

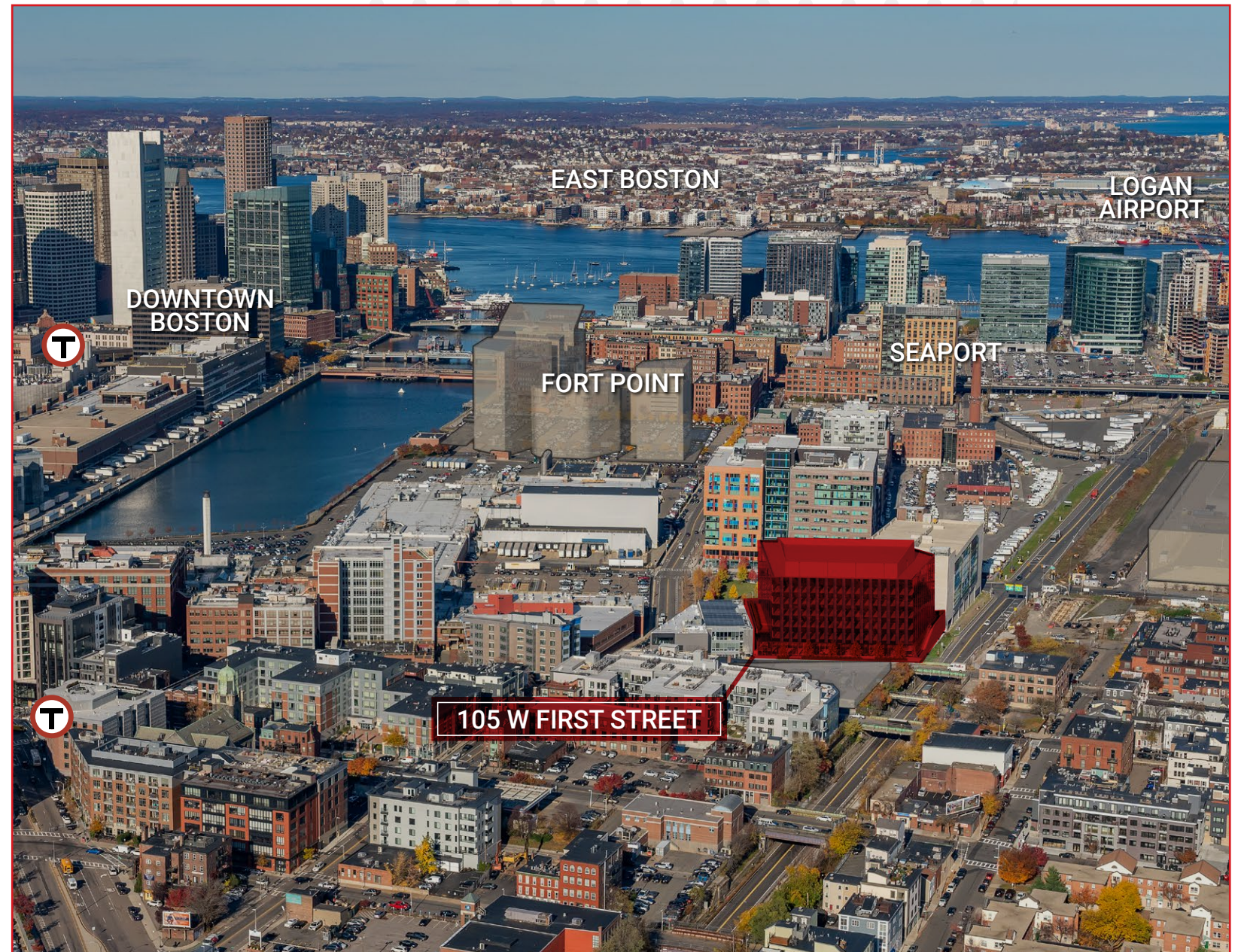
105 W FIRST STREET / TURNKEY CAFÉ OPPORTUNITY



