

# ONE BROADWAY RETAIL/RESTAURANT OPPORTUNITY

2020



GRAFFITO *sp*

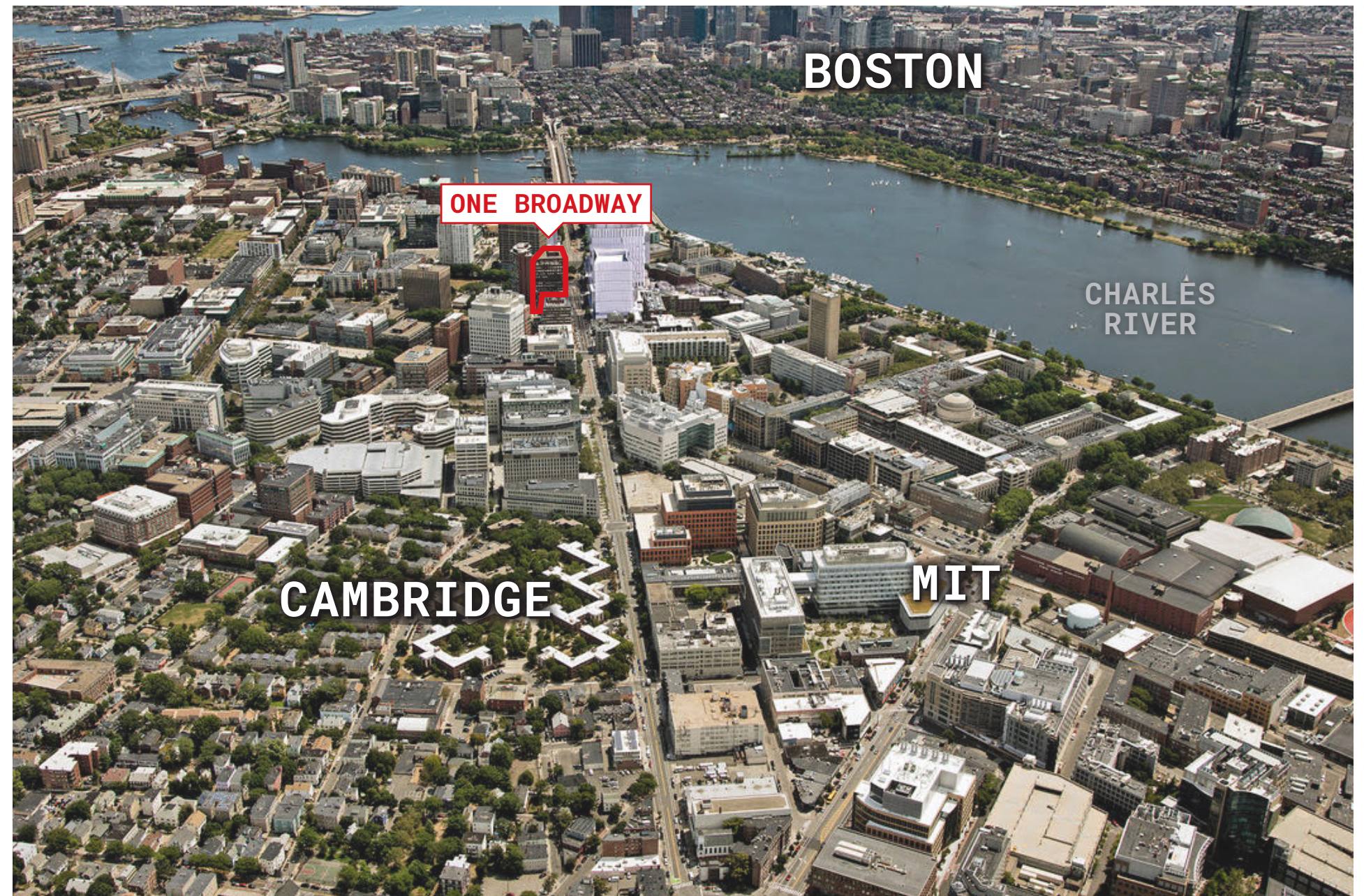
MITIMCo



# PROJECT ORIENTATION

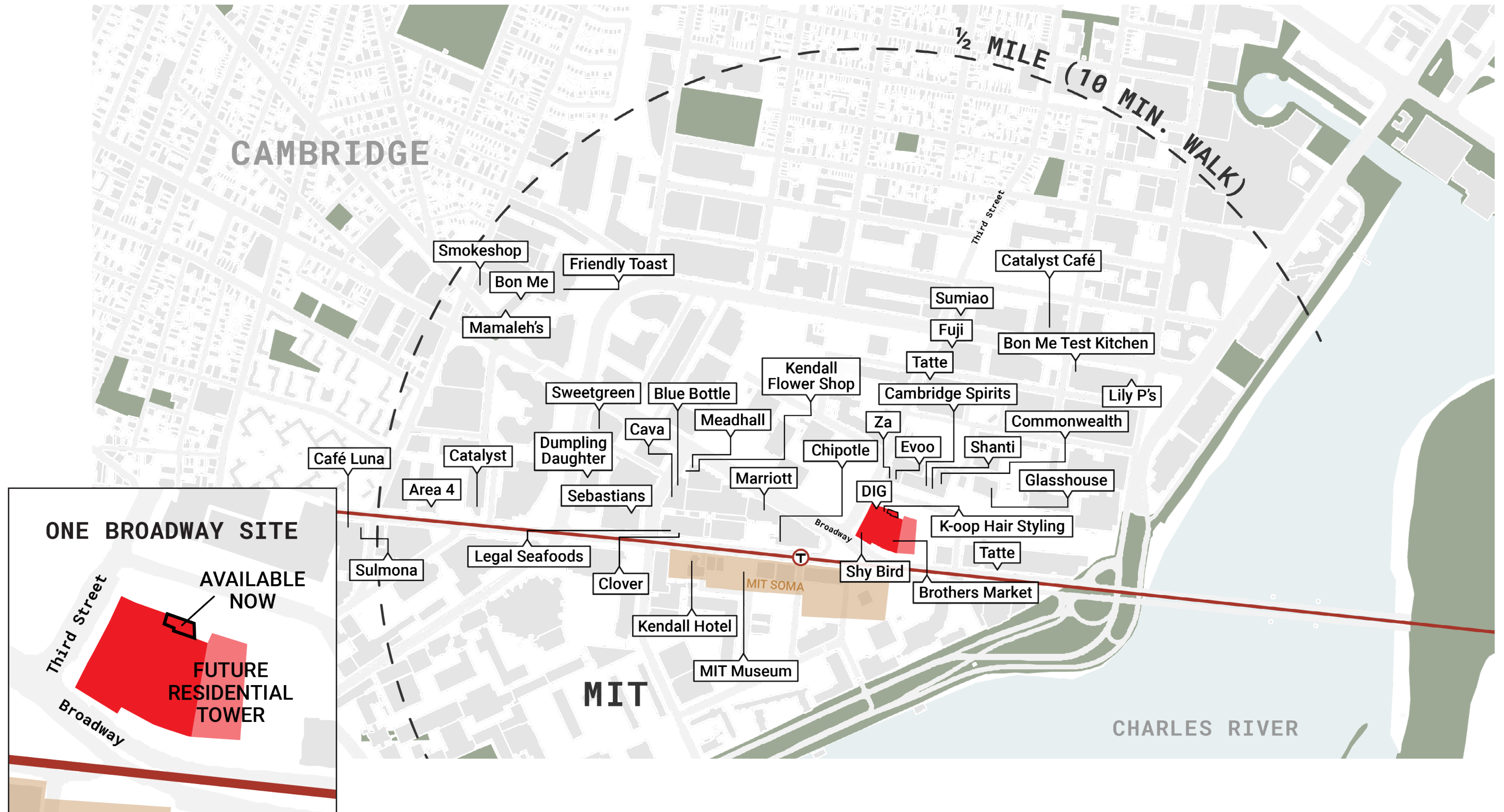
Kendall Square: the most innovative square mile on the planet.

MIT is adding over 4.6 million square feet of new laboratories, work spaces, residences, cultural attractions, and retail at the heart of this center of invention and discovery. It will be a place more open, more vibrant, and more connected; an even stronger neighborhood anchored at its base by best-in-class makers, retailers, and restaurateurs.





