com	Under development	Ranges on space	1-2 years	Real Estate Investment Trust (REIT)	Building under redevelopment
2/2/2019		25 Brattle St.		Owner: Asana Partners, Chris Dalton, 704-423-1683. Leasing Agent: CBRE New England, 617-912-6861.	Lululemon	Approx. 4,000 sq. ft.	Less than 6 months	REIT	Actively Leasing
8/18/2018	2/2/2019	49B Brattle St.		Owner: George Wyner Realty Brattle Street LLC c/o Myer Dana and Sons, Inc. Leasing Agent: Dan Bloom at Tactical Realty Group, Dan@TactBoston.com	The Just Crust	1090 sq. ft. with basement	1-2 years	Trust	Under lease negotiations
2/2/2019		One Brattle Square		Owner: WELLS REIT One Brattle Square, I, LLC, c/o Thompson Property Tax Services, P.O. Box 56607, Atlanta, GA 30343. Leasing Agent: James Bagley, Atlantic Retail, 617-239-3642.	Chipotle	2,706 sq. ft.	Less than 6 months	REIT	Unknown

8/18/2018	2/2/2019	10 Church St.		Owner: Kirche, LLC c/o Prague & Company 15 Walnut Street, Suite 150 Wellesley, MA 02481	Under development	12,651 sq. ft.	4+ years	Real Estate Investment Trust (REIT)	Under going redevelopment
12/1/2018	2/2/2019	33 Church St.		Owner: Janet A. Cahaly of JAC Cambridge Nominee Trust P.O. Box 590-104 Newton Center, MA 02459. Agent: Chris Williamson, Williamson Partners, (617) 680-1108 (p) chris@williamsonpartners.com	Starbucks	1,366 sq. ft.	Less than 6 months	Trust	Hosting a pop up
11/13/2018	2/2/2019	45 Dunster St.		Owner: 45 Dunster Street LLC 2 Holyoke Place Cambridge, MA 02138.	J. Press Clothing	1,682 sq. ft.	Less than 6 months	Trust	Leased.
12/3/2018	2/2/2019	8 Elliot St. (2 nd floor)		Owner: Robert Banker, Trustee of Winthrop c/o The Banker R.E. Co, Inc. 14A Elliot Street, Cambridge, MA 02138 Contact 617-491-3212 for leasing.	Butcher Box, Second Time Around	Unknown	Less than 6 months	Trust	Unknown

6/2017	2/5/2019	8 Holyoke St.		Owner: Harvard Real Estate. Leasing Contact: Gabrielle Ritter, Leasing Manager – Commercial, 617-695-9595	En Boca	4,000 sq. ft.	2+ years	University	Unknown
8/18/2018	2/2/2019	22 JFK St.		Owner: Alliaro, LLC 1188 Centre Street, Newton Centre, MA 02459 Leasing Agent: Dartmouth Co. Lindsey Sandell, lsandell@dartco.com, 617-369-5936	Uno's Pizza	3,308 sq. ft. with lower level	2+ years		Actively leasing
2/2/2019		1160 Mass Ave.		Owner: 1154-1166 Mass. Ave, LLC, c/o Oriental Furniture, 68 Moulton St, 3 rd floor, Cambridge, MA 02138. Leasing: 508-395-1985.	Salt and Olive	Unknown	Less than 6 months	Trust	Unknown
8/18/2018	2/2/2019	1426 Massachusetts Ave.		Owner: University Common Real Estate Co. LLP c/o Century Real Estate Co, Inc. 1430 Mass Ave. 3 rd floor, Cambridge, MA 02139 Leasing Company: National Commercial Brokers, Andy White, andy@nationalcommercial.com, 617-243-0222 X5	CVS	4,144 sq. ft. on each floor (2 floors)	Less than 1 year	Real Estate Investment Trust (REIT)	Actively leasing



