

95 Mt. Auburn Street

1,000-5,000 SF FOR LEASE



PREMIER HARVARD SQUARE LOCATION



Boston Realty Advisors

Bulfinch

Executive Summary

FLAGSHIP RETAIL PROPERTY

95 Mt. Auburn Street offers a rare opportunity to establish a presence in the heart of Cambridge, surrounded by historic landmarks and cultural institutions.

GLOBAL AUDIENCE

With over 8 million visitors annually, Harvard Square attracts both international tourists and 40,000 students and faculty from Harvard, MIT, and Lesley.

BEST IN CLASS DEMOGRAPHICS

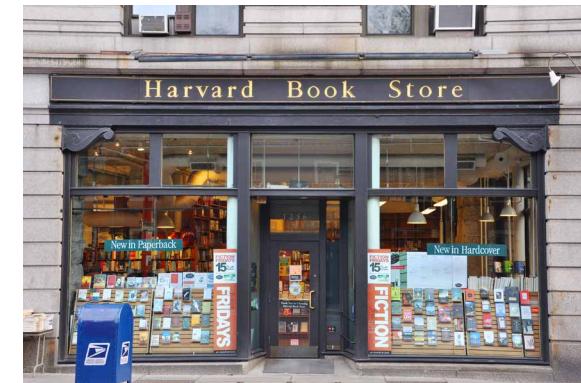
The area boasts a high-income, highly educated population, with an average annual household income of \$138,000 and 58,000 people living, working, and studying nearby.

JOIN THE CLUB

Neighboring brands like Sweetgreen, Patagonia, Daily Provisions, Joe's Pizza, Starbucks, Cava, and Warby Parker create a dynamic retail environment that blends national appeal with local charm.

SETTING UP FOR SUCCESS

With strong visibility, generous frontage, and outdoor activation potential, 95 Mt. Auburn is ideal for businesses seeking a high-profile space to engage customers.



Demographics

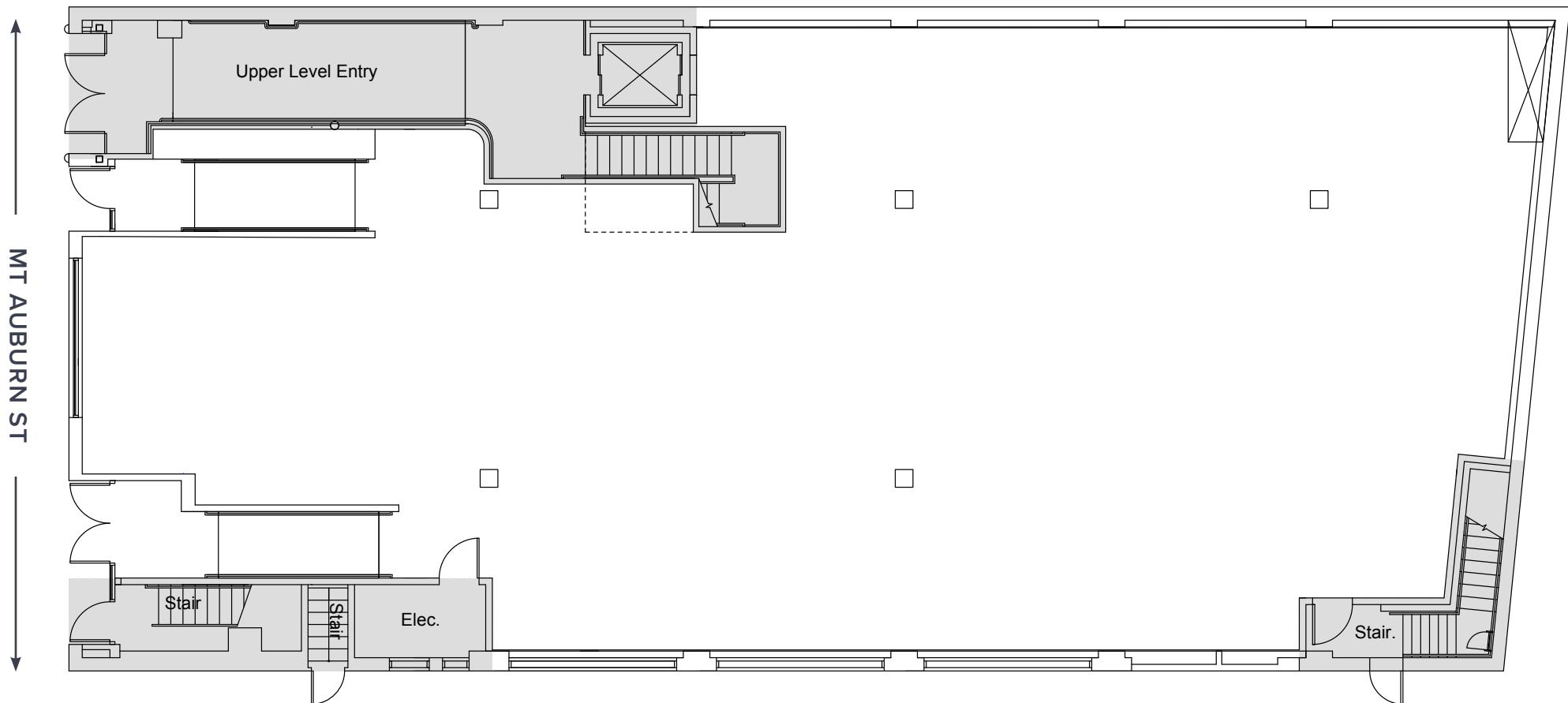
	1 MILE	2 MILES	3 MILES
DAYTIME POPULATION	58,000	141,690	440,627
AVG. HOUSEHOLD INCOME	\$138,425	\$130,531	\$130,796
AVG. HOUSE VALUE	\$820,569	\$793,416	\$804,365
AVG. AGE	35	36	35

