

# 165 MAIN STREET RETAIL + RESTAURANT OPPORTUNITIES



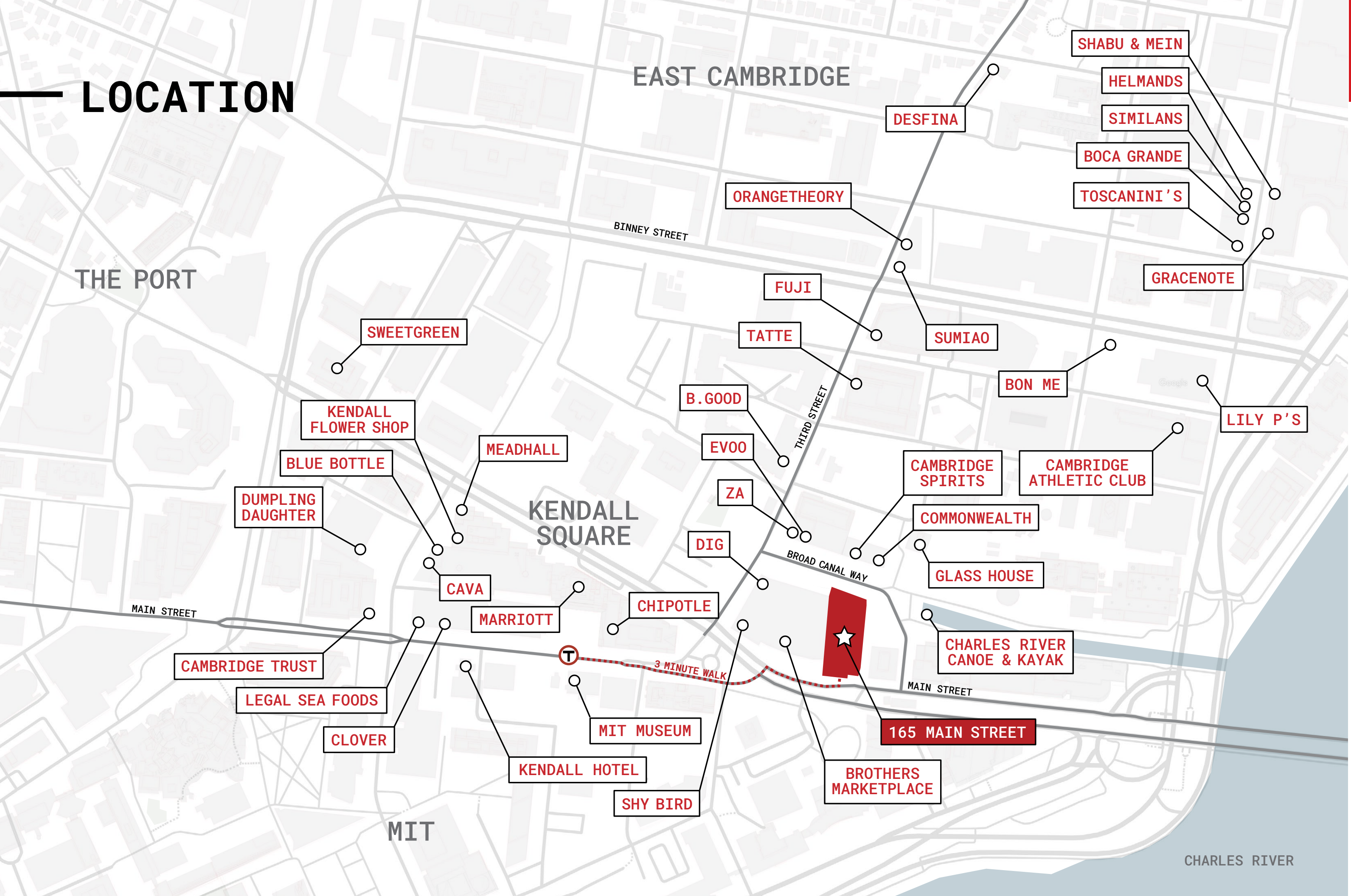
# PROJECT ORIENTATION

**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



# DEVELOPMENT PLAN

**1** One Broadway / 165 Main Street (2022)  
346,000 SF Office/Retail  
300 Residential Units + Retail

**2** 200 Main Street (2023)  
316,000 SF  
Lab/Office/Retail

**3** 238 Main Street (2022)  
380,000 SF  
Lab + Retail

**4** 290 Main Street (2020)  
450 Graduate Housing Units  
11,000 SF Food Hall

