



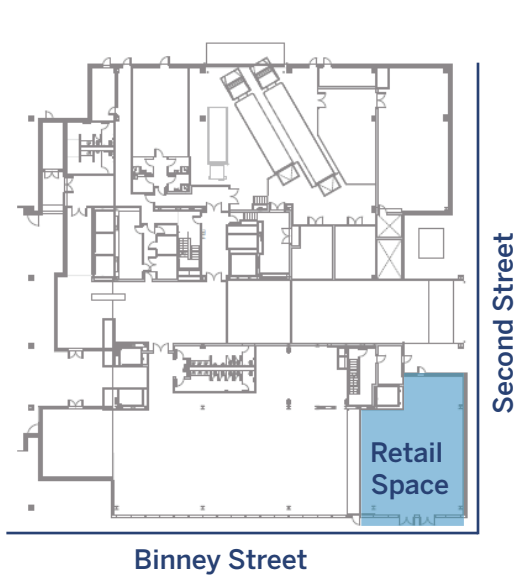
### FEATURES

Highly visible retail opportunity at the corner of Binney Street and Second Street

Approximately 2,348 SF with utilities

New construction with high ceilings and expansive frontage

Laboratory/office building anchored by ARIAD Pharmaceuticals, Inc on a 2.6 MSF urban campus



### LEASING CONTACT

David Downing  
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dave@graffitosp.com



# 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

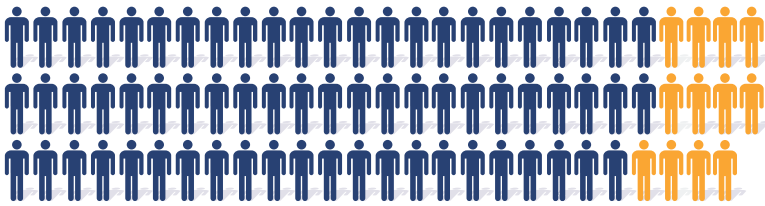


168 acres  
at MIT



100+ retail  
establishments

## KENDALL SQUARE POPULATION



= 1000 WORKERS

= 1000 STUDENTS

80K

DAY TIME  
POPULATION  
(WITHIN ONE MILE)

