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January 2015

**RE: Crema Cafe  
Seeking Commercial Cafe + Commissary Space  
LEASE or PURCHASE**

Areas of Interest: Within 10 minute drive of existing Harvard Square location:  
Cambridge, Somerville, Allston, Watertown, Medford, Belmont

Tenant/Buyer: Crema Cafe – see attached

Tenant/Buyer Profile: Existing café + bakery in heart of Harvard Square (27 Brattle St)  
Voted “Best of Boston” Coffeehouse  
Current sales well in excess of \$1,000 per RSF  
Female owned and operated  
New location shall be hybrid of catering HQ & new café outpost

Premises Desired: 2,500 – 4,000 SF

Specific Uses: Kitchen (~ 2,000 SF); Café (~1,000 SF); Office (~ 300 SF)

Parking: Tenant requires parking for 4 vehicles

Loading: Easy loading scheme required for servicing catering business

Base Rent: Tenant will pay up to \$35 PSF NNN.  
Rent tolerance largely determined based on  
(i) potential sales for café portion of the space; and  
(ii) condition of the Premises.

Purchase Price: up to \$1,750,000

Lease Commencement or Closing: on or about July 1, 2015

Lease Term: Minimum 10 year Initial Term plus options for additional 10 years

Crema Financials: To be provided upon commencement of negotiations for Premises.

Contact: Jesse Baerkahn, President, GSP  
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Marley Brush, Co-Owner, Crema Cafe  
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# Crema Cafe



## Who we are.

Crema is a neighborhood cafe & bakery serving hand crafted beverages and homemade food and pastries. Everything is fresh and made in-house. Along with our bustling store front in the heart of Harvard Square, we also offer two types of catering, casual & celebrations. The concept is solid - fresh, friendly, local, genuine - and we are ready to expand!



## What we've done.

In 7 years of business Crema has become the go-to cafe for the Harvard Square community.

- Crema is a destination for many and has grown into a place that locals call their own
- Voted Best of Boston Coffeehouse
- Competed on Food Network's Cupcake Wars
- Zagat '30 under 30: hottest up-and-comers'
- Sustained continuous growth in cafe and catering sales for 7 consecutive years



## Where we're going...

We've been busting at the seams of our Harvard Square kitchen, and we've realized the time has come for a commissary kitchen and additional cafe space to service our growing catering business and wholesale requests. Crema is about providing incredibly delicious products at affordable prices with friendly service. We love being a meeting place and home-away-from-home for our patrons in the Harvard Square community, and we look forward to becoming a vibrant member and contributor to another area neighborhood as both a local cafe and caterer. We have confidence that our strong brand recognition will attract and drive business to the new neighborhood we call home.

**With opportunities please contact: Jesse Baerkahn, GSP: [jesse@graffitosp.com](mailto:jesse@graffitosp.com); 617-669-6171  
Marley Brush, Crema Cafe: [crema.acct@gmail.com](mailto:crema.acct@gmail.com); 617-501-0664**