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## Starbucks first Malden location opens to public at Exchange 200

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Malden, MA According to Boston-based real estate developer Berkeley Investments and mayor Gary Christenson, Starbucks first city location has officially opened at Berkeley's Exchange 200. The new cafe supports Starbucks plans to open more than 20,000 new cafes over the next decade and 55,000 locations by fiscal year 2030.

The 2,500 s/f new Starbucks offers outdoor patio seating and joins 110 Grill and Evviva Trattoria, two full-service restaurants that opened at Exchange 200 earlier in the summer. Ground-floor retail space ranging from 1,000-4,000 s/f remains ready to rent at the four-story, 300,000 s/f mixed-use building targeting a mix of life science users and office/R&D companies. The building sits directly across from the Malden Center MBTA Station with Starbucks located on the highly-visible and well-trafficked first-floor corner immediately across from the T.

Mayor Christenson - the cafe's first customer - enthusiastically celebrated the Starbucks' opening by ordering his favorite seasonal beverage, a Pumpkin Spice Frappuccino.

Dan McGrath, senior vice president of Berkeley Investments, shares mayor Christenson's excitement about Starbucks' first-ever Malden location. "Having highly popular tenants like Starbucks at Exchange 200 will undoubtedly attract top-level lab, life science, and office/R&D tenants to Exchange 200," he said. "We've worked closely with the mayor and the city of Malden to ensure the right tenant mix at this transit-oriented development. Starbucks, 110 Grill and Evviva Trattoria will not only appeal to our tenants and their employees, but Malden residents alike."

Berkeley has positioned Exchange 200 as a dynamic new hub for innovation in greater Boston that will attract premier companies in the fields of life sciences, lab and R&D to Malden Center. The city recently upped its MassBio BioReady rating to Platinum, signifying a commitment and readiness to work with biotechnology companies interested in developments like Exchange 200. The BioReady Community designation from MassBio signifies that a municipality like Malden has biotech and life sciences friendly zoning, has a streamlined permitting process, and has a robust infrastructure in place to host new life sciences research and manufacturing facilities. Among Exchange 200's numerous selling points to companies excelling in the innovation fields: a built-in, talented local workforce in Malden, superior public transit access, robust building infrastructure, tenant amenities including Starbucks, 110 Grill and Evviva Trattoria, onsite fitness center and ample bike storage.

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