

314 MAIN ST / KENDALL SQUARE 7,100 SF RESTAURANT OPPORTUNITY



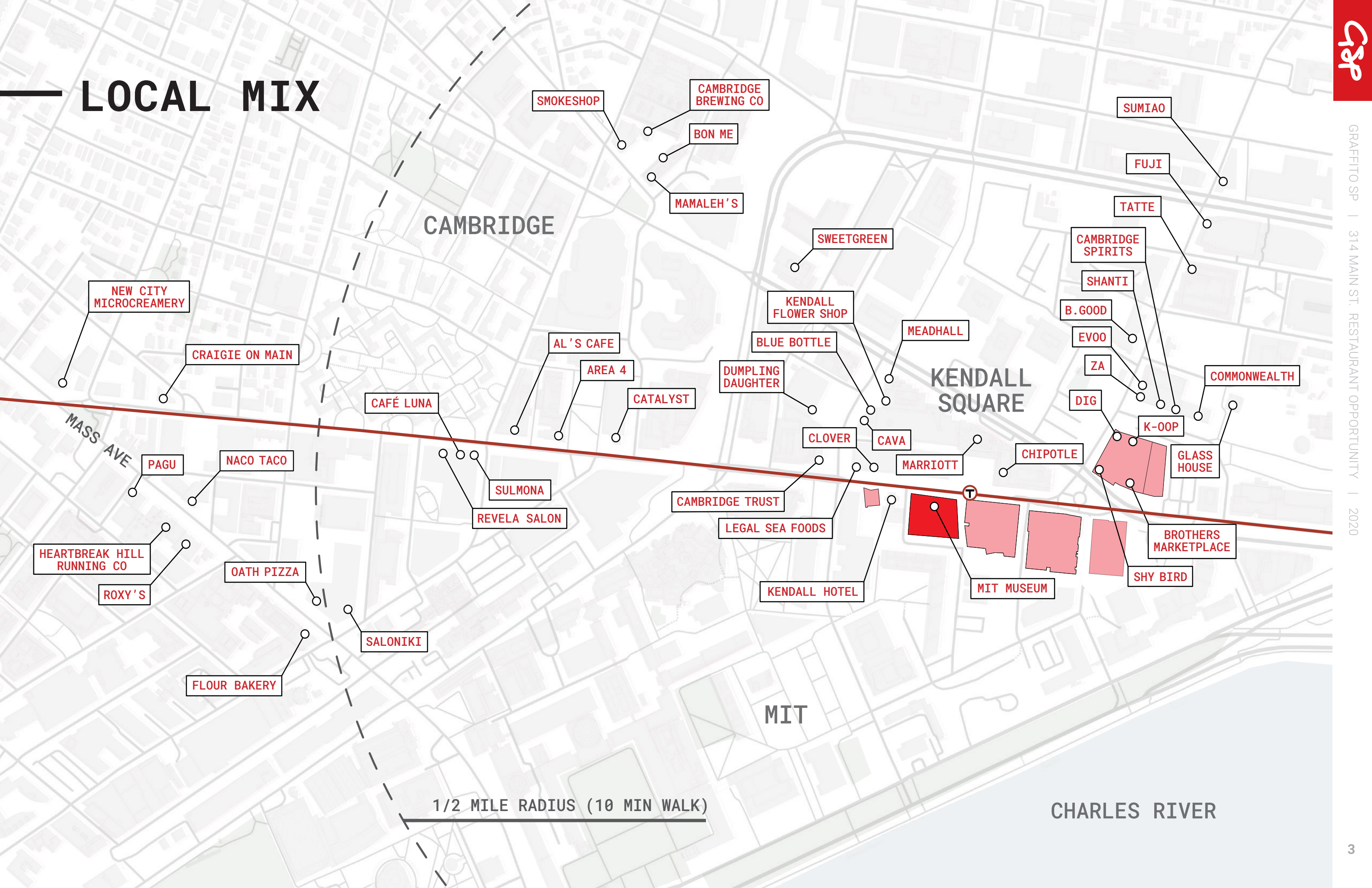
PROJECT ORIENTATION

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.



