

ONE BROADWAY RETAIL/RESTAURANT OPPORTUNITY



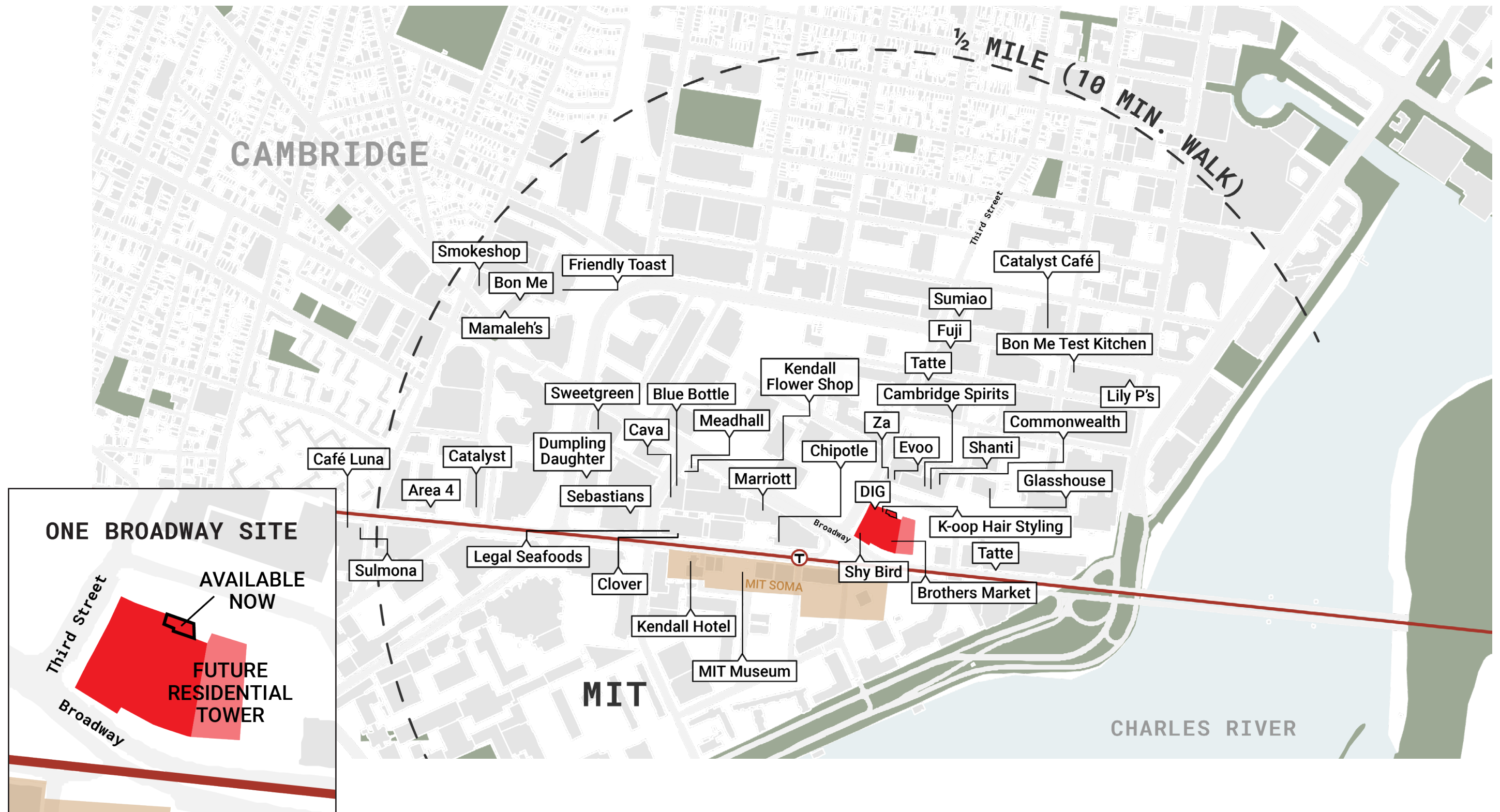
PROJECT ORIENTATION

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

The evolution of Kendall Square is the story of a once-thriving industrial strip, turned urban renewal district, turned home to one of the greatest concentrations of biotech, life science, and technology companies in the world. 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