8/18/2018	2/2/2019	104 Mount Auburn St.		Owner: Elliot Square Enterprises, Inc. 1270 Soldiers Field Rd. Brighton, MA 02135 Leasing: Martin Benoit, Vantage Point Retail, 617-877-5257	Hair Cuttery	1,378 sq. ft.	Less than 1 year	Real Estate Investment Trust (REIT)	Unknown
8/18/2018	2/2/2019	96 Winthrop St.		Owner: Raj & Raj LLC, Neena's Design Lighting, Ltd. c/o Raj Dhanda 1299 Beacon Street Brookline, MA 02446 Leasing Rep: Dartmouth Co. Lindsey Sandell, lsandell@dartco.com, 617-369-5936	Hasty Pudding	6,024 sq. ft.	Less than a year	Trust	Unknown

Porter Square and Lower Mass. Ave. - Eight (8) Vacancies

Massachusetts Ave. between Wendell and Rindge Streets


Date Added	Date Updated	Address	Image	Leasing Company and contact info	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
7/9/2018	2/2/2019	4 Hudson St.		Owner: Nathaniel H. and ISA H. Swartz SWARTZ 1995 REVOC. Trust 205 W. Vinegar Valley Rd. Friendsville, TN Leasing Agent: Roy Papalia, 617-306-7797, or roypapalia@yahoo.com	Rite-Way Dry Cleaners	2,500 sq. ft.	Less than 6 months	Trust	Actively Leasing
7/9/2018	2/2/2019	1674 Massachusetts Ave.		Owner: Stone Investment Holding, LLC, 9 Shepard Street, Cambridge, MA 02138 Leasing Agent: easing Agent: Rachel Feeley, Dartmouth Company, 617-369-5908.	Evergood Market	2,562 sq. ft. - 4,000 sq. ft.	4+ years	Trust	Unknown
7/9/2018	2/2/2019	1741 Massachusetts Ave.		Owner: George Wyner Realty LLC c/o Myer Dana and Sons, Inc. 1340 Centre Street #101 Newton, MA 02459 Leasing Agent: Dan Bloom at Tactical Realty Group, Dan@TactBoston.com	Nomad and University Wine	1,469 sq. ft.	Less than 1 year	Trust	Leased. Bank and Doggie Day Care


11/13/2018	2/2/2019	1876 Mass. Ave.		Owner: Lee Byung C ---- 1876 Massachusetts Ave Trust 13 Colby Street Belmont, MA 02478 Phone: (617) 489-0668	Bruegger's Bagels	Not available	Less than 6 months	Trust	Leased to Asian Restaurant
7/9/2018	2/2/2019	1908 Massachusetts Ave.		Owner: PKH Properties, LLC, P.O. Box 621 Brookline, MA 02446. Leasing Agent: PadMatch Realty, Peter Grossi, Peter@PadMatchRE.com (617) 435-9457	Wok 'n Roll	1,550 sq. ft.	Less than 1 year	Trust	Actively Leasing
7/9/2018	2/2/2019	1957 Mass Ave.		Owner: Spoulous LLC, 626 Main Street, Acton, MA 01720, Phone: 617-547-7031	Medusa Cross Fit, Roche's Sporting Goods	Not available	4+ years	Trust	Unknown

7/30/2018	2/2/2019	1965 Massachusetts Ave.		Owner: Urban Spaces, 1971 Mass Ave, LLC 111 First Street, Cambridge, MA 02141 Leasing Agent: Adam and Jim Conviser, Adam phone: 781-320-0600 X101, email: adam@conviserpg.com and Jim: jim@conviserpg.com X103		3,504 sq. ft. (can be sub-dividable)	4+ years	Real Estate Investment Trust (REIT)	Under lease negotiations
11/13/2018	2/2/2019	9 White Street		Owner: Porter Square LLC c/o Gravestar 160 Second Street, Cambridge, MA 02142 Leasing Agent: Mary Powers, Dartmouth Co. mpowers@dartco.com (617-369-5915)	Zoots Cleaners	933 sq. ft. on the first floor, total of 1,373 sq. ft.	Less than 6 months	Real Estate Investment Trust (REIT)	Under lease negotiations