LOCAL MIX



— IN THE NEIGHBORHOOD



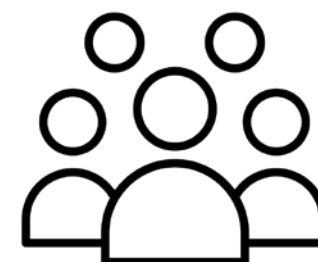
20M+ SF

office & lab space



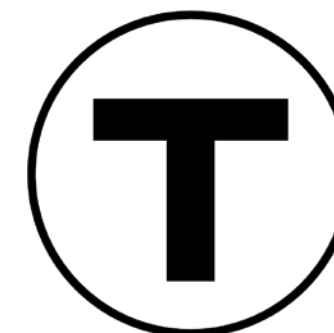
37,500

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:



DEVELOPMENT PLAN

1 **One Broadway / 165 Main Street (2022)**
346,000 SF Office/Retail
300 Residential Units + Retail

2 **200 Main Street (2023)**
316,000 SF
Lab/Office/Retail

3 **238 Main Street (2022)**
380,000 SF
Lab + Retail

4 **290 Main Street (2020)**
450 Graduate Housing Units
11,000 SF Food Hall

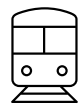
5 **314 Main Street**
437,000 SF
Office/Museum/Retail
OPPORTUNITY

6 **Site 6 (Date TBD)**
6,000 SF Retail
Build to Suit Retail
Flag Ship Opportunity

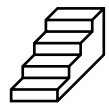


THE OPPORTUNITY

One-of-a-kind full-service flagship restaurant opportunity located in the center of Kendall Square. 314 Main Street is a Class A office building with approximately 420,000 sf of office, the world-renowned MIT museum, a local all-day café and wine bar and the MIT Press Bookstore.