# LOCATION



# — IN THE NEIGHBORHOOD



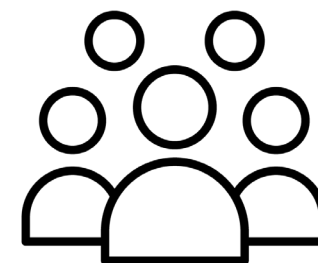
**10,000**

monthly visitors  
to One Broadway



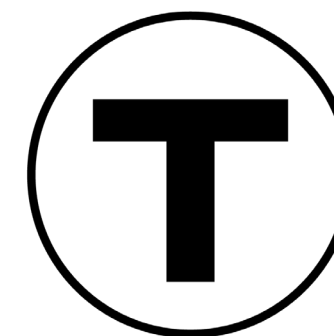
**37,500**

employees within  
a half-mile radius



**5,000**

people living within  
a half-mile radius



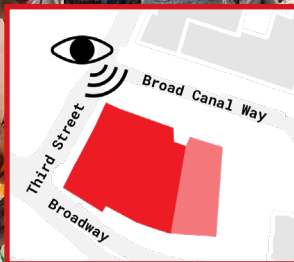
**15,440**

daily red line ridership at  
the Kendall T station

## LARGEST EMPLOYERS:

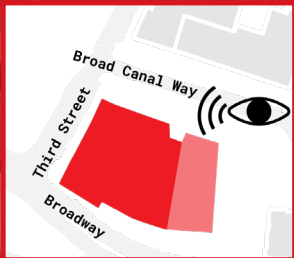






DIG location - facing southeast from  
Broad Canal Way and Third Street

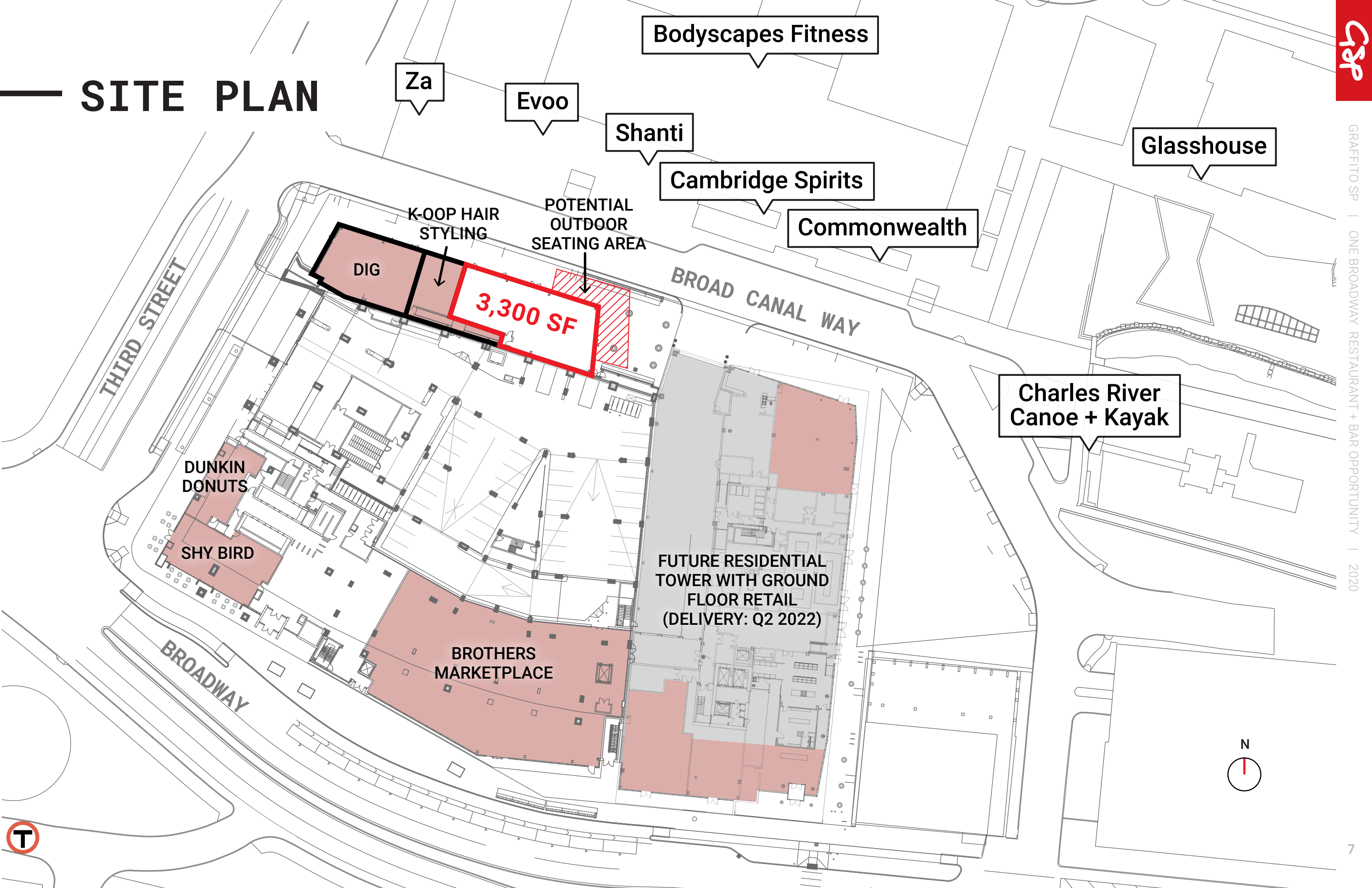




Leasing opportunity location – view from across Broad Canal Way looking towards Third Street



# SITE PLAN





# THE OPPORTUNITY

Approximately 3,300 SF of ground floor retail space facing Broad Canal Way with opportunity for outdoor seating or programming available now.

