

ALEXANDRIA CENTER® AT ONE KENDALL SQUARE / TURNKEY CAFÉ SPACE



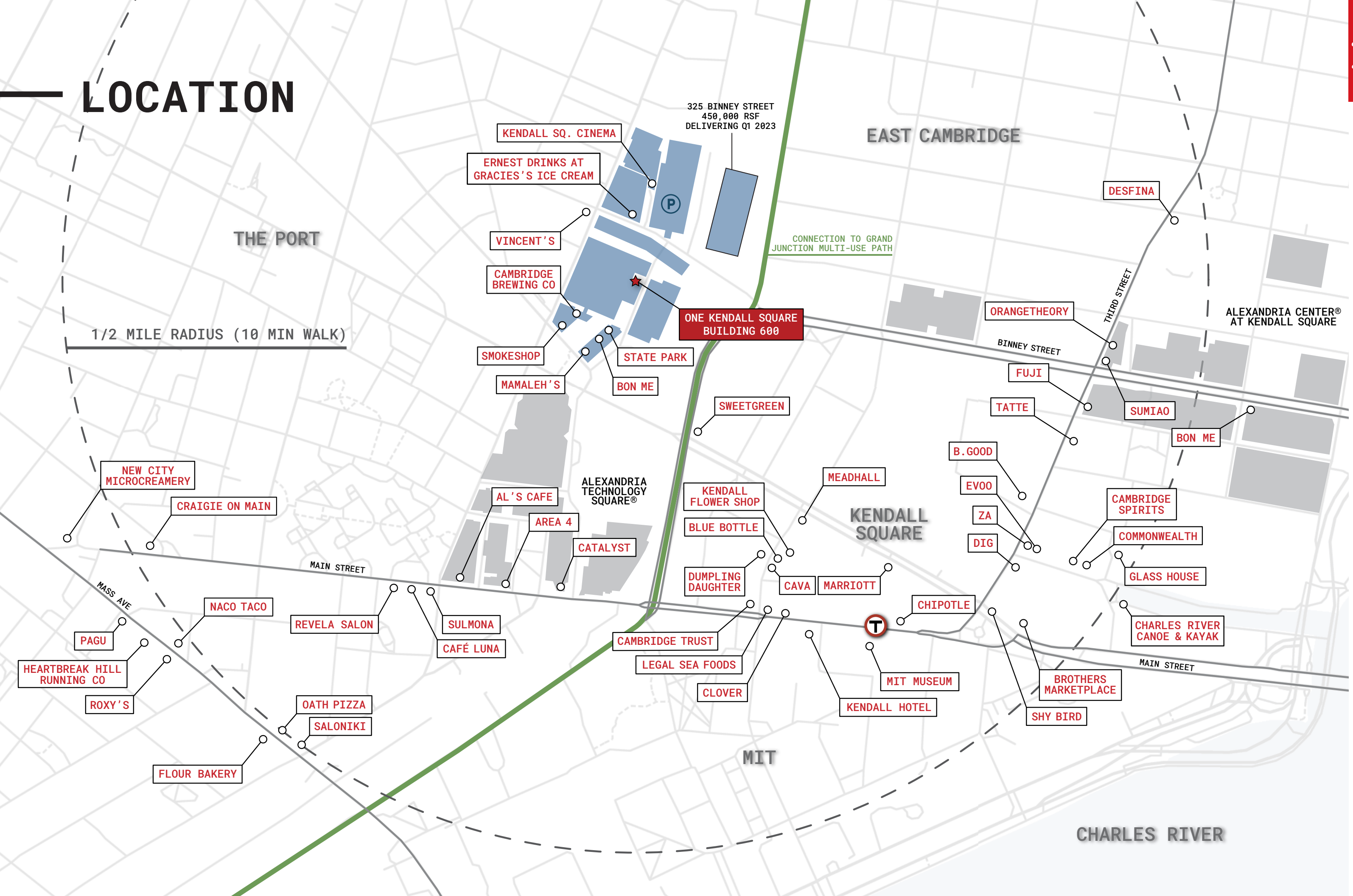
PROJECT ORIENTATION

Turnkey café opportunity in the heart of Alexandria Center® at One Kendall Square, which will serve as the premier coffee option for this exciting life science cluster.

Located in the heart of Cambridge's vibrant Kendall Square life science ecosystem, the Alexandria Center® at One Kendall Square campus offers 815,000 RSF of world-class office and mission-critical laboratory space with an additional 450,000 RSF delivering in 1Q 2023. Kendall Square is home to three of Alexandria's premier mega campuses – Alexandria Center® at Kendall Square, Alexandria Technology Square®, and Alexandria Center® at One Kendall Square – aggregating over 5 million RSF. Our campuses provide our innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success.



