



FEATURES

Modern 91-unit mixed-use residential building

Highly visible 4,500 SF restaurant opportunity with exclusive outdoor patio

3,500 SF of retail space available along Third Street abutting Rogers Street Park

Delivered in shell condition with utilities



Binney Street

LEASING CONTACT

David Downing
617.401.2871
dave@graffitosp.com

GRAFFITO 



ALEXANDRIA.

ACKS

ALEXANDRIA CENTER AT KENDALL SQUARE

The Alexandria Center (ACKS) is a 2.6 MSF urban science and technology campus in the world-renowned Kendall Square neighborhood. The densely populated area surrounding ACKS brings together the brightest minds from global companies such as Google, Microsoft, Amazon, Novartis, and Biogen Idec. Additionally, a growing residential base and increased retail and restaurant activity has created a more livable, approachable neighborhood over the past few years. A short walk to MIT's campus and public transportation, ACKS offers ample off-hour parking and the promise of thousands of new workers, residents, and small businesses to the district.

KENDALL SQUARE BREAKDOWN



3000+
residential units



18.6 MSF
office space



168 acres
at MIT



100+ retail
establishments

KENDALL SQUARE POPULATION



= 1000 WORKERS

= 1000 STUDENTS

80K

DAY TIME
POPULATION
(WITHIN ONE MILE)

68K

TOTAL AREA
WORKERS

12K

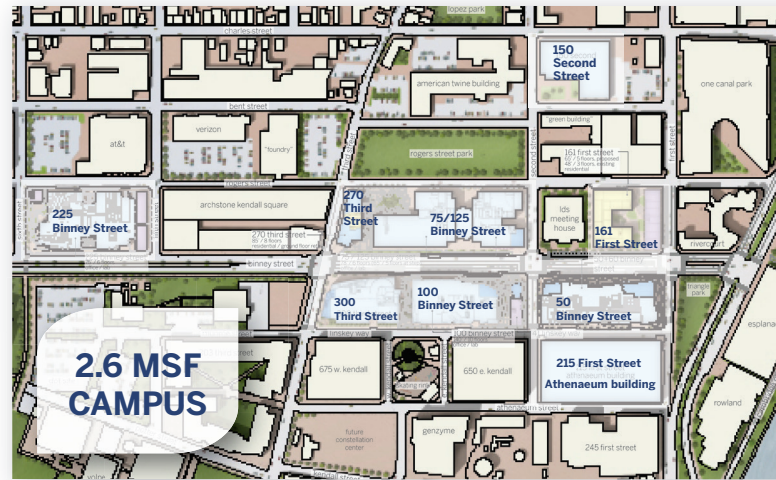
TOTAL AREA
STUDENTS



KENDALL SQUARE FUN FACT

ON OCTOBER 9, 1876, ALEXANDER GRAHAM BELL MADE THE FIRST LONG DISTANCE PHONE CALL BETWEEN BOSTON AND CAMBRIDGE.

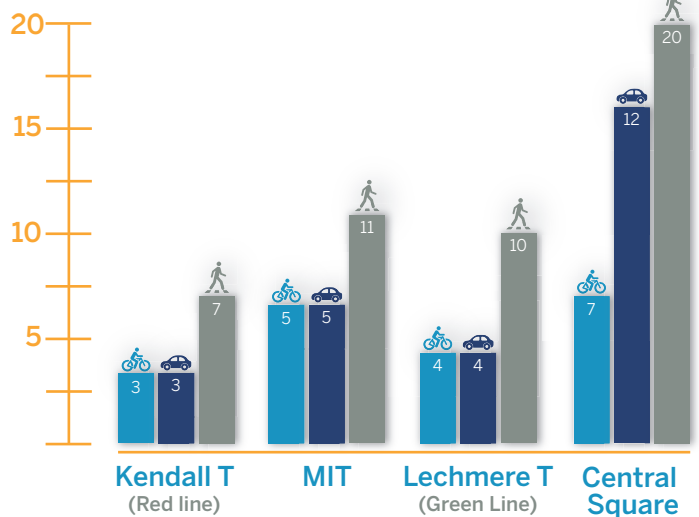
ACKS SITE PLAN



BEST-IN-CLASS LOCATION IN CAMBRIDGE



ACKS TRANSIT TIMES (IN MINUTES)