**5** 314 Main Street  
437,000 SF  
Office/Museum/Retail  
OPPORTUNITY

**6** Site 6 (Date TBD)  
6,000 SF Retail  
Build to Suit Retail  
Flag Ship Opportunity



# IN THE NEIGHBORHOOD



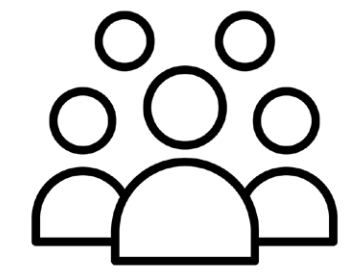
**10,000**

monthly visitors to One Broadway



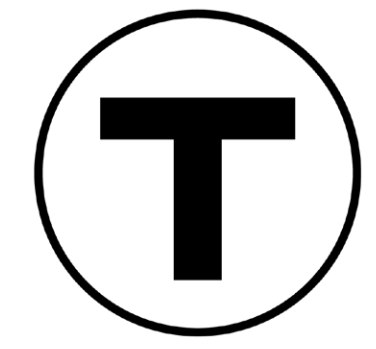
**37,500**

employees within a half-mile radius



**5,000**

people living within a half-mile radius

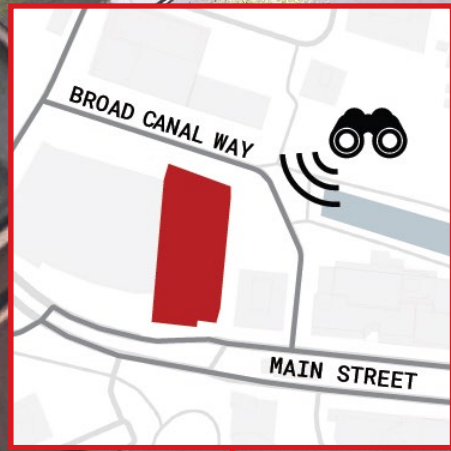
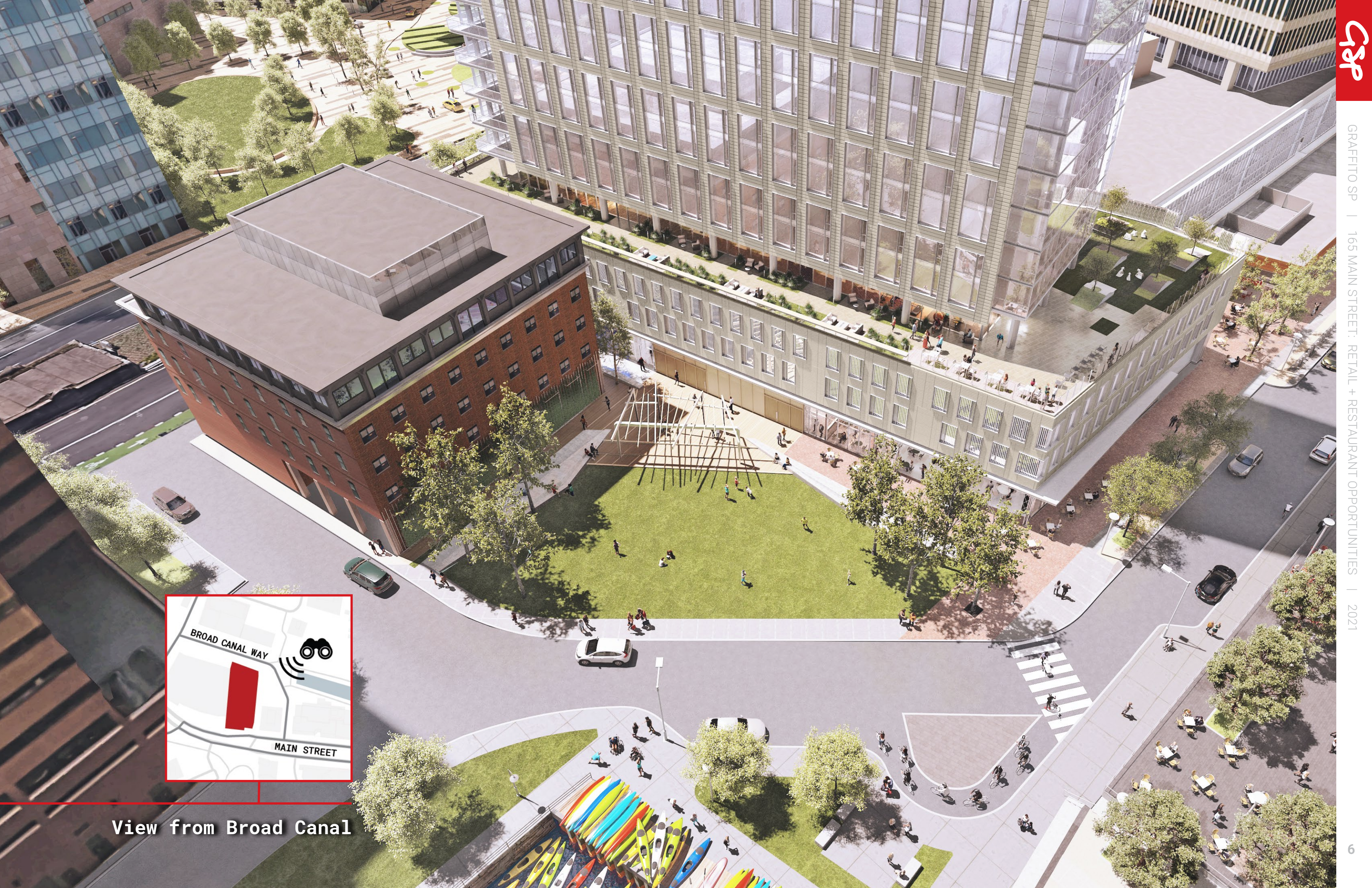