New MBTA redline headhouse with 15,000+ daily ridership



7,100 SF restaurant space over two-levels



Space boasts 16'+ ceiling heights



Central, below-grade trash and loading



Outdoor seating



Available now

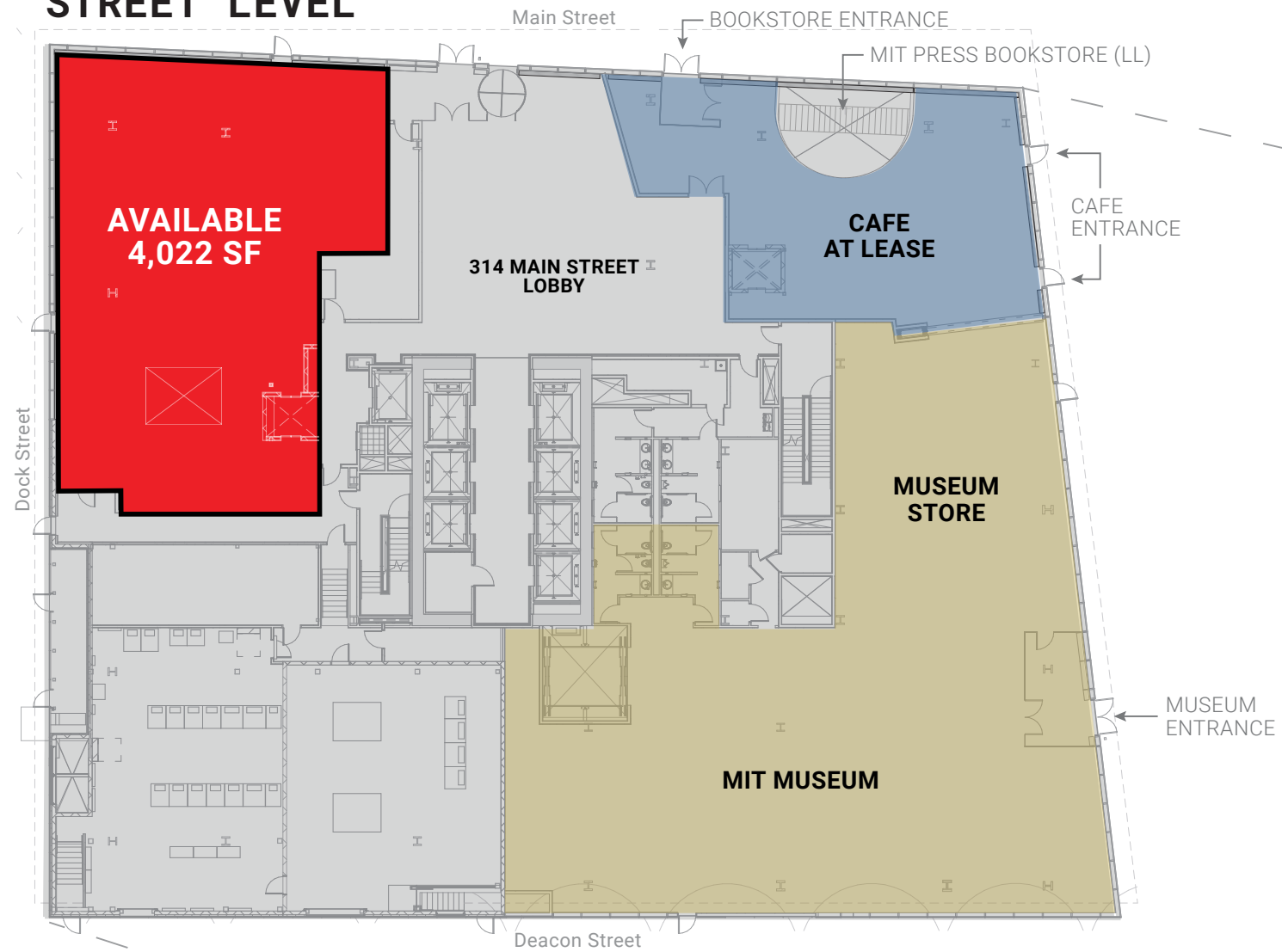




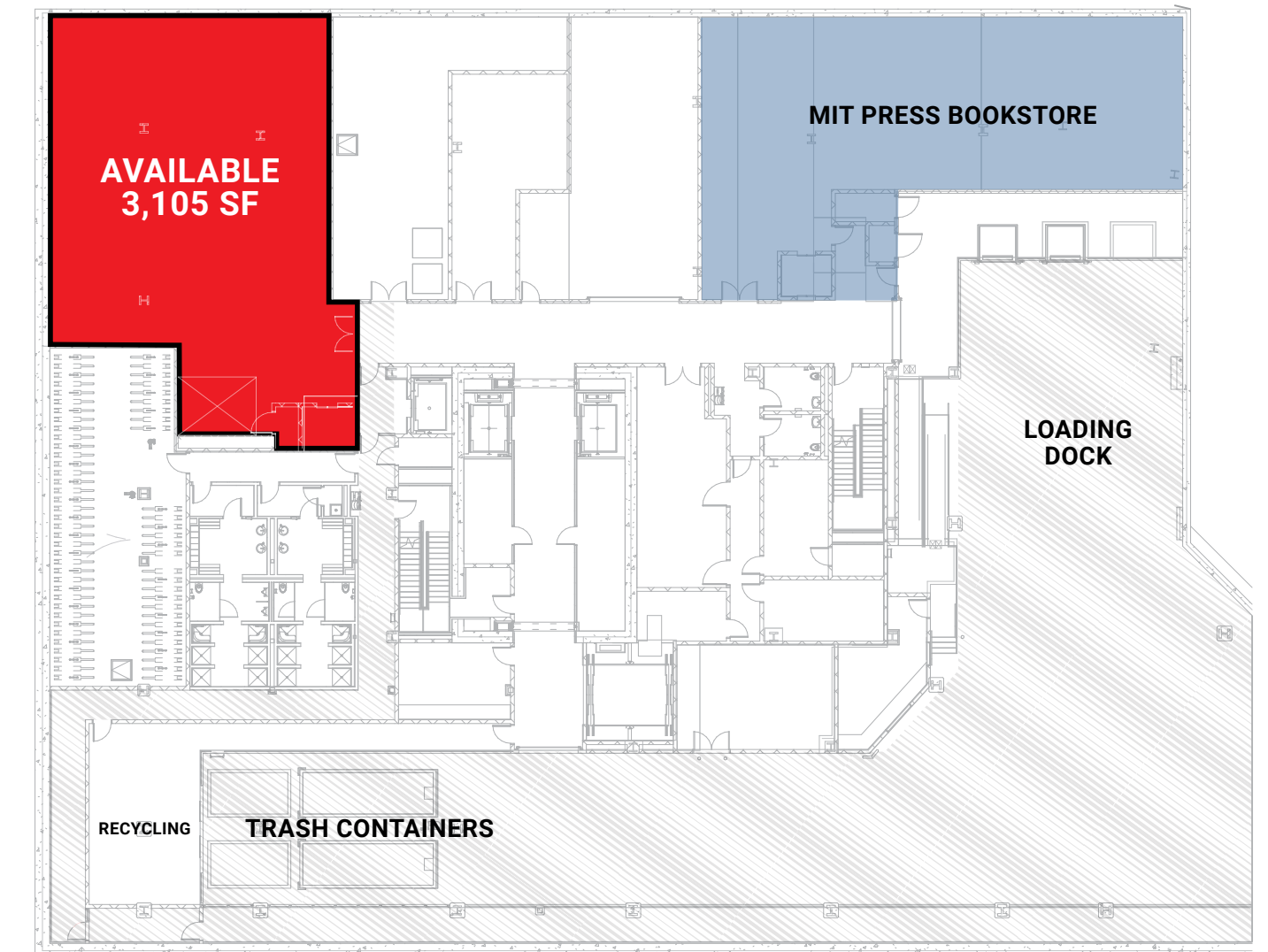
Restaurant available for lease –
facing southeast from Main Street

FLOOR PLAN

STREET LEVEL



LOWER LEVEL



— LET'S TALK

Graffito is seeking an exceptional full-service restaurant operator to serve the surrounding community and compliment the new retail mix along Main Street.



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