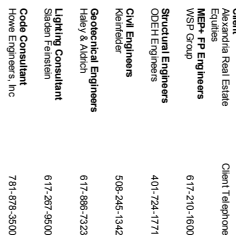
<u>Property:</u>	270 Third Street, Cambridge, MA “South Retail”
<u>Demised Premises:</u>	Approx. 4,489 RSF at the corner of Binney and Third Street with exclusive patio area for outdoor dining.
<u>Proposed Use:</u>	Unique, local, sit-down restaurant that is open and active day and night
<u>Base Rent:</u>	\$35.00 PSF; 3% annual increases.
<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>	Ten Years; options available and to be discussed.
<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 shall be responsible for Tenant’s pro rata share of Real Estate Taxes, CAM and Insurance attributable to the Premises. <i>[Currently estimated at \$ ____psf]</i>
<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>	Up to \$75.00 PSF (\$336,675) in addition to any Landlord Work.
<u>Landlord Work:</u>	Landlord Work shall consist of stubbing certain utilities to the Premises as further detailed in the Landlord Work Letter. All additional Tenant Improvements shall be performed by Tenant (at Tenant’s expense) and Tenant accepts the Premises in its “as is where is” condition subject only to Landlord Work.
<u>Permits & Licenses:</u>	Tenant shall be responsible for obtaining all necessary permits, licenses and approvals for conducting its business.
<u>Additional Storage:</u>	Landlord to allow for additional dedicated storage space on the first level of the parking garage below.
<u>Parking:</u>	Parking available in the underground garage.
<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>	David Downing :: 617-401-2871 :: dave@graffitosp.com

<u>Property:</u>	270 Third Street, Cambridge, MA “North Retail”
<u>Demised Premises:</u>	Approx. 3,636 RSF of sub dividable space along Third Street with close proximity to Rogers Street Park.
<u>Proposed Use:</u>	Unique, local, retail serving the broader Kendall and East Cambridge community.
<u>Base Rent:</u>	\$25.00 PSF; 3% annual increases.
<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>	Ten Years; options available and to be discussed.
<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 shall be responsible for Tenant’s pro rata share of Real Estate Taxes, CAM and Insurance attributable to the Premises. <i>[Currently estimated at \$ ____psf]</i>
<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>	Up to \$50.00 PSF in addition to any Landlord Work.
<u>Landlord Work:</u>	Landlord Work shall consist of stubbing certain utilities to the Premises as further detailed in the Landlord Work Letter. All additional Tenant Improvements shall be performed by Tenant (at Tenant’s expense) and Tenant accepts the Premises in its “as is where is” condition subject only to Landlord Work.
<u>Permits & Licenses:</u>	Tenant shall be responsible for obtaining all necessary permits, licenses and approvals for conducting its business.
<u>Additional Storage:</u>	Landlord to allow for additional dedicated storage space on the first level of the parking garage below.
<u>Parking:</u>	Parking available in the underground garage.
<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>	David Downing :: 617-401-2871 :: dave@graffitosp.com