**15,440**

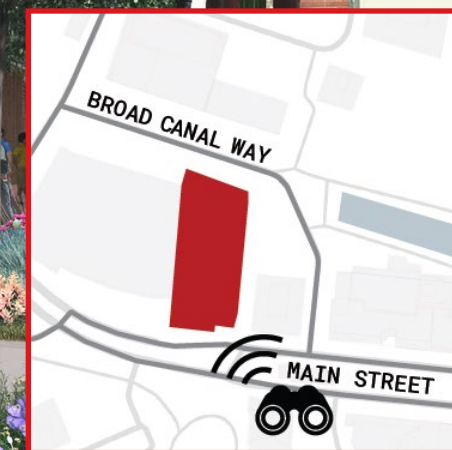
daily red line ridership at the Kendall T station

## LARGEST EMPLOYERS:

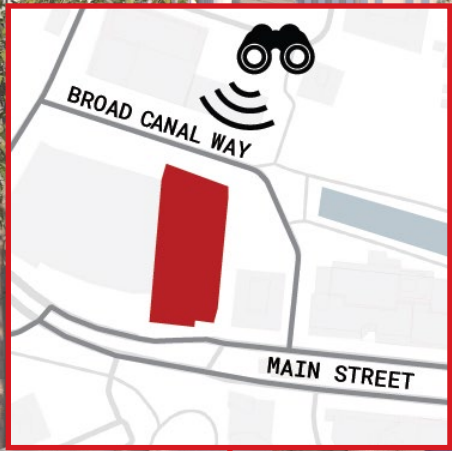




View from Broad Canal



View from Main Street



View from Broad Canal Way



# THE OPPORTUNITY

Three demisable retail premises are currently available at 165 Main Street. The 2,912 SF space is envisioned to be a restaurant or other retail use that benefits from proximity to the Board Canal and use of the adjacent patio. The two premises on Main Street are envisioned as quick service food or neighborhood amenity that can take advantage of the foot traffic on Main Street, grocery store co-tenancy, and residential lobby adjacency.



Q2 2022 DELIVERY



18' + CEILINGS



AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES



NEW CONSTRUCTION 300 UNIT RESIDENTIAL BUILDING



# LET'S TALK

Graffito is seeking unique retail operators that can add to the existing and growing mix of grocery, service, restaurant, and entertainment uses in and around Kendall Square.



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