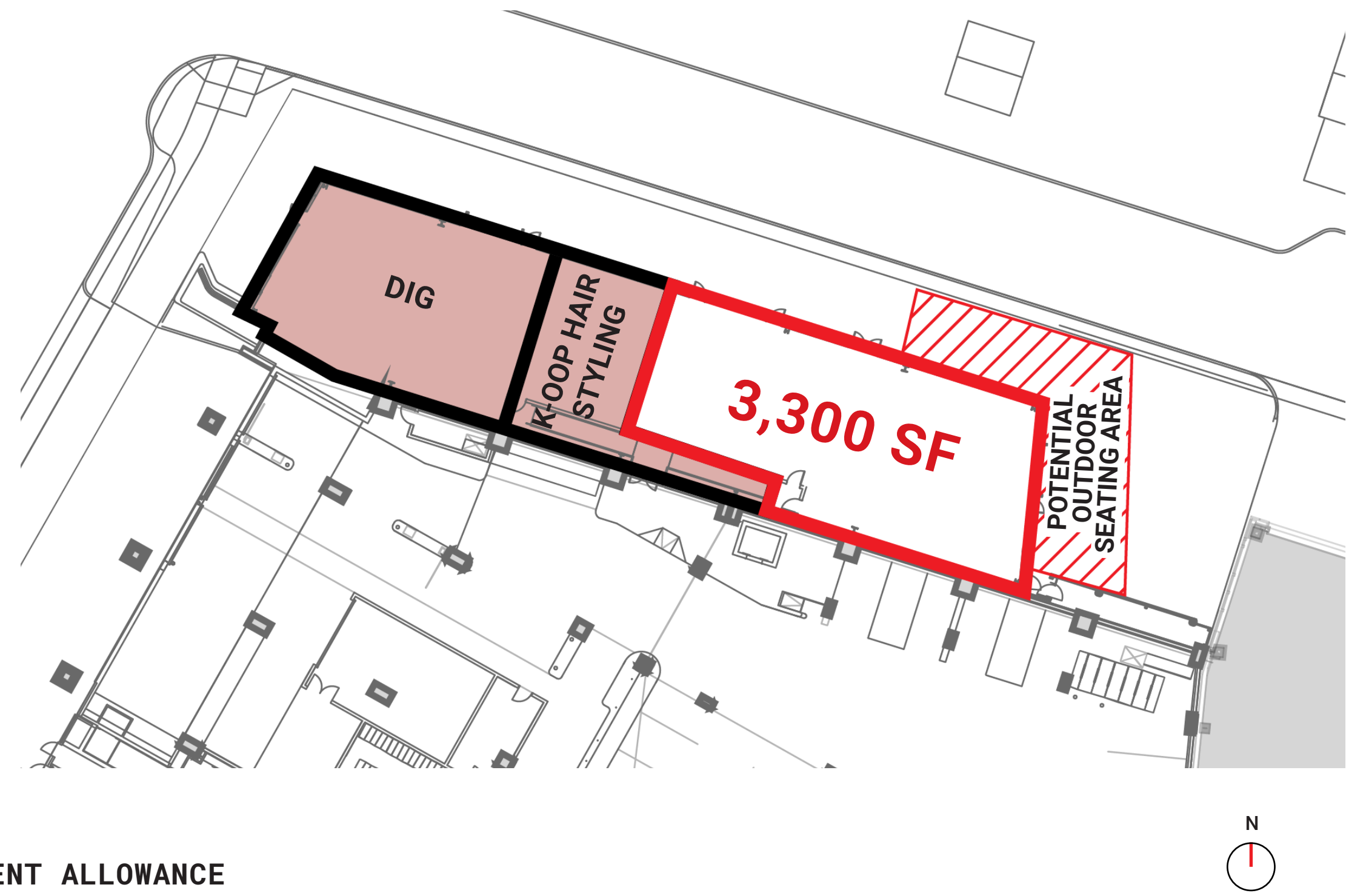
 AVAILABLE NOW

 OUTDOOR SPACE

 17'+ CEILINGS

 3,300 RSF

 STOREFRONT IMPROVEMENT ALLOWANCE





# — LET'S TALK

Graffito is seeking a unique, local, operator to add to the vibrancy along Broad Canal and round out the retail mix in the immediate area.



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