270 Third Street

RETAIL UTILITY MATRIX

Service	Reference	Retail Area
Fire Protection		Fully sprinkled, upright heads per ordinary hazard.
Domestic Cold Water	South: P1.01 [A] North: P1.01 [B]	3" water line capped and valved (60 psi) serving the south retail and two 2" lines serving the north.
Condenser Water	M1.01 [A]	Condenser water is available at a rate 11.5 GPM per 1000 USF (208 USF/ton). 2" supply and return lines (valved and capped) are provided to both the north and south retail spaces.
Sanitary	P1.00 [B]	Gravity line in basement ceiling by tenant for tie in to building drain.
Waste Vent	South: P1.01 [F] North: P1.01 [E]	4" sanitary vent line and a 4" kitchen vent thru roof serving the south retail. 4" sanitary vent thru roof serving north retail.
Grease Waste	P1.00 [A]	Dedicated connection in basement ceiling by LL, routing of piping to connection by tenant. Exterior grease interceptor by LL.
Gas	South: P1.01 [D] North: P1.01 [C]	4" line (2,500 MBH) from meter to south retail area and two 2" lines (500 MBH each) from meter to north retail areas both areas available at 7" w.c.
Make-Up Air		Provided by tenant; it is expected that the tenant will connect to the louvers on the north side of the Premises.
Kitchen Exhaust	M1.01 [B]	A 2-hour rated shaft way (with 24" x 22" clear) to the roof is available. Tenant to provide duct, fan, controls insulation etc. in accord. w/ municipal codes.
Dishwasher Exhaust		Provided by tenant; it is expected that the tenant will connect to the louvers on the north side of the premises.
Electric	E1.01 [A]	800a 208v 3-phase CT cabinet and utility meter in main electric room with four 4" conduits to the north retail area. 1200a 208v 3 phase CT cabinet with utility meter and four 4" conduit to south retail area.
Tel/Data	T1.01 [A]	2" conduit with pull string from each retail space to MDF room.



1/8" = 1'-0"

Drawn By:	Checked By:	Reviewed By:
Author	Checker	

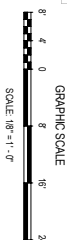
Project No. B130284000

Issue Description	Date
CONSTRUCTION DOCUMENTS	02/28/2014
PERMIT SET	12/05/2013
DESIGN DEVELOPMENT	09/27/2013

