

# KENDALL SQUARE 610 MAIN ST. RETAIL/RESTAURANT OPPORTUNITY

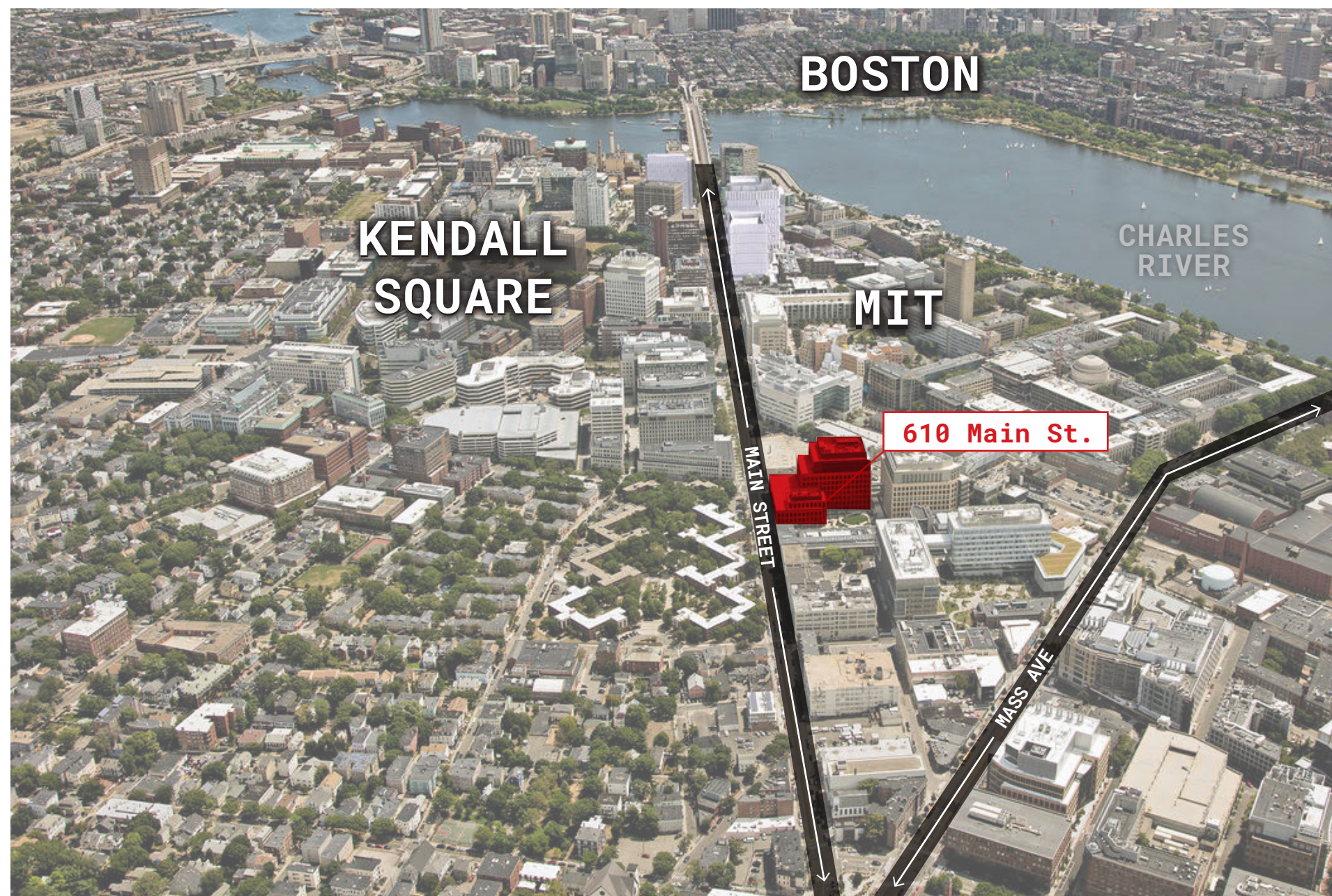




# PROJECT ORIENTATION

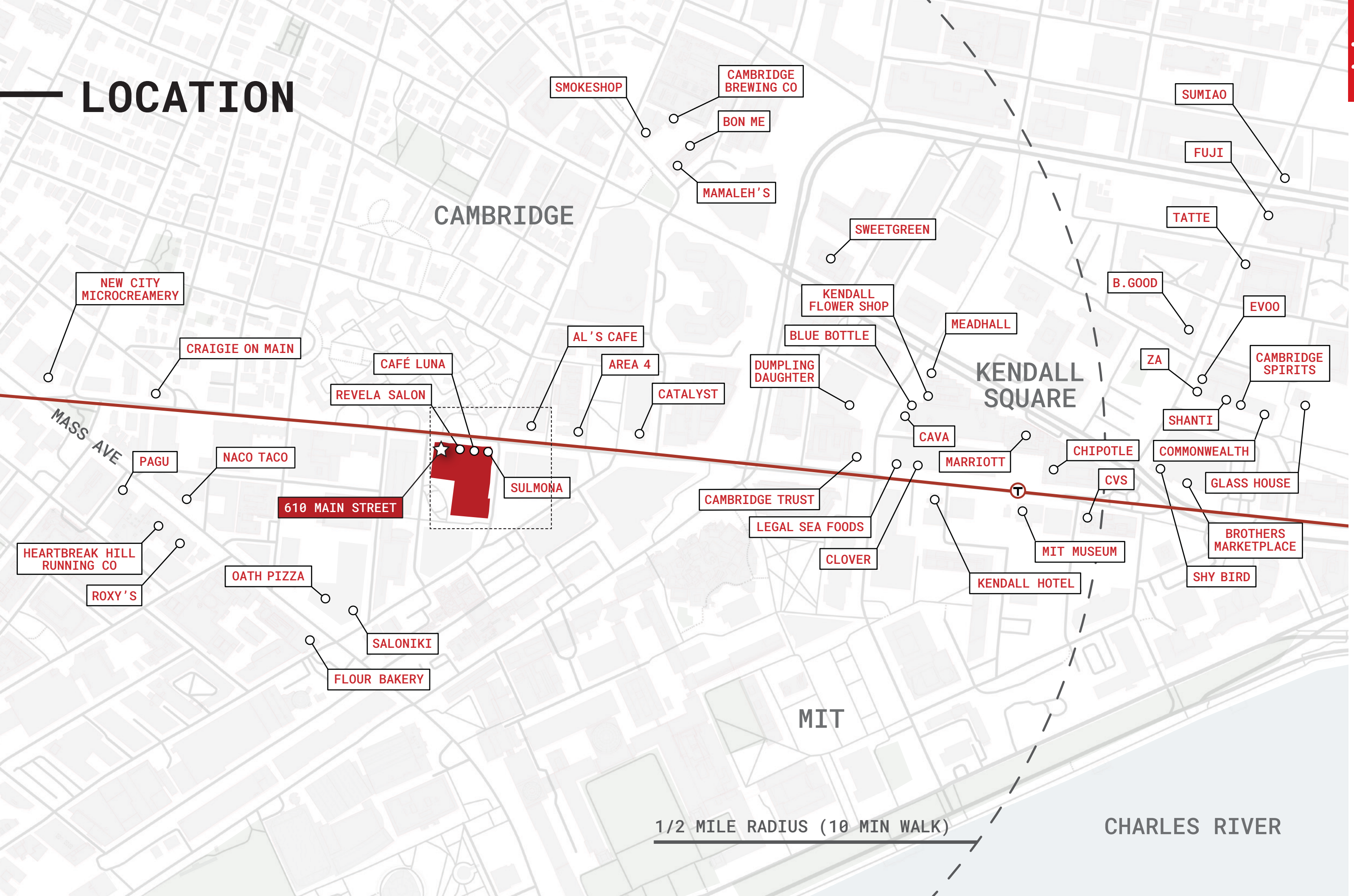
610 Main Street is a 280,000 sf Class A lab/office building anchored by Pfizer upstairs with ground floor retail partners including Sulmona Restaurant, Café Luna and Revela Salon.

The building is located within the Osborne Triangle, a life-sciences hub at the cross-section of Kendall Square and Central Square. The neighborhood thrives because of immediate office and lab density, convenient transportation options and proximity to MIT's main campus.





