

535 Cambridge Street, Unit C-1

Cambridge, MA 02141 | East Cambridge

PRIME CAMBRIDGE LOCATION
TWO-LEVEL FLEXIBILITY
RETAIL | OFFICE | LIVE/WORK | RESIDENTIAL POTENTIAL



EXTERIOR VIEW

535 Cambridge Street, Cambridge, MA 02141
(Unit C-1 highlighted)

Highly Visible Cambridge Street Location
In the Heart of East Cambridge
Steps to Kendall Square, MIT and the Charles River



FIRST FLOOR RENDERING

Approx. 1,180 SF | Retail / Office / Live-Work Potential



LOWER LEVEL RENDERING (NO WINDOW ACCESS)

Approx. 1,180 SF | Flexible Use (Per Recorded Rights)

EXISTING FIRST FLOOR

Approx. 1,180 SF



CAMBRIDGE STREET

LOWER LEVEL (NO WINDOWS)

Approx. 1,180 SF



No Window Access (Per Recorded Rights)

POTENTIAL TWO-LEVEL CONCEPT

Approx. 2,360 SF Combined



Lower Level

KEY HIGHLIGHTS



Prime Cambridge Location

On Cambridge Street in East Cambridge, close to Kendall Square, MIT, the Charles River and major amenities.



Flexible Use Potential

Retail, office, live/work or residential conversion (subject to approvals).



Two-Level Opportunity

Approx. 1,180 SF first floor plus approximately equal lower-level space with no window access (per recorded rights).



Rare Cambridge Offering

Unique ground-floor condominium with additional lower-level rights.



Ideal for Owner-Users or Investors

Multiple strategies in a supply-constrained Cambridge market.

Brokers: Please feel free to forward this opportunity to clients who may have an interest.

For more information or to schedule a tour, please contact:



617-257-3544



rubiconrealestateventures@gmail.com

All information is preliminary and subject to buyer's independent verification of title, condominium documents, zoning, code, and all applicable approvals and permits. Renderings are conceptual and for illustrative purposes only. Actual improvements and uses may vary.

535 Cambridge Street, Unit C-1

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PRIME LOCATION
TWO-LEVEL FLEXIBILITY
MULTIPLE USE POSSIBILITIES



EXTERIOR VIEW

535 Cambridge Street, Cambridge, MA 02141
(Unit C-1 highlighted)

A UNIQUE OPPORTUNITY IN THE HEART OF EAST CAMBRIDGE



Prime Location

On Cambridge Street near Kendall Square, MIT, the Charles River and major amenities.



Flexible Use Potential

Retail, office, live/work or residential conversion (subject to approvals).



Two-Level Opportunity

Approx. 1,180 SF first floor plus approx. 1,180 SF lower level (per recorded rights).



Ideal for Owner-Users or Investors

Multiple strategies in a supply-constrained Cambridge market.

EXISTING FIRST FLOOR (COMMERCIAL)

Approx. 1,180 SF



Cambridge Street

LOWER LEVEL (NO WINDOW ACCESS)

Approx. 1,180 SF (Per Recorded Rights)



Retail



Office



Live/Work



Residential Conversion
(Subject to Approvals)



Value-Add Investment

535 Cambridge Street, Unit C-1

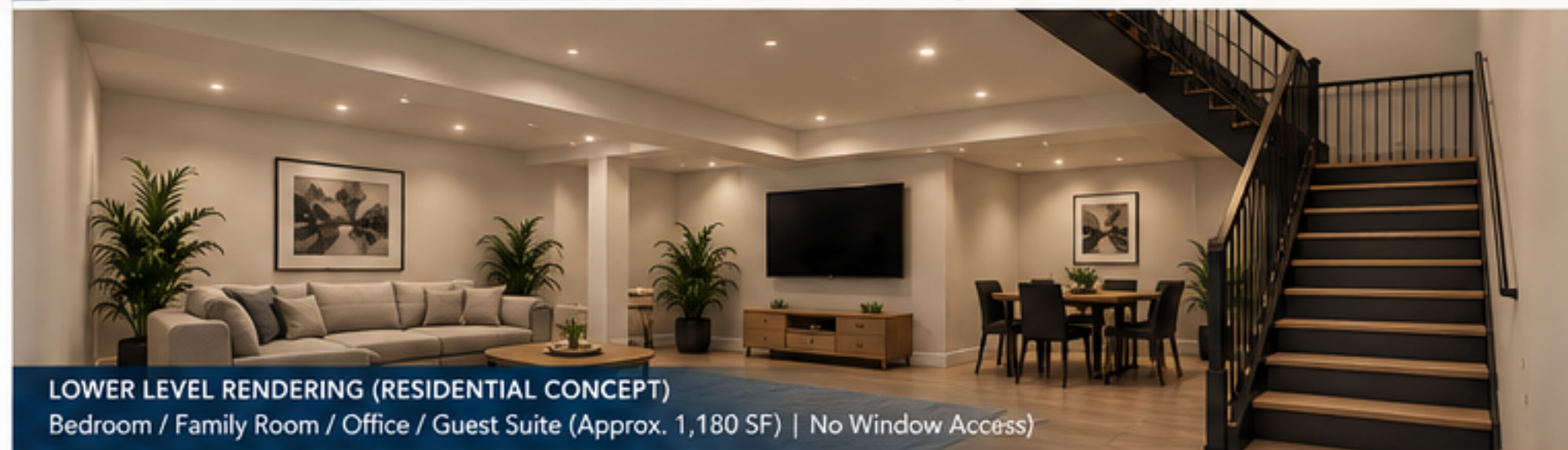
Cambridge, MA 02141 | East Cambridge

RESIDENTIAL CONVERSION CONCEPT
MODERN LIVING IN A VIBRANT LOCATION



FIRST FLOOR RENDERING (RESIDENTIAL CONCEPT)

Open Living / Dining / Kitchen (Approx. 1,180 SF)



LOWER LEVEL RENDERING (RESIDENTIAL CONCEPT)

Bedroom / Family Room / Office / Guest Suite (Approx. 1,180 SF) | No Window Access

POTENTIAL TWO-LEVEL RESIDENTIAL LAYOUT

Approx. 2,360 SF Combined (Conceptual)



First Floor – Living / Dining / Kitchen



Lower Level – Bedroom / Family Room / Office

RESIDENTIAL CONVERSION HIGHLIGHTS



Create a Unique Two-Level Residence

Approx. 2,360 SF with distinct living and private spaces (subject to approvals).



Flexible Layout

1+ bedrooms, home office, family room, guest suite and more.



Modern Design Potential

Transform existing space into a distinctive residential home in a high-demand market.



Unbeatable Cambridge Location

Steps to Kendall Square, MIT, the Charles River, transit, restaurants and amenities.



Strong Long-Term Value

Residential conversion potential in a supply-constrained Cambridge market.



Appeals to a Wide Range of Buyers

End-users, investors and owner-occupants.

BROAD APPEAL. A RARE CAMBRIDGE OPPORTUNITY.

PLEASE FEEL FREE TO FORWARD THIS OPPORTUNITY TO QUALIFIED CLIENTS.

ICONIC LOCATION. FLEXIBLE FUTURE.

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September 2025