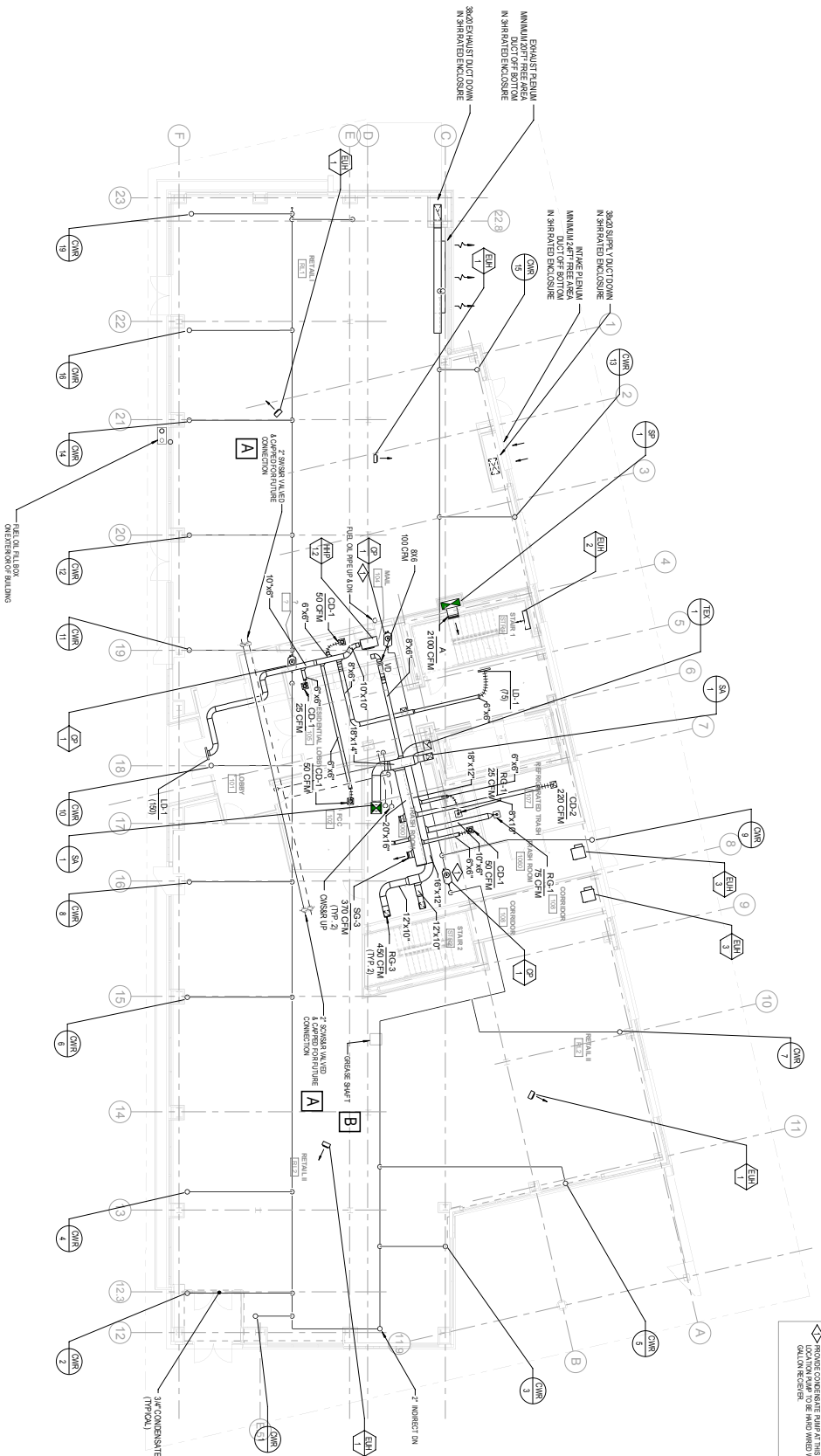
**270 THIRD
STREET**

270 Third Street, Cambridge MA

Electrical Power Level 1 Plan



E1.01



NOTES:
1. PROVIDE CONDENSATE PUMP AT THIS LOCATION.
2. PROVIDE CONDENSATE PUMP AT THIS LOCATION.
3. PROVIDE CONDENSATE PUMP AT THIS LOCATION.

Dimella Shaffer
Architecture | Interior Design | Planning
391 Summer Street
Boston, MA 02210
Tel: 617.428.6904
Fax: 617.428.0046
www.dimellashaffer.com

Client: Alexandria Real Estate
Architect: Dimella Shaffer
MEP Engineers: WSP Group
Structural Engineers: CDR Engineering
Civil Engineers: Hensley & Aldrich
Geotechnical Engineers: Hensley & Aldrich
Lighting Consultant: Silbert Partnership
Cost Consultant: Home Engineers, Inc.

Client Telephone: 617-210-1600
WSP Group: 401-724-1771
CDR Engineering: 608-246-1342
Hensley & Aldrich: 617-886-7323
Silbert Partnership: 617-267-9500
Home Engineers, Inc.: 781-878-5500

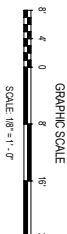
CONSTRUCTION DOCUMENTS

Revision	Description	Date
1	ISSUED FOR PERMIT	09/28/2013
2	FOR CONSTRUCTION	12/06/2013
3	FOR CONSTRUCTION	12/06/2013
4	FOR CONSTRUCTION	12/06/2013
5	FOR CONSTRUCTION	12/06/2013
6	FOR CONSTRUCTION	12/06/2013
7	FOR CONSTRUCTION	12/06/2013
8	FOR CONSTRUCTION	12/06/2013
9	FOR CONSTRUCTION	12/06/2013
10	FOR CONSTRUCTION	12/06/2013
11	FOR CONSTRUCTION	12/06/2013
12	FOR CONSTRUCTION	12/06/2013
13	FOR CONSTRUCTION	12/06/2013
14	FOR CONSTRUCTION	12/06/2013
15	FOR CONSTRUCTION	12/06/2013
16	FOR CONSTRUCTION	12/06/2013
17	FOR CONSTRUCTION	12/06/2013
18	FOR CONSTRUCTION	12/06/2013
19	FOR CONSTRUCTION	12/06/2013
20	FOR CONSTRUCTION	12/06/2013
21	FOR CONSTRUCTION	12/06/2013
22	FOR CONSTRUCTION	12/06/2013
23	FOR CONSTRUCTION	12/06/2013

