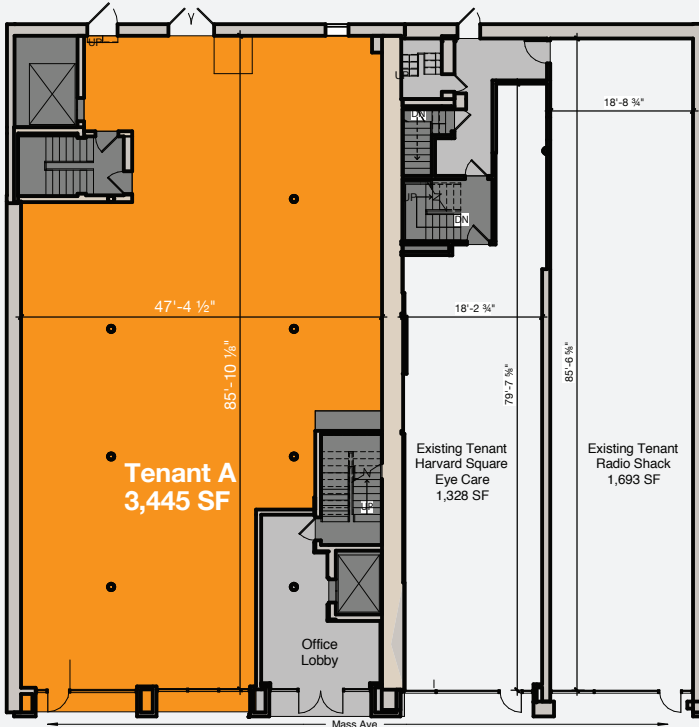
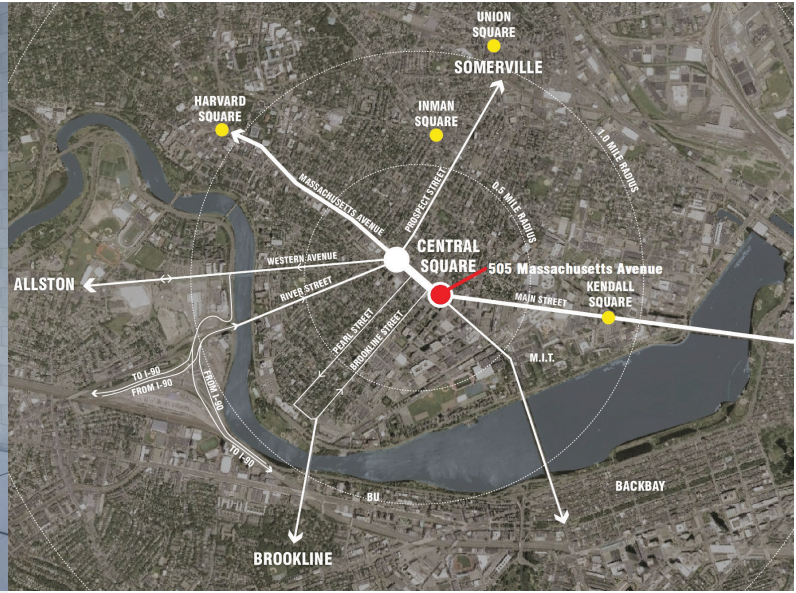


RESTAURANT SPACE FOR LEASE

505 MASS AVE



ABOUT THE SPACE

Newly renovated low-rise office building located in the heart of Central Square; recently designated a cultural district by the MA Cultural Council.

Less than two blocks from the Redline T-Station and multiple bus routes, this heavily trafficked pedestrian strip is one of the region's most desirable and travelled thoroughfares.

The Premises offers historic brick and beam architectural character with the potential for activating outdoor areas and the finished basement space.

Ownership seeks a unique, dynamic and experienced restaurant operator to help activate the ground floor of the building and compliment the diverse neighborhood fabric that already exists.

More info available upon request

CONTACT:

David Downing

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GRAFFITO *sp*

<u>Property:</u>	505 Massachusetts Avenue, Cambridge, MA
<u>Demised Premises:</u>	Approximately 3,400 SF on the first floor with the option to take an additional 2,400 SF in the basement beneath the Premises.
<u>Proposed Use:</u>	Full-serve restaurant or other retailer that activates the ground floor of the Property with a use consistent with the goals and values of the Central Square Cultural District.*
<u>Base Rent:</u>	\$40.00 PSF NNN First Floor; \$10 PSF GROSS Basement 3% annual increases starting in Lease Year 4
<u>Percentage Rent:</u>	To be discussed upon further review of Tenant's investment into the Premises, sales projections and overall deal economics.
<u>Term:</u>	Initial term of ten years
<u>Lease Commencement:</u>	The date on which Landlord delivers the Premises to Tenant with all Landlord Work completed; target dates and specific rent commencement date to be discussed.
<u>Real Estate Tax/CAM:</u>	Tenant to pay proportionate share of taxes and operating expenses.
<u>Security Deposit:</u>	To be discussed and subject to overall deal economics and respective investment into the Premises by Landlord and Tenant.
<u>Landlord Contribution:</u>	\$50.00 per square foot in addition to Landlord Work.
<u>Landlord & Tenant Work:</u>	Landlord Work shall consist of certain Shell/Core improvements, which shall be set forth in a Landlord Work Letter. All additional Tenant Improvements shall be performed by Tenant – at Tenant's sole expenses – and Tenant accepts the Premises in its "as is" condition subject only to Landlord Work.
<u>Permits & Licenses:</u>	Tenant shall be responsible for obtaining all other necessary permits, licenses and approvals for conducting its business.
<u>Conditions:</u>	This term sheet is not an offer and is subject to withdrawal at any time. Prior to further discussions, Tenant to submit the following for Landlord review: (i) Tenant's relevant experience and operating history; (ii) Tenant's proposed restaurant concept for the Premises; (iii) Tenant's expected ownership and operating structure; and (iv) Tenant financials and revenue projections for the Premises.
<u>Contact:</u>	Jesse Baerkahn :: 617-669-6171 :: jesse@graffitosp.com Dave Downing :: 617-401-2871 :: dave@graffitosp.com

* Cambridge's Central Square Cultural District is home to a mix of small, funky, independently-owned shops and creative start-ups, with larger, well-established corporations, all supported by existing cultural resources such as public art, resident artists, dynamic cultural organizations, ethnic restaurants, and leading educational institutions like Cambridge College and MIT. Property-owners in the Square are committed to the vision of the District and support attracting new businesses that will maintain a positive balance of size, diversity and industry. The Central Square Cultural District amplifies an authentic, urban neighborhood that is constantly evolving while maintaining its core identity as a unique and eclectic place to live, work and play

The above and attached information regarding the property commonly known as 505 Massachusetts Ave in Cambridge, Massachusetts (the "Property") is being released as an accommodation for general informational purposes only and is not intended and shall not be deemed or construed to be a representation or warranty regarding the Property.