Retail Map - Harvard Square



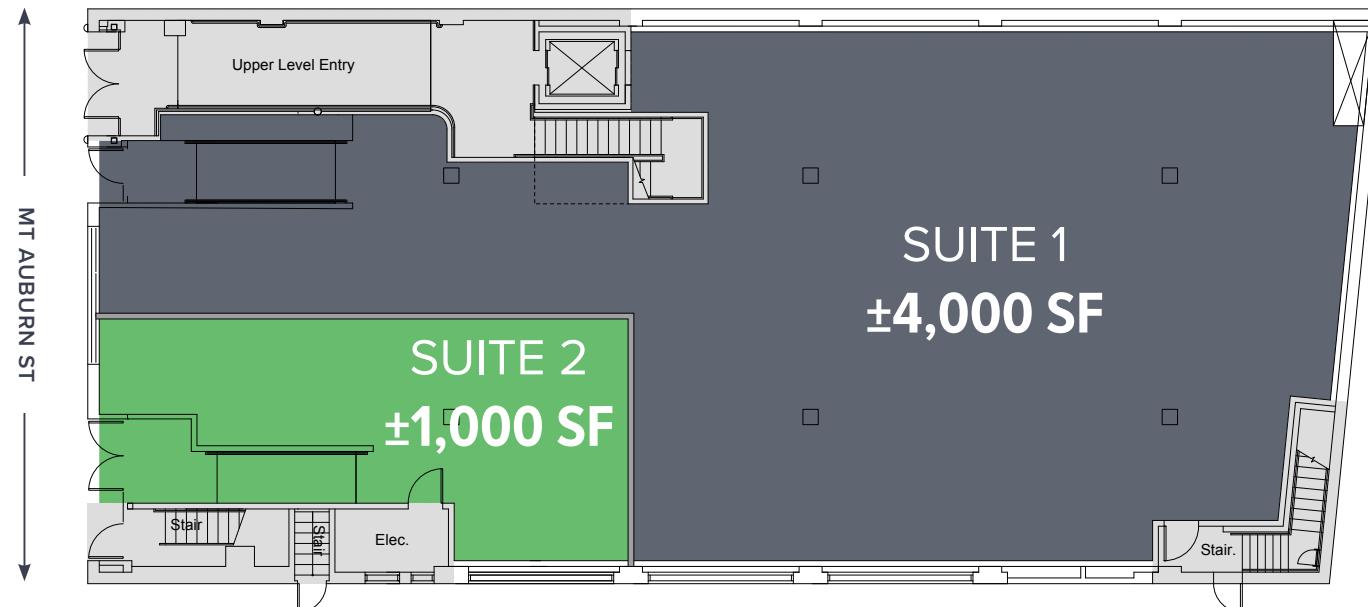
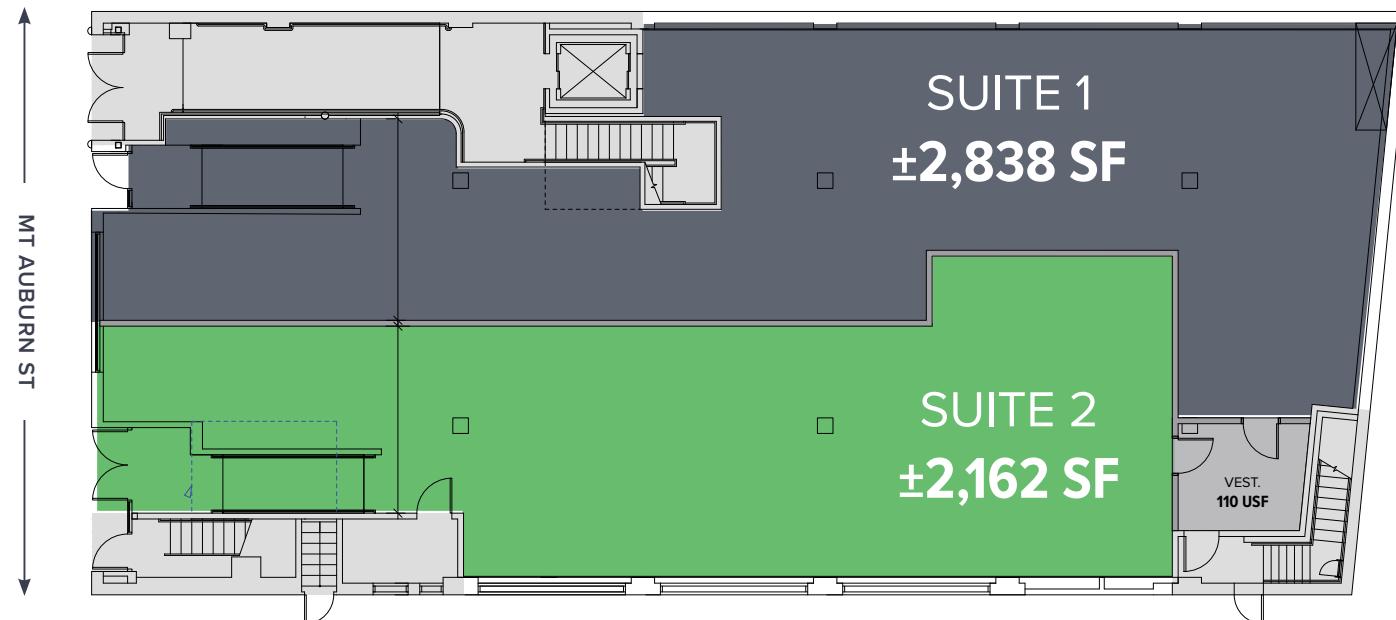
Floor Plan: 95 Mount Auburn

5,000 SF AVAILABLE



Subdivision Plans: 95 Mount Auburn

1,000 - 4,000 SF AVAILABLE



OPTION 1 | TWO TENANTS



OPTION 2 | SINGLE TENANT



INTERIOR PHOTOS

14' CLEAR HEIGHTS



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