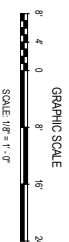
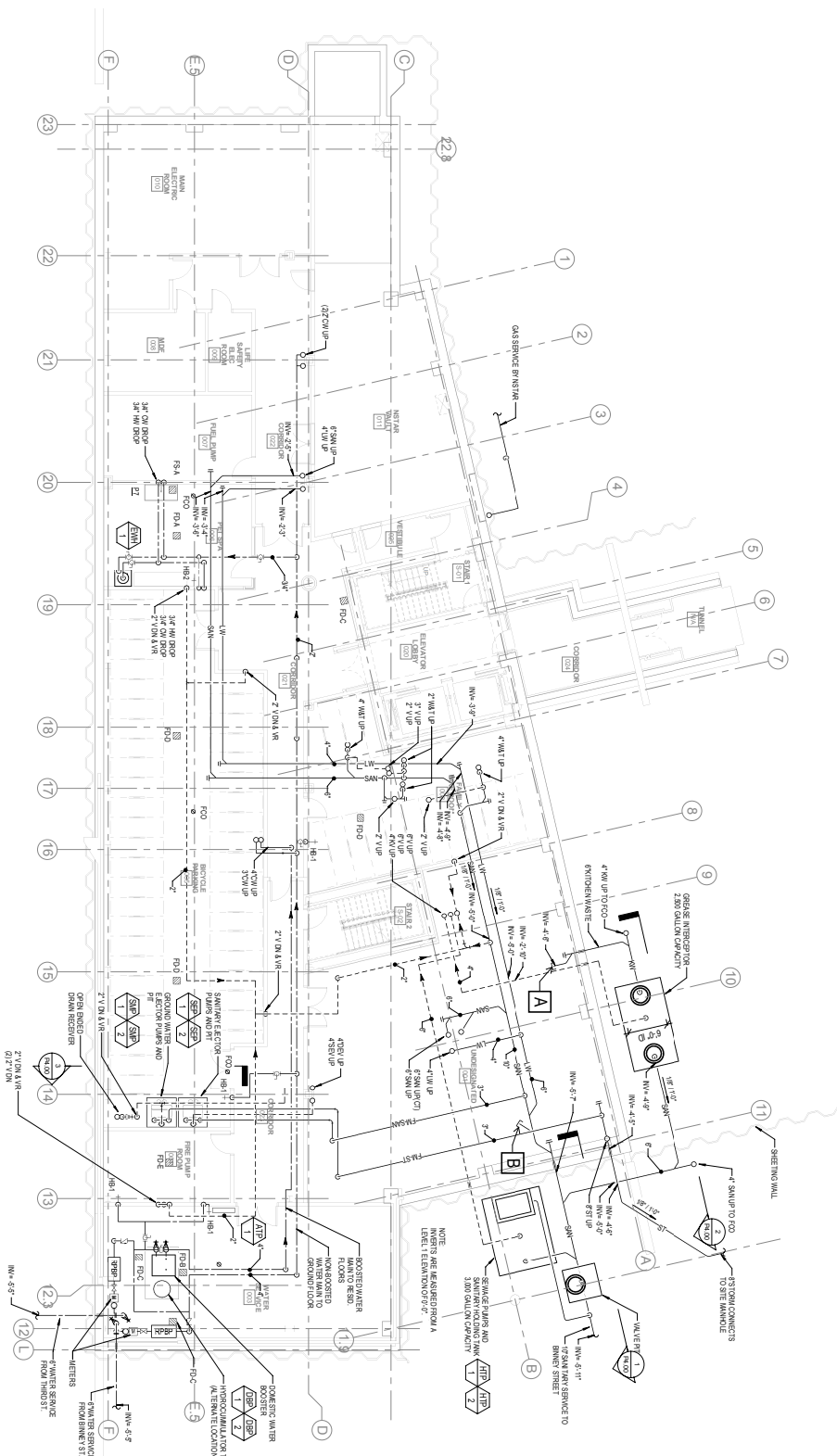
Scale: 1/8" = 1'-0"
Drawn By: DM
Checked By: DM
Reviewed By: DM
Project No.: B1302840000