# LOCATION





# — IN THE NEIGHBORHOOD



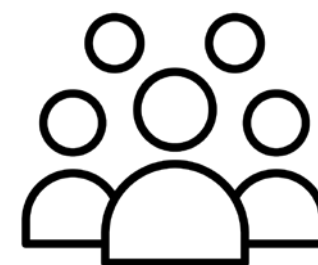
**20,000**

MIT students,  
faculty and staff



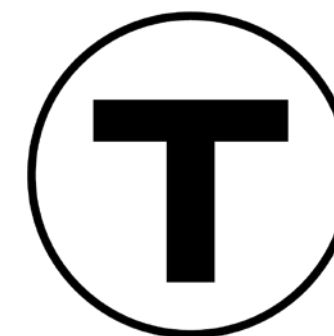
**37,500**

employees within  
a half-mile radius



**5,000**

people living within  
a half-mile radius



**15,500**

daily red line ridership at  
the Kendall T station

## LARGEST EMPLOYERS:







Aerial view of corner retail opportunity exterior





Exterior view of corner retail opportunity

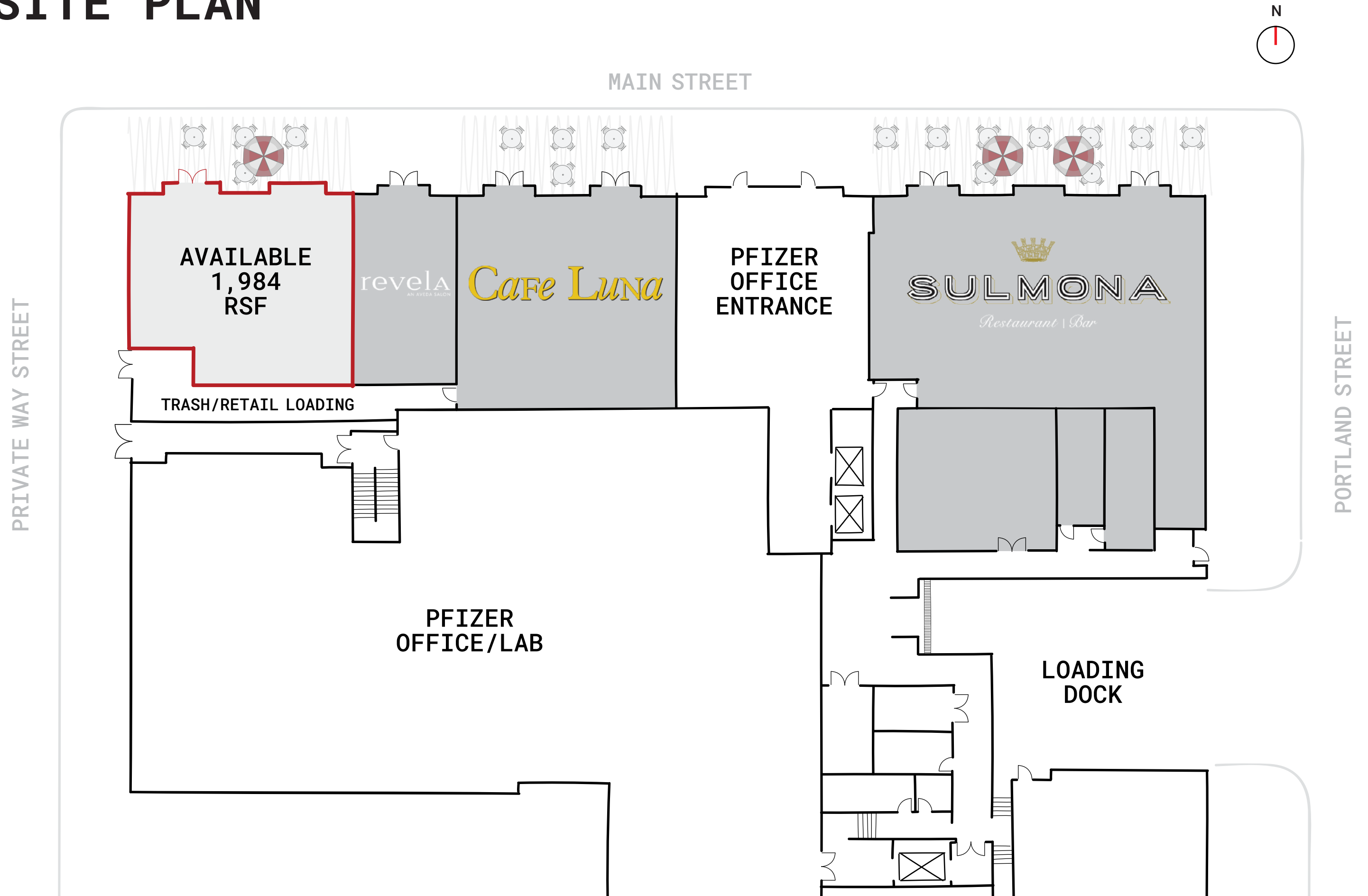




Interior view of corner retail opportunity



# SITE PLAN





# THE OPPORTUNITY

Approximately 2,000 square feet of column-free retail space on the ground floor of the building with a customizable storefront and flexibility to accomodate retail or restaurant.