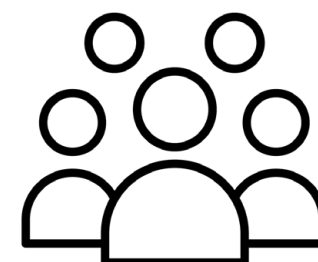
10,000

monthly visitors
to One Broadway



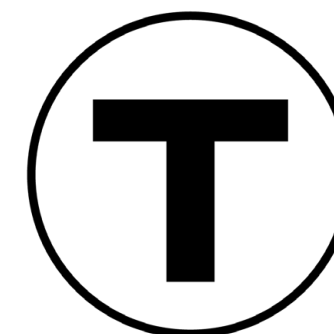
37,500

employees within
a half-mile radius



5,000

people living within
a half-mile radius

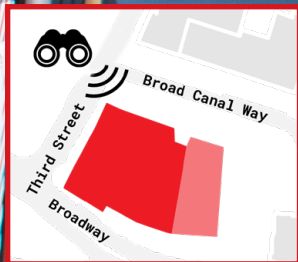


15,440

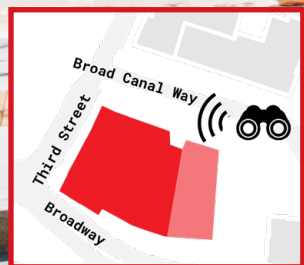
daily red line ridership at
the Kendall T station

LARGEST EMPLOYERS:



