

{ THE CHARLES HOTEL }

UNIQUE RETAIL OPPORTUNITY



THE CHARLES HOTEL

HARVARD SQUARE | CAMBRIDGE, MA

RECENTLY RENOVATED HOTEL, INCLUDING FULL LOBBY AND COURTYARD
600 CAR PARKING GARAGE AVAILABLE TO GUESTS AND DAILY VISITORS
THE ONLY PLACE YOU WANT TO STAY IN HARVARD SQUARE



HARVARD SQUARE

MBTA RED LINE

~23,200 PASSENGERS DAILY | 13 BUS CONNECTIONS

8 MILLION ANNUAL VISITORS

HARVARD SQUARE IS A WORLDWIDE DESTINATION

PROMINENT LOCATION

ROUGHLY 15 MINUTES FROM DOWNTOWN BOSTON VIA MBTA AND CAR

23,000 STUDENTS

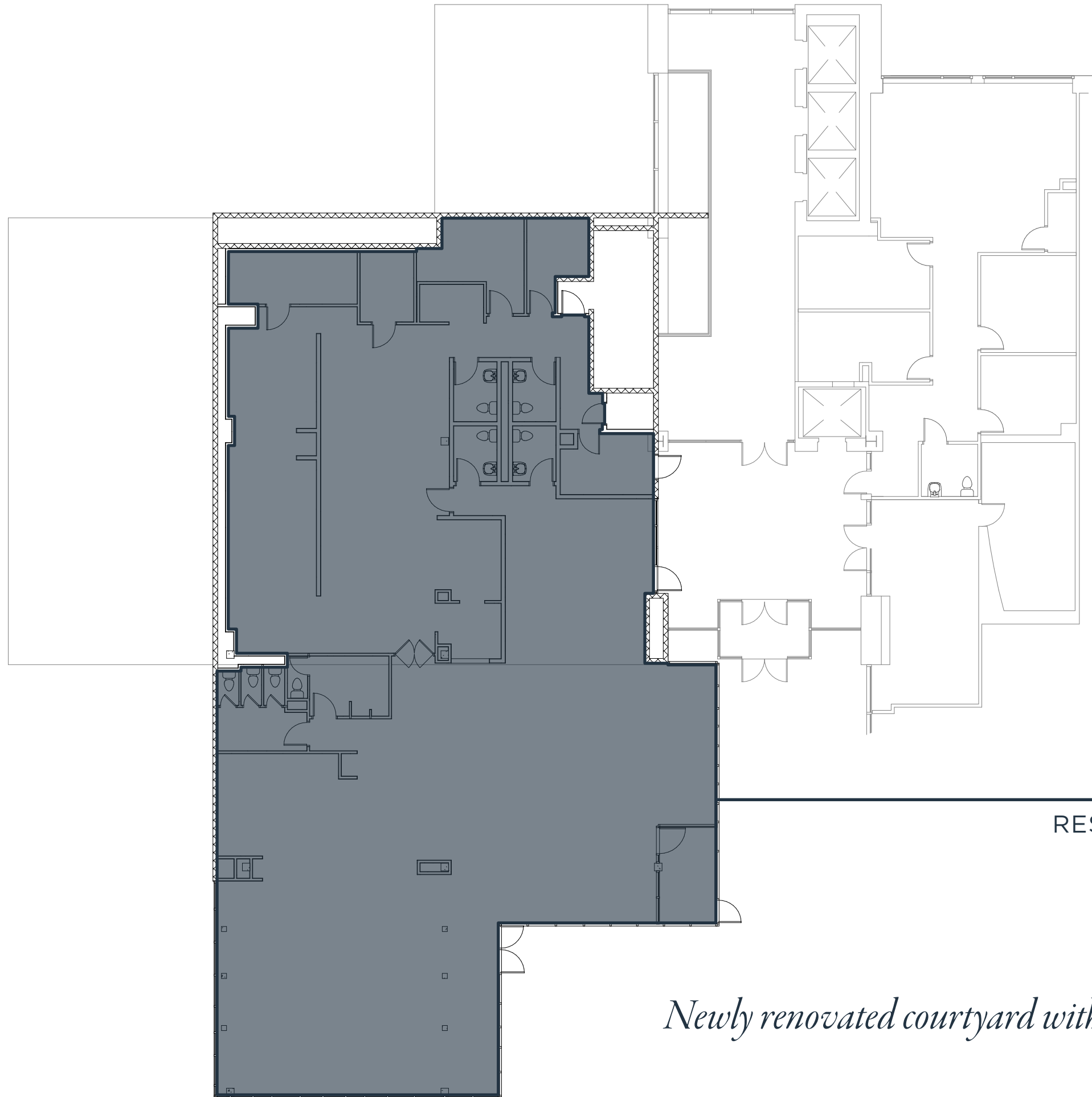
ENROLLED AT HARVARD UNIVERSITY





6,409 SF
SECOND GENERATION RESTAURANT SPACE



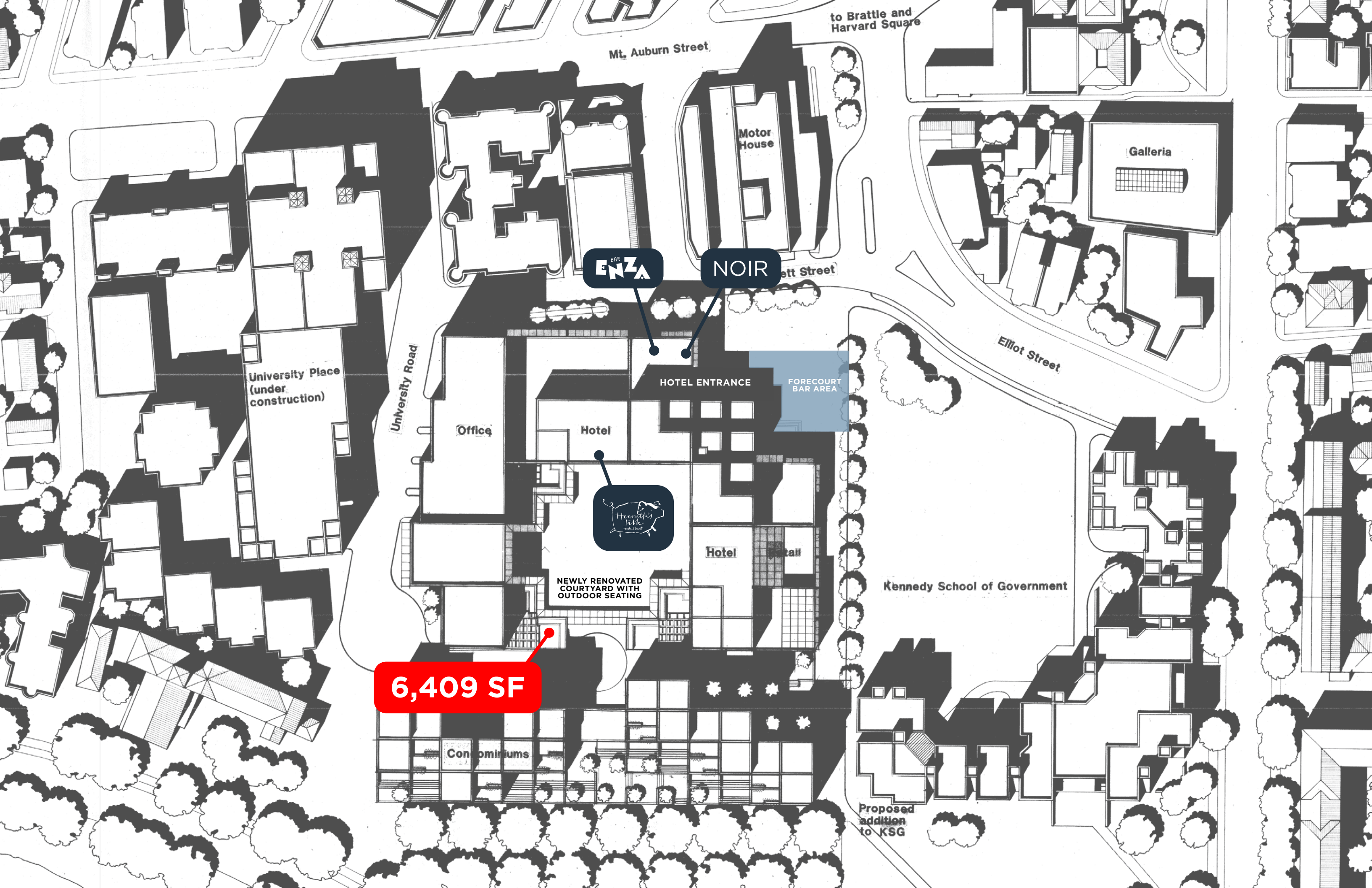


6,409 SF

RESTAURANT | RETAIL

Newly renovated courtyard with outdoor seating.





Mt. Auburn Street

to Brattle and Harvard Square

Motor House

Galleria

BAR ENZA

NOIR

Elliot Street

University Place
(under construction)