68K

TOTAL AREA  
WORKERS

12K

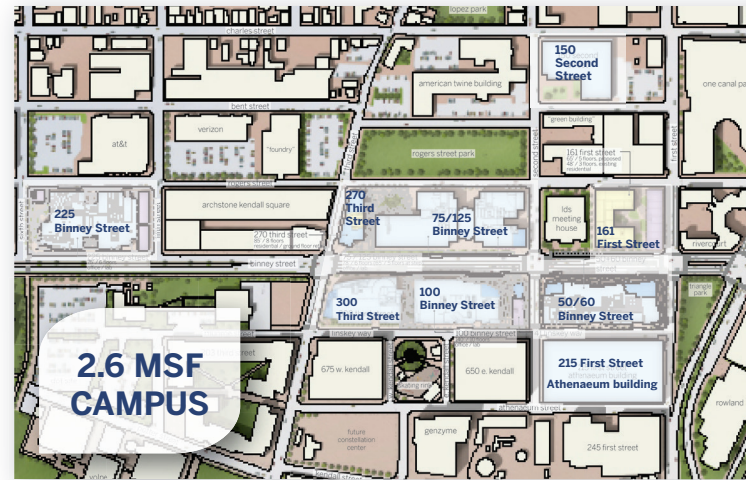
TOTAL AREA  
STUDENTS



### KENDALL SQUARE FUN FACT

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

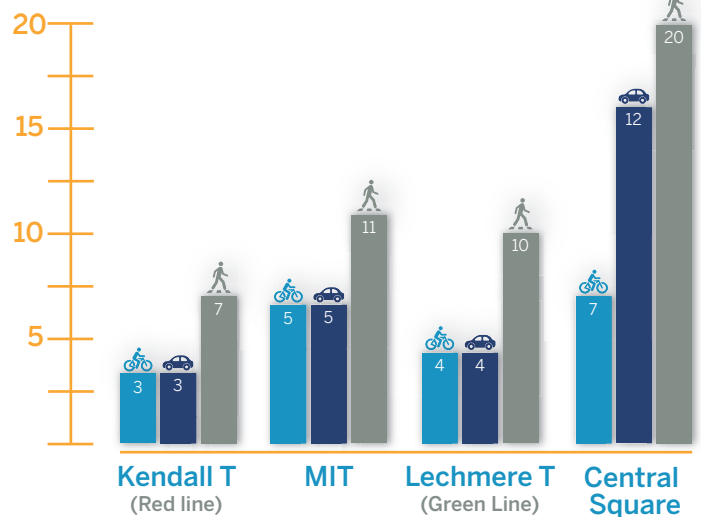
## ACKS SITE PLAN



## BEST-IN-CLASS LOCATION IN CAMBRIDGE



## ACKS TRANSIT TIMES (IN MINUTES)





One Broadway, 14th FL, Cambridge, MA 02142  
1 Little West 12th Street, New York, NY 10014  
info@graffitosp.com www.graffitosp.com

<b><u>Property:</u></b>	75/125 Binney Street, Cambridge, MA
<b><u>Demised Premises:</u></b>	Approx. 2,348 RSF at corner of Binney and 2nd Street.
<b><u>Proposed Use:</u></b>	Unique, local, quick-serve restaurant serving a combination of (or all) breakfast, lunch and dinner
<b><u>Base Rent:</u></b>	\$25.00NNN; 3% annual increases.
<b><u>Percentage Rent:</u></b>	To be discussed upon further review of Tenant's investment into the Premises, sales projections and overall deal economics.
<b><u>Term:</u></b>	Ten Years; options available and to be discussed.
<b><u>Lease Commencement:</u></b>	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.
<b><u>Real Estate Tax/CAM:</u></b>	Tenant shall be responsible for Tenant's pro rata share of Real Estate Taxes, CAM and Insurance attributable to the Premises.
<b><u>Security Deposit:</u></b>	To be discussed and subject to overall deal economics and respective investment into the Premises by Landlord and Tenant.
<b><u>Landlord Contribution:</u></b>	\$75.00 PSF (\$159,750) in addition to Landlord Work.
<b><u>Landlord Work:</u></b>	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.
<b><u>Permits &amp; Licenses:</u></b>	Tenant shall be responsible for obtaining all necessary permits, licenses and approvals for conducting its business.
<b><u>Additional Storage:</u></b>	Landlord to allow for additional dedicated storage space on the first level of the parking garage below.
<b><u>Parking:</u></b>	Two parking spaces in the underground parking garage.
<b><u>Conditions:</u></b>	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.
<b><u>Contact:</u></b>	David Downing :: 617-401-2871 :: dave@graffitosp.com

The above and attached information regarding the property commonly known as 75/125 Binney Street 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.

## 75/125 BINNEY ST.

### EXHIBIT A RETAIL UTILITY MATRIX

Service	Reference	Retail Area
Fire Protection		fully sprinkled w/ upright heads per ordinary hazard
Domestic Cold Water	<b>SKP-013 (A)</b>	2" water line capped and valved (60 psi)
Hot Water Loop	<b>SKM-031 (B)</b>	1-1/2" capped supply & return lines with capacity of 65 btu/hr per USF (6.5 gpm /1,000 USF) at 140° F
Chilled Water Loop		N/A
Sanitary	<b>SKP-013 (B)</b>	4" waste line below slab to ejector pump (by tenant)
Waste Vent	<b>SKP-013 (C)</b>	4" vent line to space
Grease Waste	<b>SKP-013 (D)</b>	4" waste line below slab w/ space in level B1 of the garage for a central grease trap (by tenant) and sanitary ejector pump (by tenant)
Gas	<b>SKP-013 (E)</b>	3" high-pressure line capped and valved (2 PSI) with meter and terminations by tenant
Make-Up Air	<b>SKM-031 (A)</b>	capped supply duct with capacity of 1.75 cfm per USF of 100% outside air at 55°
Kitchen Exhaust		approved PCU / black iron duct and vent out the side of the building onto 2 <sup>nd</sup> Street (by tenant)
Dishwasher Exhaust	<b>SKM-031 (A)</b>	capped exhaust duct constructed of non-welded aluminum with capacity of 1.75 cfm per USF
Electric	<b>SKE-036 (A)</b>	400a 480/277v 3-phase, 4-wire with disconnect in main switchgear
Tel/Data	<b>SKE-036 (B)</b>	2" conduit with pull string from main demarc room B1M29