North Massachusetts Ave. – Two (2) Vacancies

(Rindge Ave. to Arlington line)

Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
12/3/2018	2/2/2019	2090 Massachusetts Ave.		Property Owner: Joseph A., Francis X., Robert Anthony K. Marian L., and Maria C. Colannino c/o Riverside Management P.O. Box 440317 W. Somerville, MA 02144	Walden Cleaners	Unknown	Less than 6 months	Trust	Unknown




8/8/2018	2/5/2019	2285 Massachusetts Ave.		Owner: Jade Mortgage Trust, Summer Xiao, (617) 500-0726.	Cambridge Somerville Family Chiropractors	1,864 sq. ft.	1-2 years	Condo Association	Actively leasing
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Alewife/Fresh Pond – Three (3) Vacancies

Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length of Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
12/3/2018	2/2/2019	174 Alewife Brook Pkwy.		Owner: The Fresh Pond Mall Limited Partnership, 545 Concord Ave. Leasing: Vast Capital Management, (617) 491-4431	Panera Bread	5,100 sq. ft.	Less than 6 months	Real Estate Investment Trust (REIT)	Unknown
12/3/2018	2/2/2019	178 Alewife Brook Pkwy.		Owner: The Fresh Pond Mall Limited Partnership, 545 Concord Ave. Leasing: Vast Capital Management, (617) 491-4431	Sprint Store	2,500 sq. ft.	Less than 6 months	Real Estate Investment Trust (REIT)	Unknown
8/8/2018	2/2/2019	211 Alewife Brook Pkwy.		Owner: Linear Retail, Joel Kadis, jkadis@linearretail.com	Mattress Firm	3,391 sq. ft. (can be divided to 1,200 sq. ft.)	Less than a year	Real Estate Investment Trust (REIT)	Actively leasing

Small Neighborhood Districts – Six (6) Vacancies

Date Added	Date Updated	Address	Image	Owner or Leasing Company	Former Tenant or Under Development (if known)	Square Footage	Length in Vacancy (if known)	Ownership Structure	Leasing Activity (if known)
9/18/2018	2/2/2019	119 Hampshire St.		Owner: 115 Hampshire Street LLC, 138 Harvard Ave., Allston, MA 02134	Café Kiraz, The Taste	3,778 sq. ft.	1 year	Trust	Unknown
9/18/2018	2/2/2019	121 Hampshire St.		Owner: Leonidas Perez & City of Cambridge Tax Title 230 Prospect Street Cambridge, MA 02139	Poor Little Rich Girl	2,098 sq. ft.	4+ years	Trust	Unknown
12/4/2018	2/2/2019	86 Kirkland St.		Owner: Pookadoodle, LLC. c/o Patricia Birchem, 6 Cowdy Lane, Wakefield, MA 01880 Agent: National Commercial Brokerage, David Hann Assistant (617) 243-0222 X6 (p) david@nationalcommercial.com,	Kirkland Cleaners	3,011 sq. ft.	Less than 6 months	Retail Condo	Actively leasing

8/16/2018	2/2/2019	955 Massachusetts Ave.		Owner: DivcoWest, Leasing Agent: CBRE, Charles Kavogian, 617-912-7079, charles.kavogian@cbre.com		2,365 sq. ft.	1-2 years	Real Estate Investment Trust (REIT)	Unknown
8/16/2018	11/15/2018	699 Mount Auburn St.		Owner: Regency Center, Leasing: Key Point Partners, Donald Mace, 781-418-6243		2 spaces - 907 sq. ft. and 3,417 sq. ft.	1-2 years	Real Estate Investment Trust (REIT)	Actively leasing
8/16/2018	2/2/2019	123 River St.		Owner: Arthur Dobelis, 646-722-0824, adobelis@gmail.com	River Gods	900 sq. ft.	2+ years	Individual	Under lease negotiations