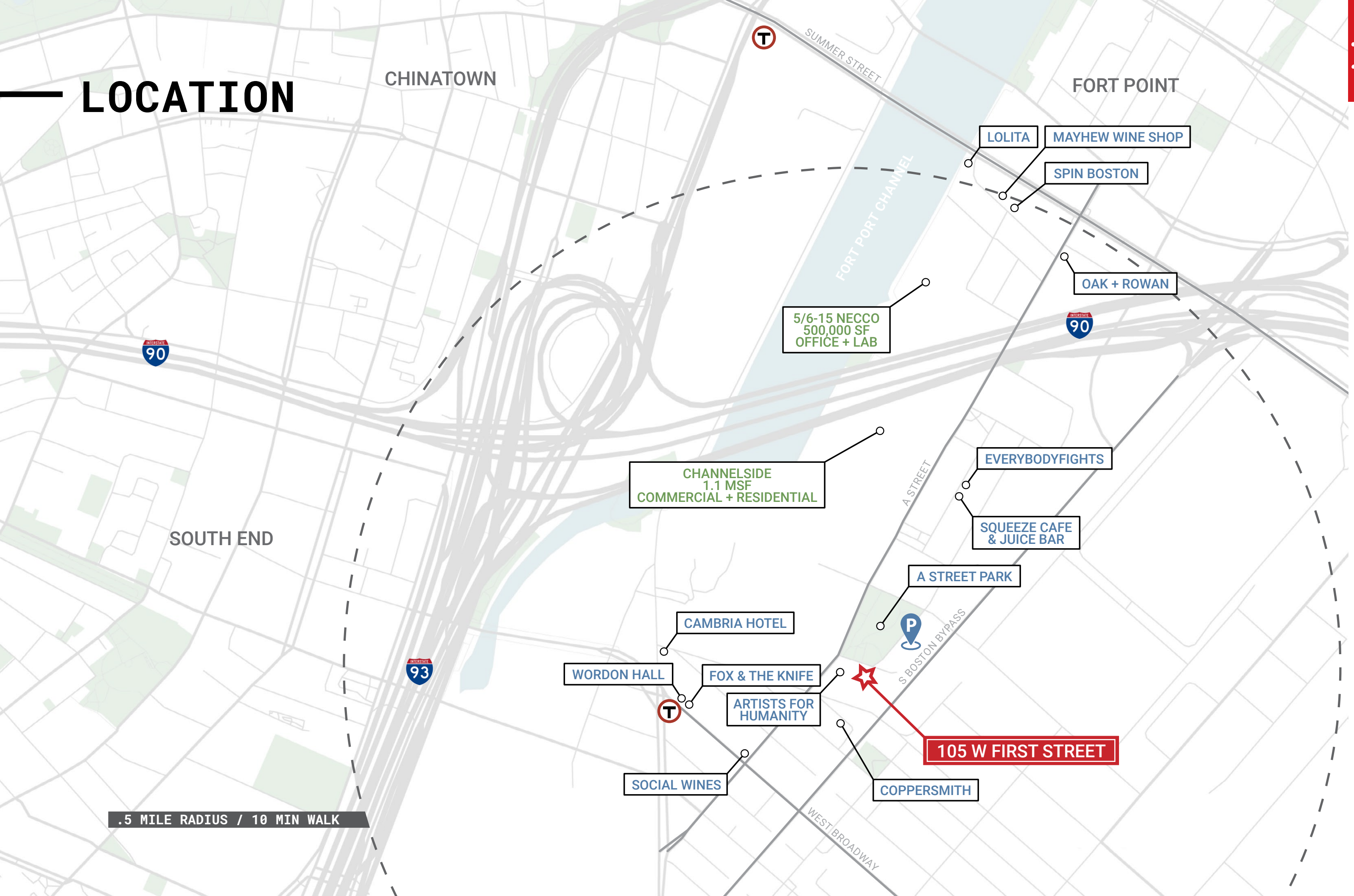
PROJECT ORIENTATION

Turnkey cafe, opportunity in the lobby of The 105 by Breakthrough, the new home of CRISPR Therapeutics located along the A Street corridor, a cluster of mixed-use development weaving together the Seaport District, Fort Point and South Boston neighborhoods. The property boasts a public way through the lobby, which connects W Second Street with W First Street and the A Street Park. Just a 5-minute walk from the Broadway T-Station and easily accessible by rideshare, bike or foot.

This unique partnership offers a talented restaurateur the opportunity to provide a critical food and beverage amenity to a world-class life sciences tenant while also serving the broader South Boston community.



LOCATION

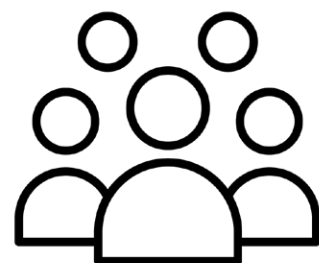


— IN THE NEIGHBORHOOD



210,100

employees within
a one-mile radius



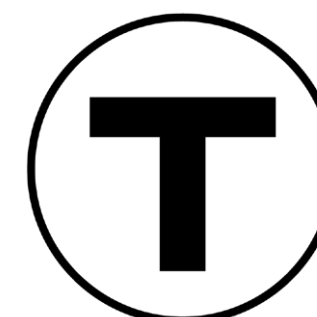
63,000

people living within
a one-mile radius



950

CRISPR employees
in the building



6,000

daily entries at the
Broadway T-Stop

LARGEST EMPLOYERS





West First Street entrance



Lobby seating adjacent to cafe

THE OPPORTUNITY

The 105 by Breakthrough is a premier 263,500 SF lab development and the new home of CRISPR Therapeutics in 2022. The lobby cafe is a key amenity and gathering space for the building. A best-in-class breakfast, lunch and early afternoon service is needed to enhance the food and beverage experience in the building.