270 THIRD STREET

270 Third Street, Cambridge, MA
Mechanical Level 1 Plan



M1.01



270 Third Street, Cambridge, MA
 Plumbing Basement Plan

270 THIRD STREET

Project No. B1302840000

Drawn By: AJW/JMN
 Checked By: JWN
 Reviewed By: BBC

Scale: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS 10/28/2014
 PRELIMINARY SET 12/05/2013
 DESIGN DEVELOPMENT 09/27/2013

Issue Description Date

CONSTRUCTION DOCUMENTS

Client
 Alexander's Real Estate
 540 Summer Street
 Boston, MA 02210
 Tel: 617.455.8204
 Fax: 617.455.0046
 www.dimella-shaffer.com

Client Telephone
 617.210-1600

Structural Engineers
 401-724-1771

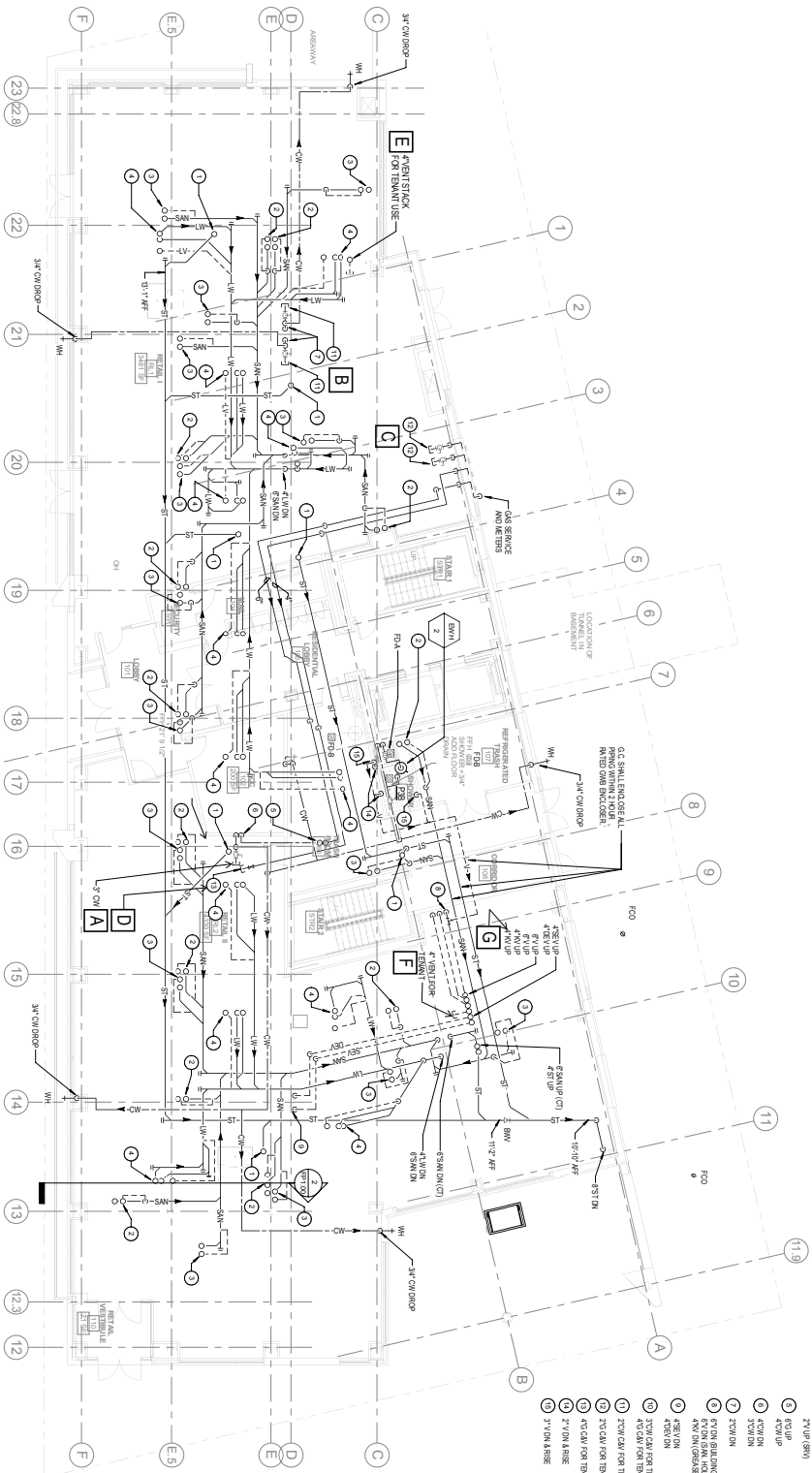
Civil Engineers
 508-245-1342

Geotechnical Engineers
 617-866-7323

Lighting Consultant
 617-287-9500

Code Consultant
 Home Engineers, Inc.
 781-978-5300

Dimella Shaffer
 Architecture | Interior Design | Planning



NOTES:
1. REFER TO THE 2D SERIES FOR DISCRETE FLOOR
ADDITIONAL PLUMBING FOR THE FLOOR INFORMATION.

REVISIONS

- 1. REST UP
- 2. REST UP (KITCHEN)
- 3. REST UP (KITCHEN)
- 4. REST UP (KITCHEN)
- 5. REST UP (KITCHEN)
- 6. REST UP (KITCHEN)
- 7. REST UP (KITCHEN)
- 8. REST UP (KITCHEN)
- 9. REST UP (KITCHEN)
- 10. REST UP (KITCHEN)
- 11. REST UP (KITCHEN)
- 12. REST UP (KITCHEN)
- 13. REST UP (KITCHEN)
- 14. REST UP (KITCHEN)
- 15. REST UP (KITCHEN)
- 16. REST UP (KITCHEN)
- 17. REST UP (KITCHEN)
- 18. REST UP (KITCHEN)
- 19. REST UP (KITCHEN)
- 20. REST UP (KITCHEN)
- 21. REST UP (KITCHEN)
- 22. REST UP (KITCHEN)
- 23. REST UP (KITCHEN)

B
C
D