ALEXANDRIA,  
ALEXANDRIA CENTER AT KENDALL SQUARE | CAMBRIDGE  
Building for the Future of Innovation™

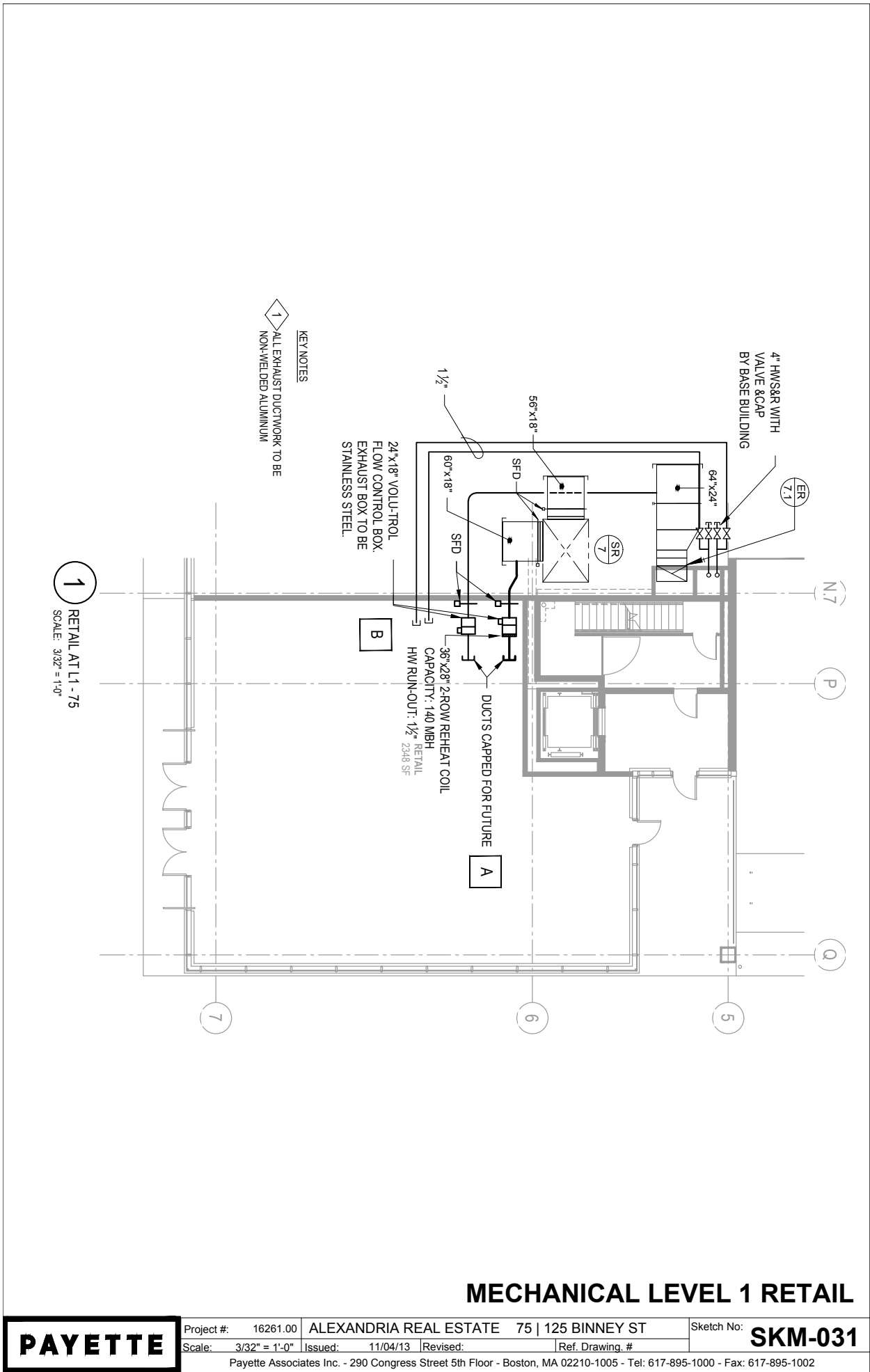
88 Black Falcon Ave  
Suite 210  
Boston, MA 02210  
Tel: 617-210-1600