OPENING SPRING 2022



TURNKEY CAFE WITH FF&E



1,600 SF WITH SUPPLEMENTAL STORAGE



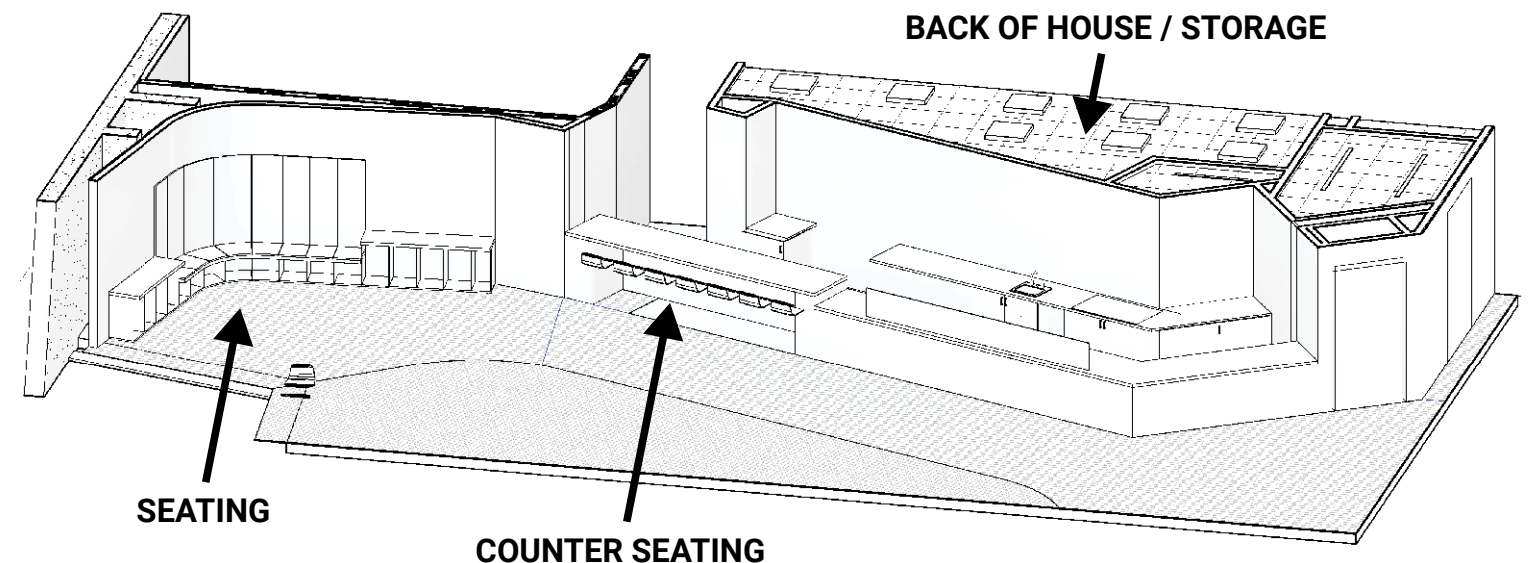
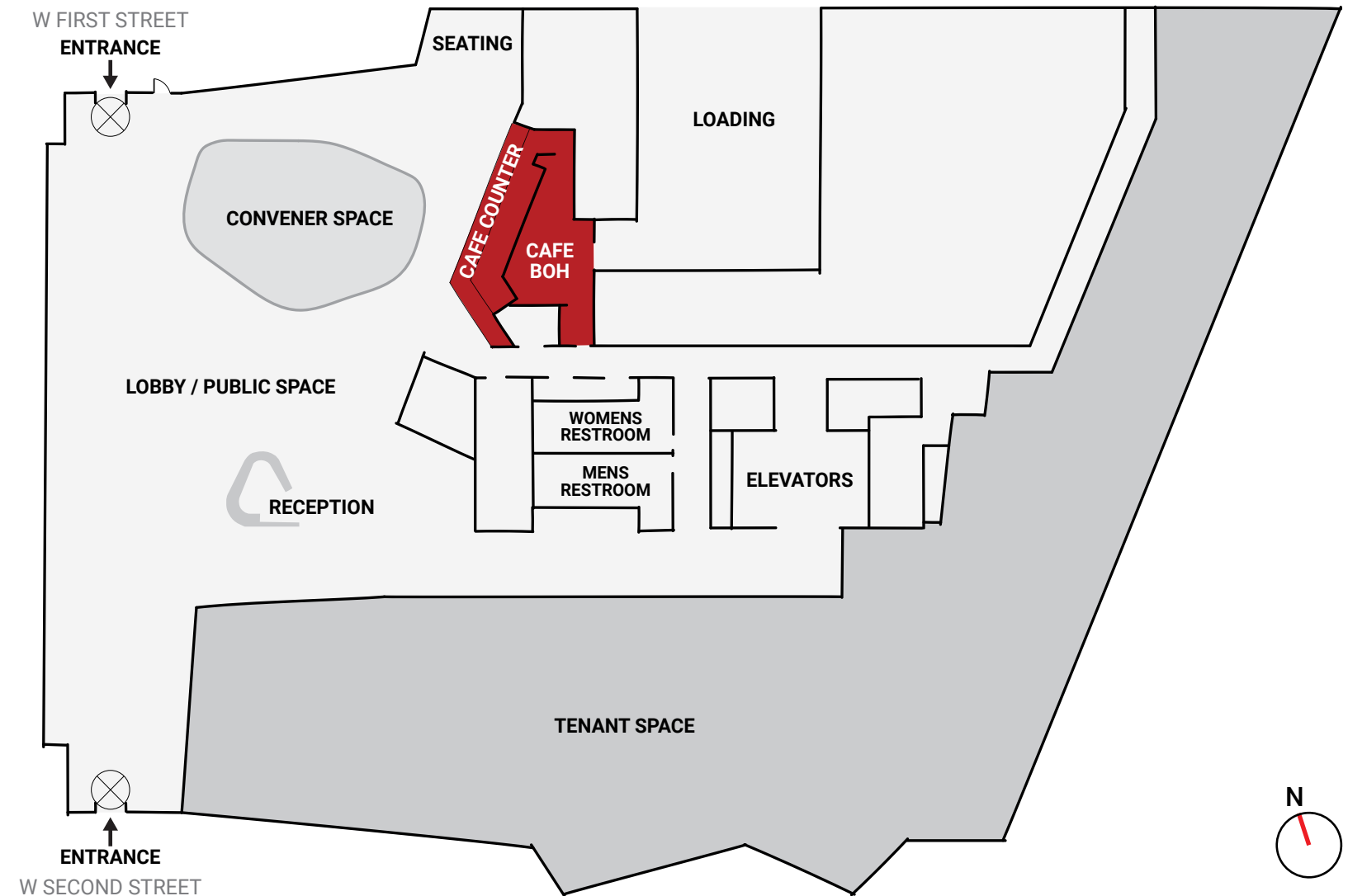
TYPE II VENTING AVAILABLE