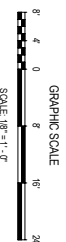
CONSTRUCTION
DOCUMENTS

Rev	Description	Date
1	ISSUED FOR CONSTRUCTION DOCUMENTS	09/08/2014
2	ISSUED FOR CONSTRUCTION DOCUMENTS	12/08/2013
3	ISSUED FOR CONSTRUCTION DOCUMENTS	09/27/2013

Scale:
1/8" = 1'-0"
Drawn By: JMW
Checked By: JMW
Reviewed By: BBC
Project No. B1302840000

270 THIRD
STREET

270 Third Street Cambridge MA
Plumbing Level 1 Plan



P1.01

Dimella Shaffer
Architecture | Interior Design | Planning
391 Summer Street
Boston, MA 02210
Tel: 617-258-8804
Fax: 617-258-0046
www.dimellashaffer.com

Client
Alexandria Real Estate
Development
Client Telephone
617-210-1600
Client Email
alexandria@alexandriarealestate.com
Structural Engineers
WSP Group
401-724-1771
Civil Engineers
K&N Associates
508-246-1342
Electrical Engineers
Henry & Associates
617-886-7323
Lighting Consultant
Shelton Partners
617-267-9500
Cost Consultant
Home Engineers, Inc.
781-578-3500

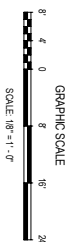
Client	Client Telephone
Alexandra Real Estate Escrow	
Wynn Engineers	617-210-1600
WSP Group	
Structural Engineers OOEH Engineers	401-724-1771
Civil Engineers Kaiser	508-245-1342
Geotechnical Engineers Hery & Alsch	617-886-7223
Lighting Consultant Steven Fennell	617-287-9500
Code Consultant How Engineers, Inc	781-875-3500

Issue Description	Date
CONSTRUCTION DOCUMENTS	02/28/2014
PERMIT SET	12/05/2013
DESIGN DEVELOPMENT	09/27/2013

Drawn By: _____
 RF _____
 Checked By: _____
 WH _____
 Reviewed By: _____
 WH _____
 Project No. B1302840000

270 Third Street, Cambridge MA

TELECOMMUNICATIONS
LEVEL 1 PLAN



T1.01