

300 MASSACHUSETTS AVE / SECOND GENERATION RESTAURANT OPPORTUNITY



PROJECT ORIENTATION

Central Square is one of the most eclectic, vibrant and culturally diverse areas in Cambridge. Just up the street from MIT and bordering four different neighborhoods - the Port, Cambridgeport, Mid-Cambridge and Riverside - this dense urban core is home to a talented mix of artists, scientists, innovators, students, culinary professionals and so much more.

300 Massachusetts Ave sits in the heart of University Park, a mixed-use development that includes 2.3MSF of lab, office, residential, hotel and retail space. Takeda Pharmaceuticals occupies the upper floors of the building, and the vibrancy of the diverse mix of retail tenants activates the street level weaving into the existing neighborhood fabric.



RETAIL MIX

HARVARD
SQUARE

MID-CAMBRIDGE

THE PORT

MASSACHUSETTS AVENUE

CAFFE NERO

H MART

BOOMERANGS

LITTLE
DONKEY

MARKET CENTRAL

JILL BROWN-RHONE PARK

TOSCANINI'S

CRAIGIE ON MAIN

MIDDLESEX LOUNGE

MIRACLE OF SCIENCE

DARWIN'S LTD

NACO TACO

CAMBRIDGE BICYCLE

OATH PIZZA

SALONIKI

KENDALL
SQUARE

HALF MILE / 10 MINUTE WALK

300 MASS AVE

HEARTBREAK HILL RUNNING

A4CADE / ROXY'S

FLOUR BAKERY

MIT

CAMBRIDGEPORT

CHARLES RIVER

— IN THE NEIGHBORHOOD



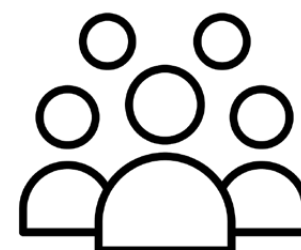
1,300

businesses within
a half-mile radius



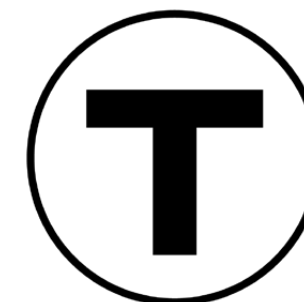
14,000

employees within
a half-mile radius



21,100

people living within
a half-mile radius



15,500

daily red line ridership at
the Central Square station

LARGEST EMPLOYERS:



View of the Building from Massachusetts Ave





Exterior View of the Custom Storefront



Interior View of Main Service & Dining Area

SITE PLAN



THE OPPORTUNITY

This second-generation restaurant space available at 300 Massachusetts Ave, near the intersection of Massachusetts Avenue and Sidney Street. The **1,984** square foot restaurant space is adjacent to the building entry and offers recent improvements along with provisions for type I venting.



AVAILABLE NOW



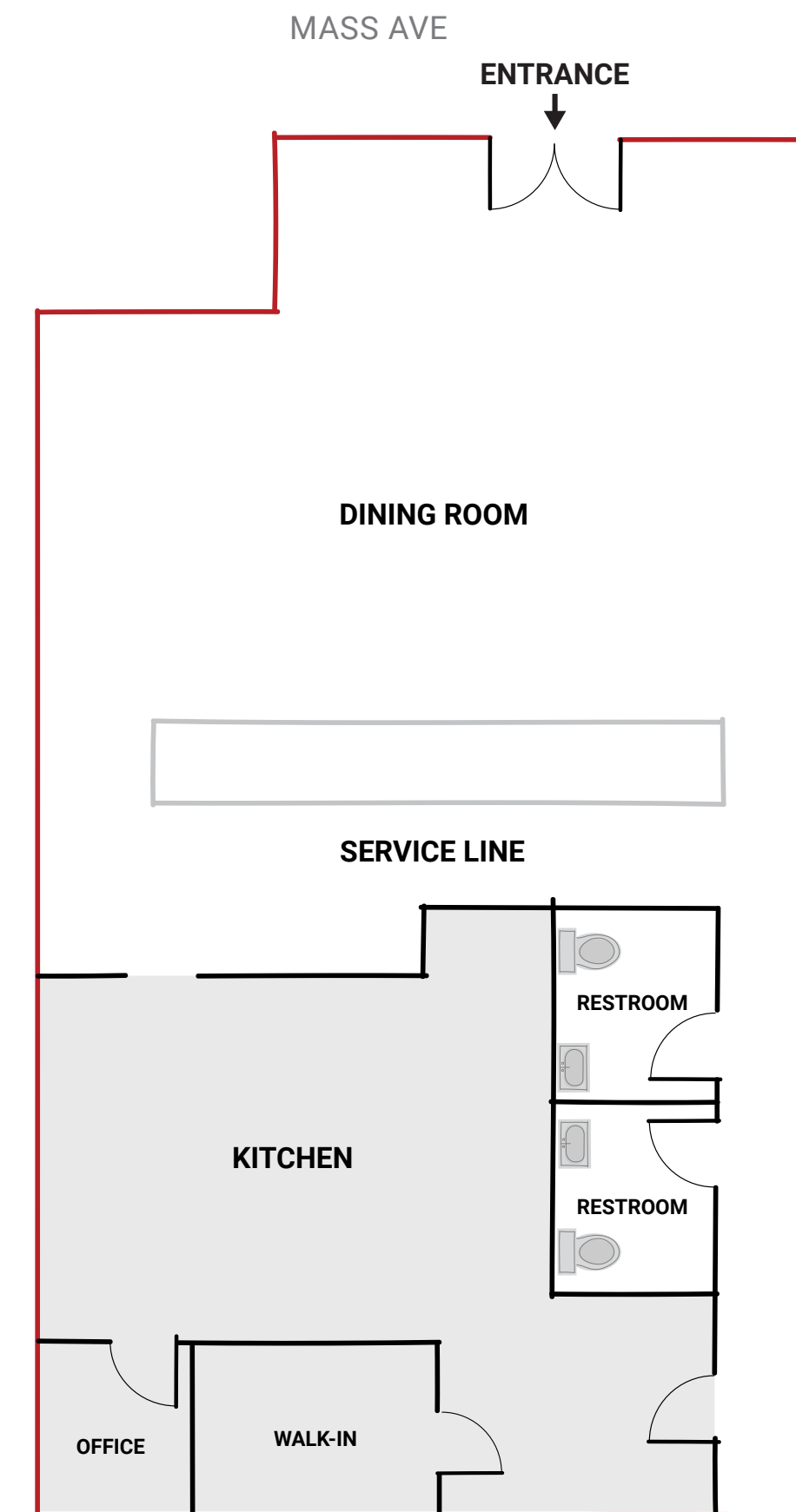
14' CEILINGS



EXISTING RESTAURANT INFRASTRUCTURE



STOREFRONT CUSTOMIZATION



LET'S TALK

Graffito is seeking a best-in-class, independent restaurant team to operate a complementary fast-casual restaurant that enhances the environment for those living, working and visiting the area.



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