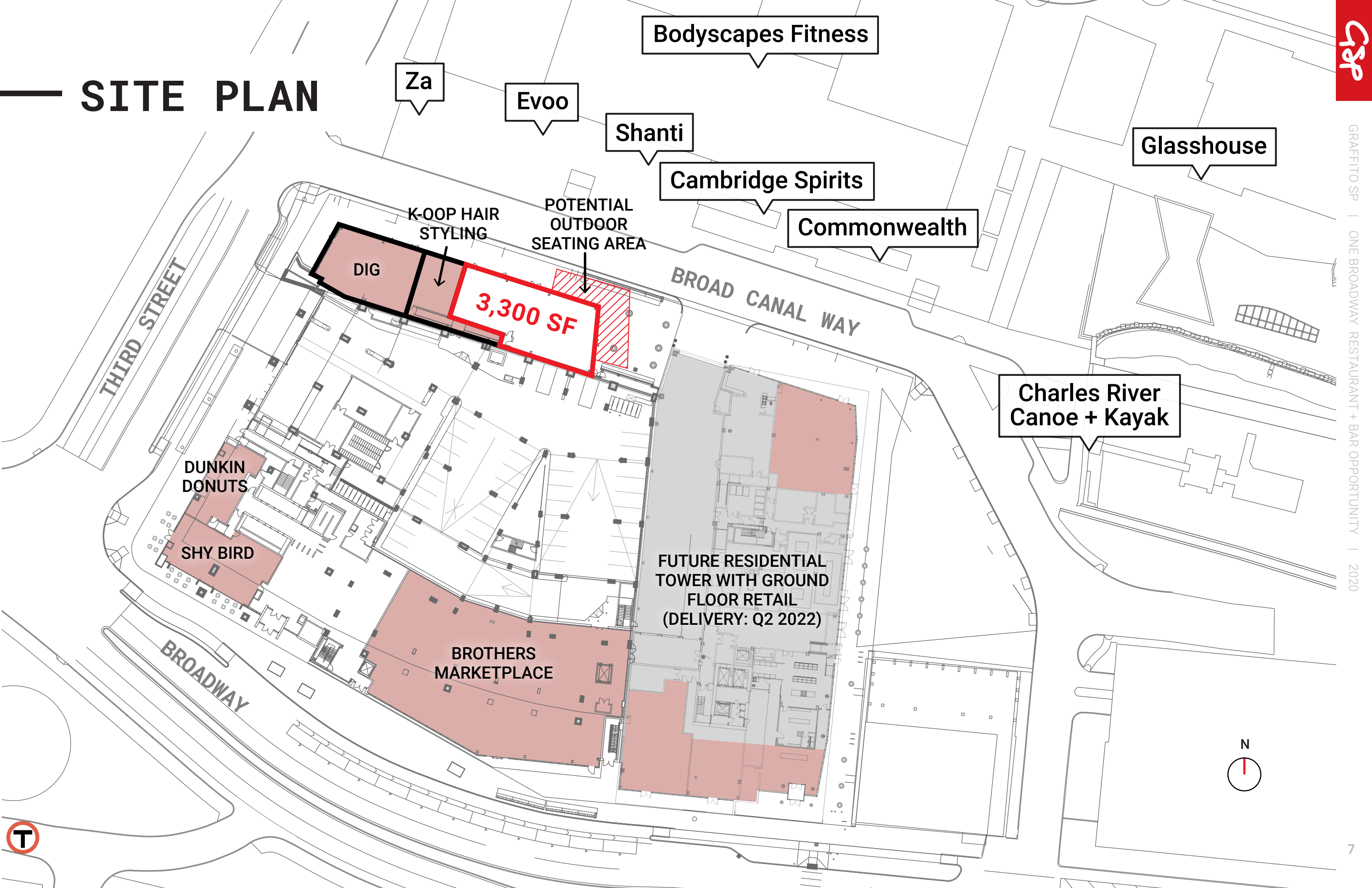


**DIG restaurant opening early
Fall 2021**



Available retail – view from Broad Canal Way facing Third Street

SITE PLAN



THE OPPORTUNITY

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



AVAILABLE NOW



OUTDOOR SPACE



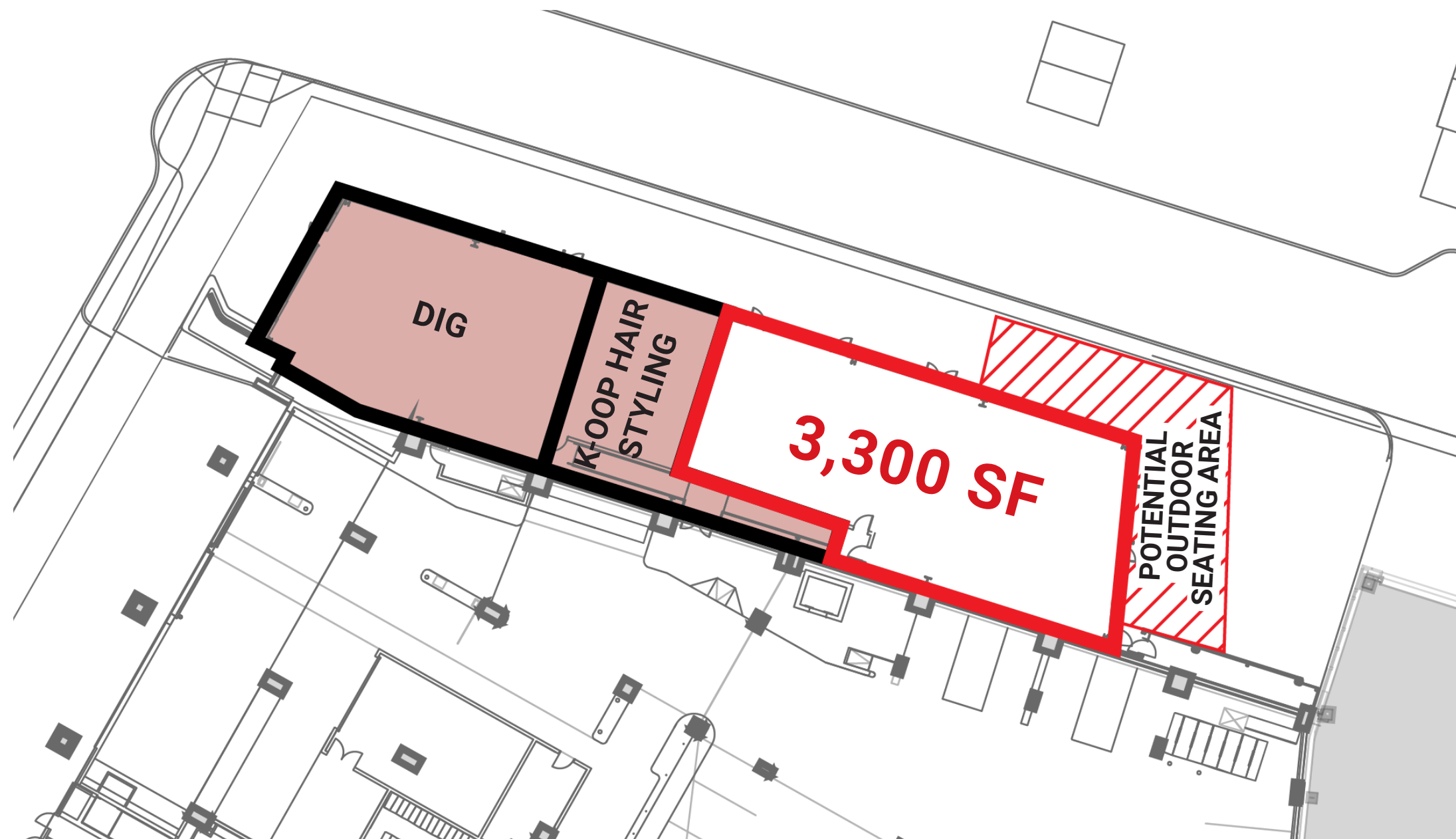
17'+ CEILINGS



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.



Jesse Baerkahn
jesse@graffito.com
617.401.2871

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142