

# 75 BINNEY STREET / ALEXANDRIA CENTER® AT KENDALL SQUARE / TURNKEY CAFÉ SPACE





# PROJECT ORIENTATION

Turnkey café/restaurant located on the ground floor of 75 Binney Street, a 390,000 SF office/lab building and home to IBM Watson and Takeda Pharmaceuticals.

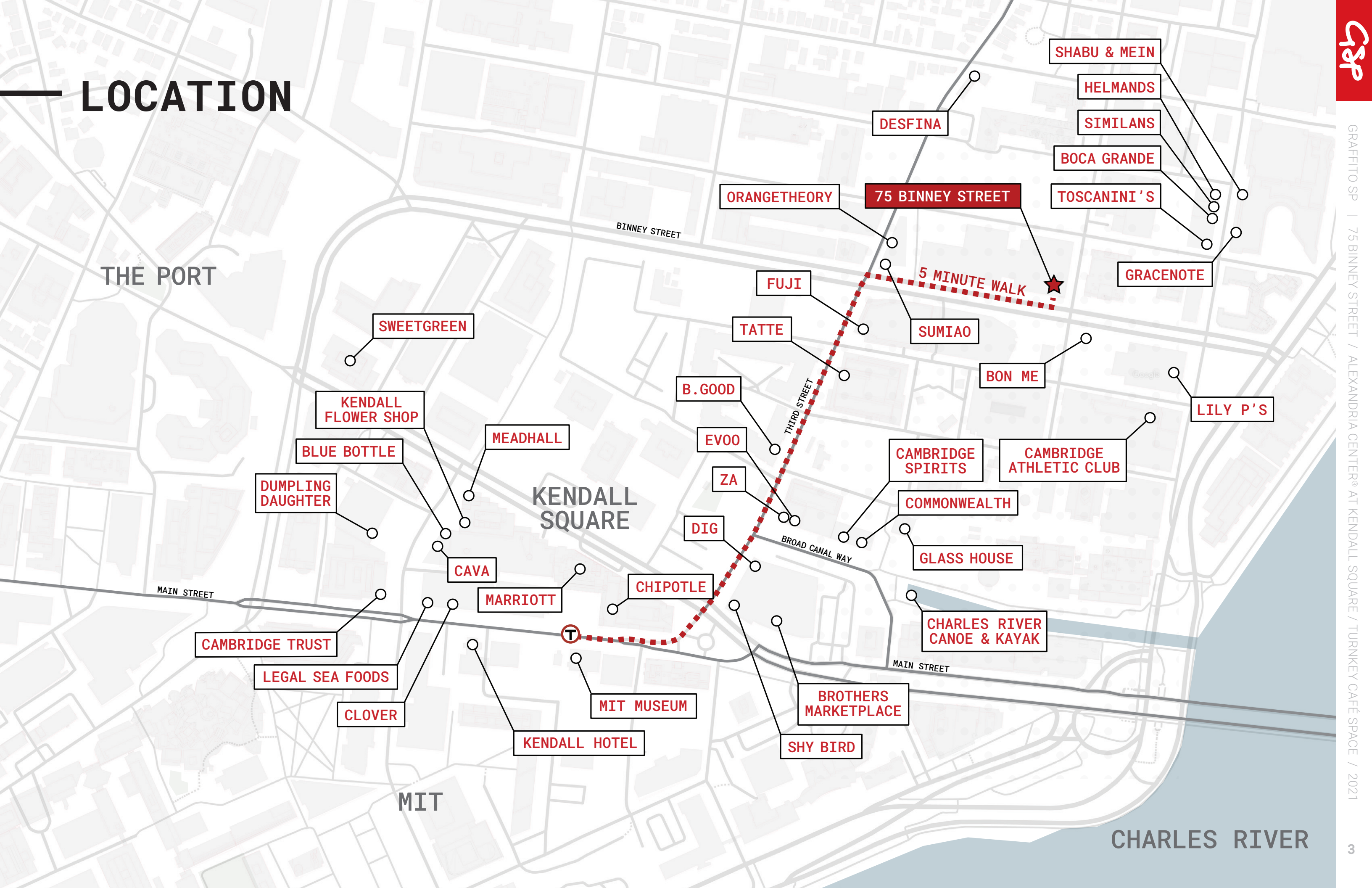
Located at the corner of Binney Street and Second Street and situated in the 2.6M SF urban life science and technology campus, Alexandria Center® at Kendall Square.

Formerly home to Catalyst Café, which operated a robust breakfast, lunch and catering business. The 2,159 SF space boasts corner visibility, high ceilings, lots of natural light and a beautiful build-out with FF&E less than 4-years old.