 **AVAILABLE NOW**

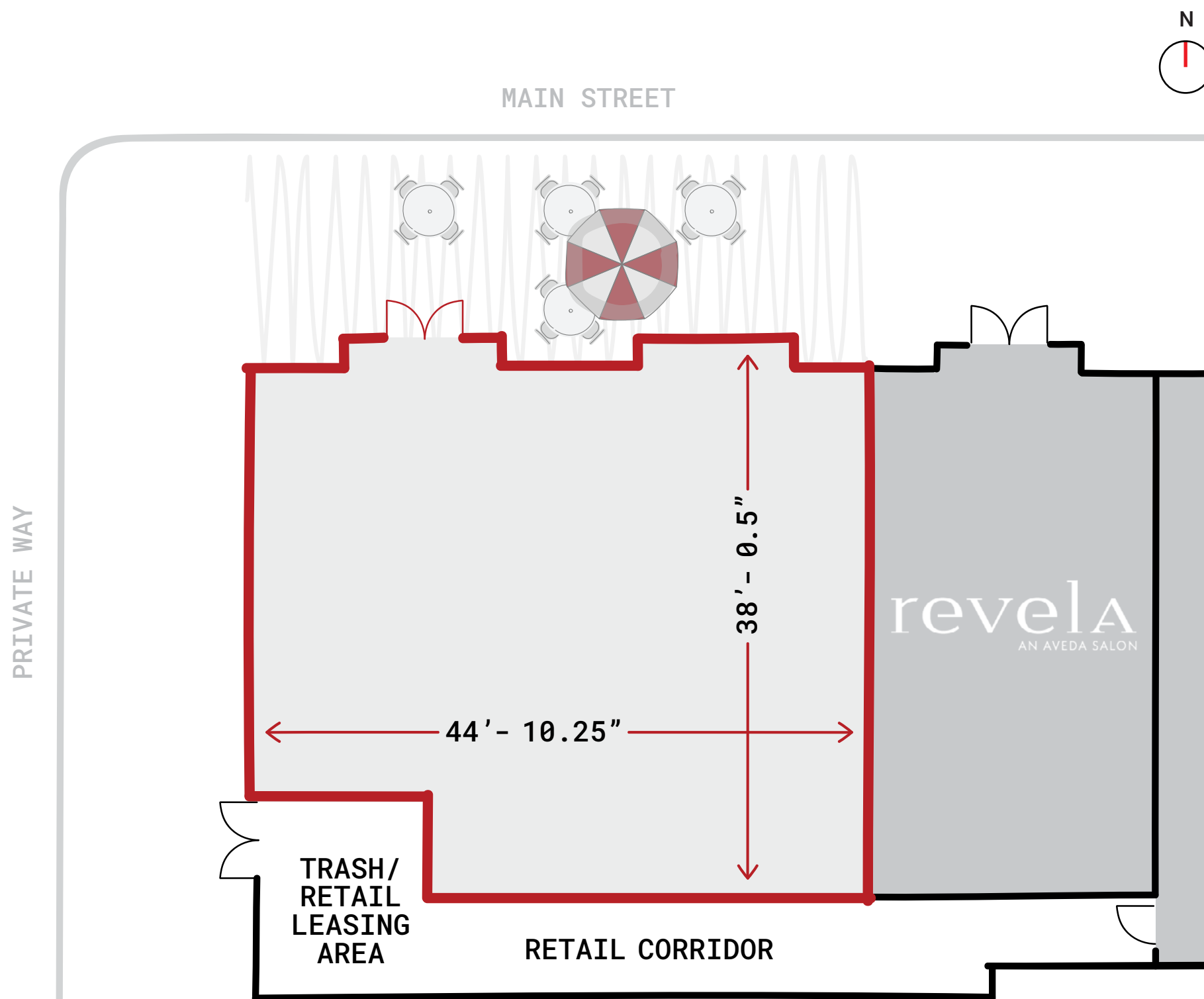
 **OUTDOOR SPACE**

 **FRONTAGE 55'**

 **1,984 RSF**

 **16' CEILINGS**

 **STOREFRONT IMPROVEMENT ALLOWANCE**





# LET'S TALK

Ownership is seeking a dynamic business to activate this corner space and complement the existing retail tenant mix in the building.



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