LOCATION

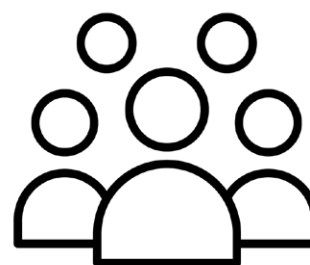


— IN THE NEIGHBORHOOD



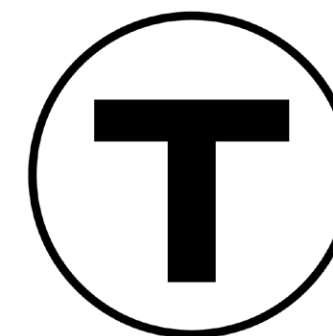
37,500

employees within
a half-mile radius



6,700

people living within
a half-mile radius



15,440

daily red line ridership at
the Kendall T station

LARGEST EMPLOYERS





Conceptual exterior view



Conceptual interior view



Conceptual view of
the North Courtyard

Building the Future of Life-Changing Innovation



Conceptual view of 325 Binney from
the Grand Junction Multi-Use Path

THE OPPORTUNITY



Opening: Spring 2022



Custom Design with
Tenant Input



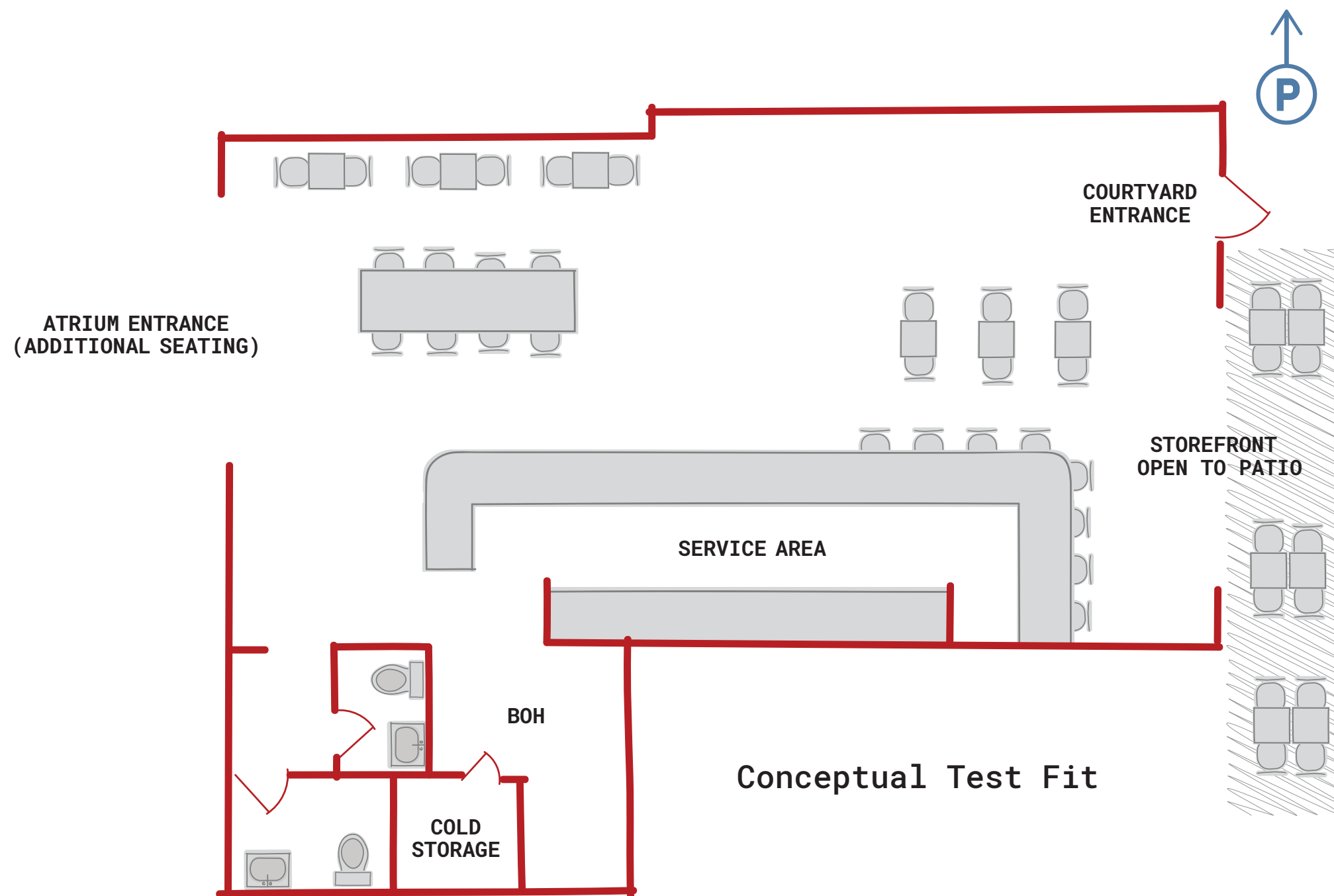
Turnkey with FF&E



1,835 RSF +
Basement Storage



Outdoor Patio +
Atrium Seating



LET'S TALK

Graffito is seeking an independent coffee shop and café to serve the Alexandria Center® at One Kendall Square employee base and surrounding community needs. The ideal operator will provide a best-in-class coffee and espresso program with complementary breakfast and lunch offerings.

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Building 600 at Alexandria Center® at One Kendall Square 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 10.4 million square feet of high-quality laboratory and office space primarily located in Cambridge, Watertown, Fenway, and Route 128.