# LOCATION

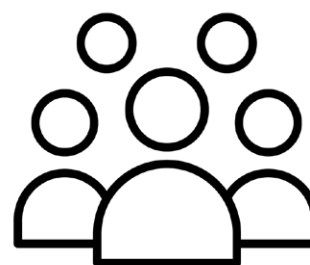


# — IN THE NEIGHBORHOOD



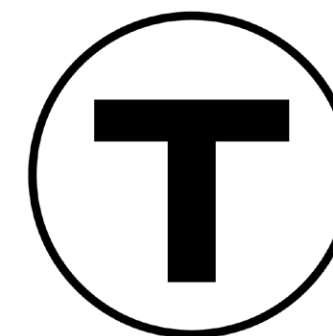
**37,500**

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











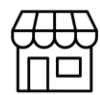
75 Binney Street Interior



# THE OPPORTUNITY



Available Now



Hard Corner, expansive frontage and high ceiling



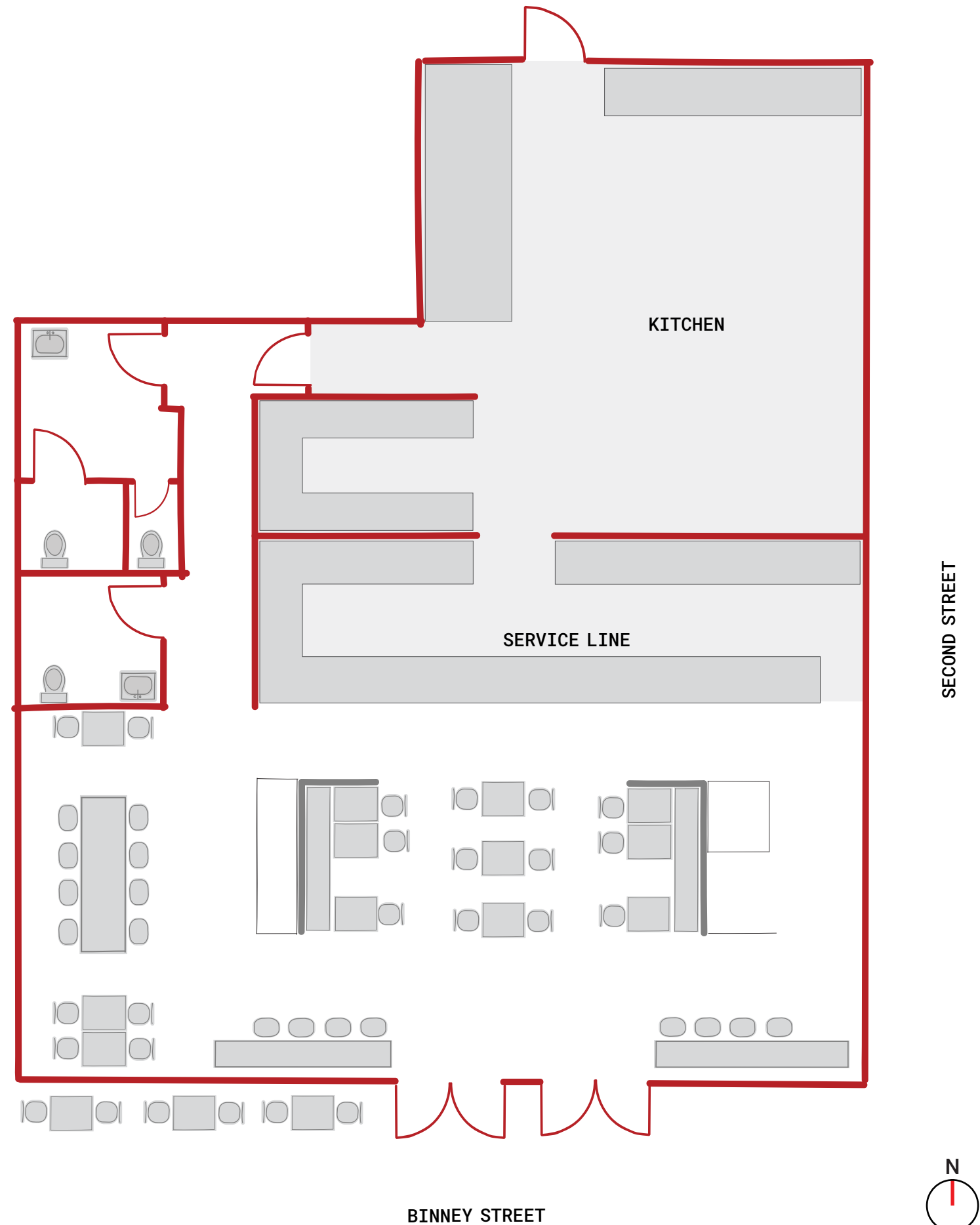
Turnkey with Equipment



2,159 SF + 367 SF Storage



Outdoor Seating





# LET'S TALK

Graffito is seeking a unique, local café or fast casual restaurant to serve the Kendall Square/East Cambridge community and amplify the breakfast and lunch offerings in the neighborhood.

**Dave Downing**  
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**Angela VanArsdale**  
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ALEXANDRIA®



CLARION PARTNERS

75 Binney Street is owned and operated by Alexandria Real Estate Equities, Inc.

Founded in 1994, Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, is the first, longest-tenured, and premier owner, operator, and developer of collaborative life science, technology, and agtech campuses in key innovation cluster locations. In the Greater Boston area, Alexandria has a significant presence consisting of nearly 9 million square feet of high-quality laboratory and office space primarily located in Cambridge, Watertown, Fenway, and Route 128.