University Road

HOTEL ENTRANCE

FORECOURT BAR AREA

Office

Hotel

Hennelly's Table
The Food

Hotel

Retail

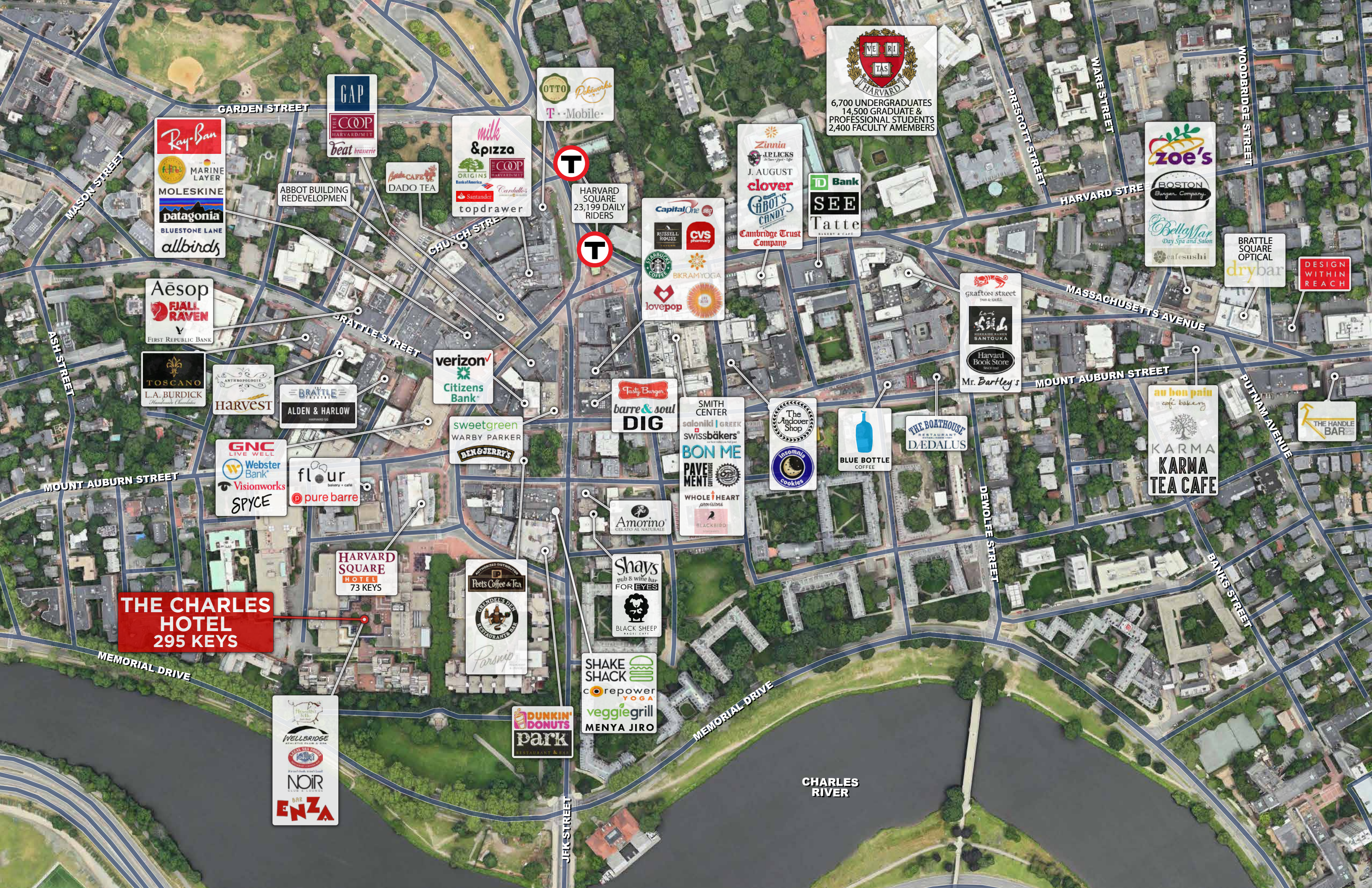
NEWLY RENOVATED COURTYARD WITH OUTDOOR SEATING

Kennedy School of Government

6,409 SF

Condominiums

Proposed addition to KSG



HARVARD
6,700 UNDERGRADUATES
14,500 GRADUATE & PROFESSIONAL STUDENTS
2,400 FACULTY AMEMBERS



HARVARD SQUARE
23,199 DAILY RIDERS



THE CHARLES HOTEL
295 KEYS

HARVARD SQUARE HOTEL
73 KEYS

Ray-Ban
MARINE LAYER
MOLESKINE
BLUESTONE LANE
patagonia
allbirds

GAP
COOP HARVARD MIT
beat brasserie

OTTO
Pebe works
T-Mobile

milk & pizza
ORIGINS
COOP HARVARD MIT
Santander
Cardinals
topdrawer

Zinnia
J.P. LICKS
J. AUGUST clover
GABOT'S CANDY
Cambridge Trust Company

TD Bank
SEE Tatte

zoe's
BOSTON Burger Company
BellaSara Day Spa and Salon
ca fesushi

BRATTLE SQUARE OPTICAL
drybar

DESIGN WITHIN REACH

Aesop
FJALL RAVEN
FIRST REPUBLIC BANK

TOSCANO
L.A. BURDICK
Handmade Chocolates

ANTHROPOLOGIE
HARVEST

BRATTLE
ALDEN & HARLOW
HARVARD SQ