ALEXANDRIA REAL

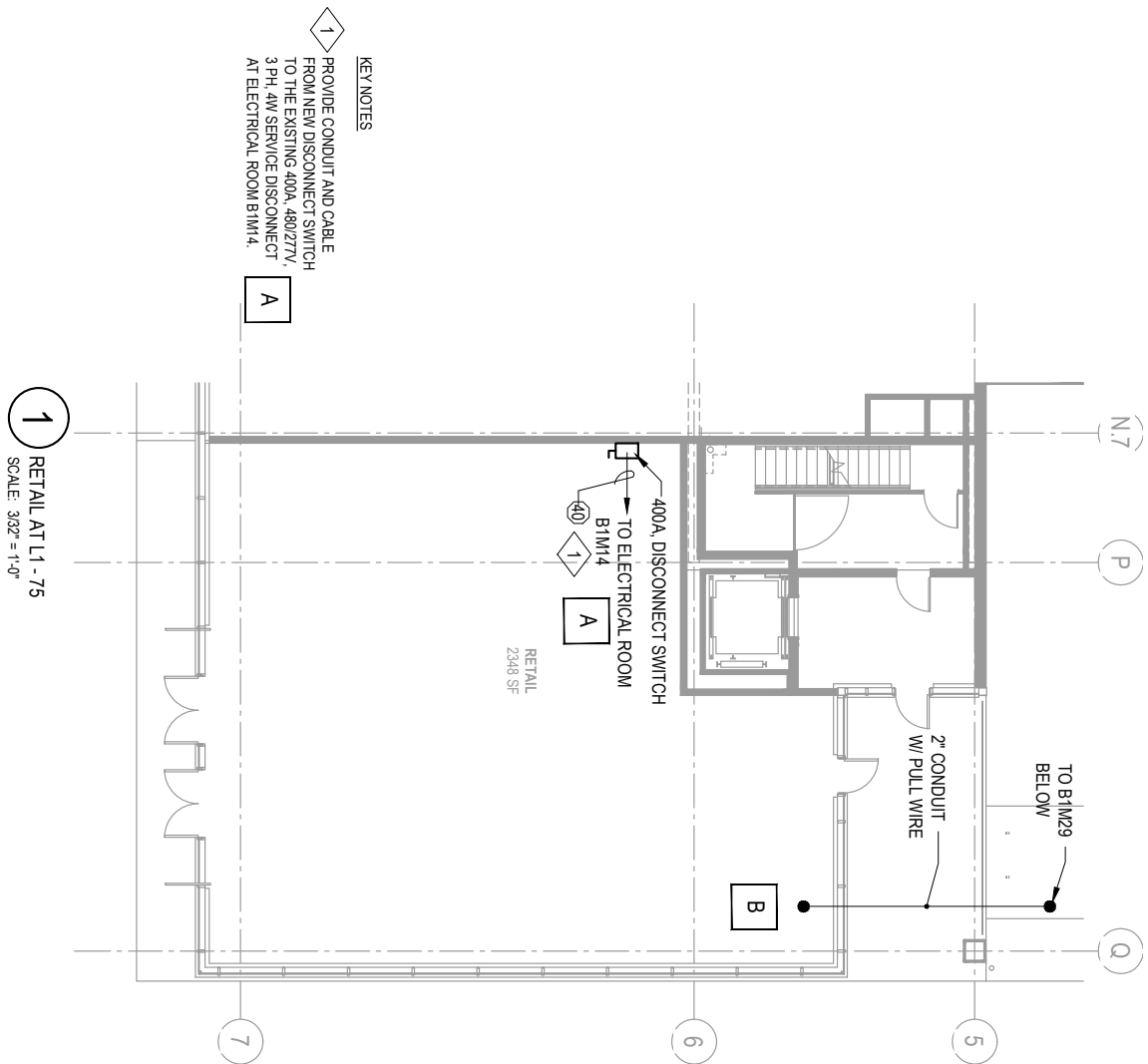
75/125 BINNEY ST

LANDLORD PROVISIONS  
FOR RETAIL SPACE E105

SKP 013







## ELECTRICAL LEVEL 1 RETAIL

**PAYETTE**

Project #:	16261.00	ALEXANDRIA REAL ESTATE	75   125 BINNEY ST	Sketch No:	<b>SKE-036</b>
Scale:	3/32" = 1'-0"	Issued:	11/04/13	Revised:	Ref. Drawing. #
Payette Associates Inc. - 290 Congress Street 5th Floor - Boston, MA 02210-1005 - Tel: 617-895-1000 - Fax: 617-895-1002					