A STREET PARK ADJACENT

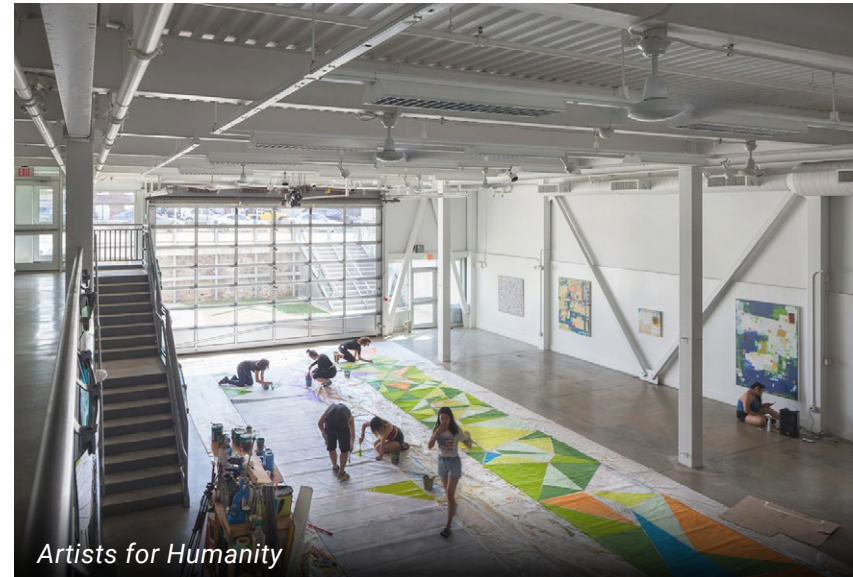


MANAGEMENT AGREEMENT STRUCTURE



LET'S TALK

Graffito is seeking an independent restaurant operator to serve The 105 building and broader South Boston community. The ideal operator will offer a high-quality coffee and espresso program with specialty breakfast, lunch and snack options.



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