verizon
Citizens Bank

Fastly Burger
barre & soul DIG

The Andover Shop
Insomnia cookies

BLUE BOTTLE COFFEE

THE BOATHOUSE
RESTAURANT
D. EDALUS

graffton street
Lo-Si
Harvard Book Store
Mr. Bartley's

au bon pain
cafe bakery
KARMA KARMA TEA CAFE

THE HANDLE BAR

GNC LIVE WELL
Webster Bank
Visionworks
SPYCE

flour
bakery + cafe
pure barre

sweetgreen
WARBY PARKER
BEN & JERRY'S

SMITH CENTER
saloniki | GREEK
SWISSbakers
BON ME
PAVEMENT
WHOLE HEART
BLACKBIRD

Amorino
GELATO AL NATURALE

Shays
pub & wine bar
FOR EYES
BLACK SHEEP
BAGEL CAFE

Peets Coffee & Tea
GENDEL'S DEN
RESTAURANT & BAR
Paranip

SHAKE SHACK
corepower YOGA
veggiegrill
MENYA JIRO

DUNKIN' DONUTS
Park
RESTAURANT & BAR

WELLBRIDGE
ATHLETIC CLUB & SPA
NOIR
CLUB & LOUNGE
BAR ENZA

ABBOT BUILDING REDEVELOPMENT

CAFE DADO TEA

BRATTLE STREET

BRATTLE STREET

MOUNT AUBURN STREET

VISIONWORKS

PURE BARRE

BEN & JERRY'S

AMORINO

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GENDEL'S DEN

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