

# 350 MASSACHUSETTS AVE / FLAGSHIP RESTAURANT OPPORTUNITY





# PROJECT ORIENTATION

Central Square is one of the most eclectic, vibrant and culturally diverse areas in Cambridge, Massachusetts. Just up the street from the M.I.T. 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.

This flagship restaurant space sits at the periphery of University Park, a mixed-use development that includes 1.7 MSF of lab, office, residential, hotel and retail space. With limited retail opportunities in the project, this critical restaurant corner is the “living room” for those living, working and visiting the area.





# 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

CRAGIE ON MAIN

MIDDLESEX LOUNGE

MIRACLE OF SCIENCE

DARWIN'S LTD

NACO TACO

CAMBRIDGE BICYCLE

OATH PIZZA

SALONIKI

KENDALL  
SQUARE

CVS

CHIPOTLE

TARGET

CLOVER

MIDDLE EAST

VEGGIE GALAXY

CENTRAL SQUARE THEATER

ARTIFACT CIDER

350 MASS AVE

VIM

PAGU

HEARTBREAK HILL RUNNING

A4CADE / ROXY'S

FLOUR BAKERY

1/2 MILE / 10 MINUTE WALK

CAMBRIDGEPORT

MIT

CHARLES RIVER

# IN THE NEIGHBORHOOD



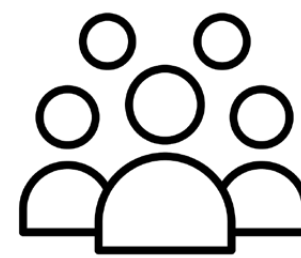
1,300

businesses within  
a half-mile radius



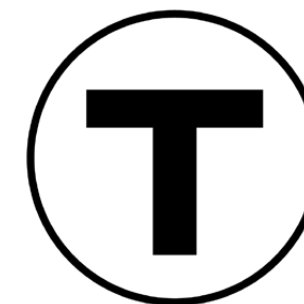
14,000

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 from Massachusetts Ave





View west towards Harvard Square



# THE OPPORTUNITY

Signature restaurant space available at the corner of 350 Massachusetts Avenue, the intersection of Massachusetts Avenue and Sidney Street. Available for the first time in nearly two decades, this 5,794 square foot restaurant has ample space for a dining room, large bar, private dining, catering and outdoor seating.



AVAILABLE NOW



16' CEILINGS



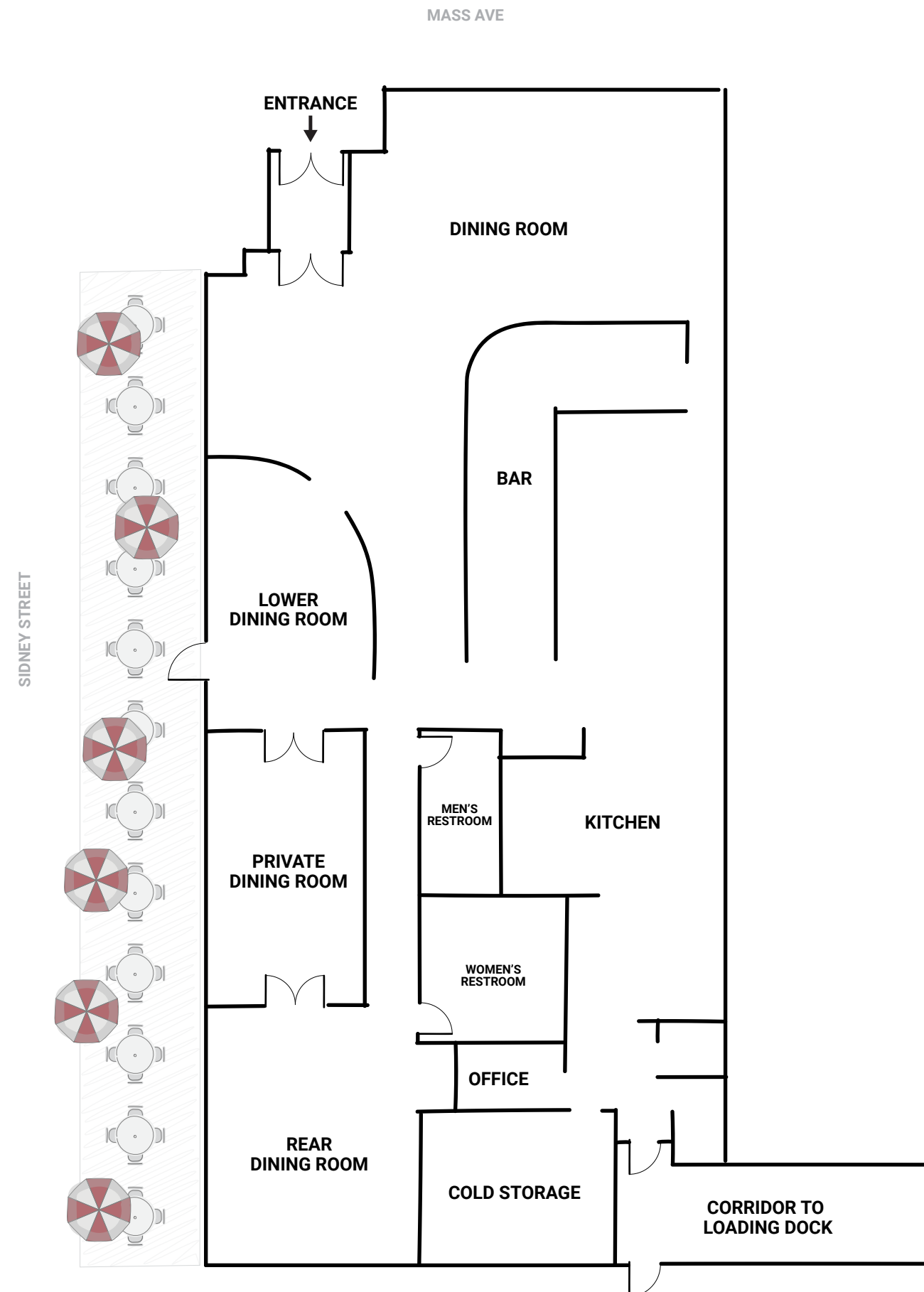
EXISTING RESTAURANT INFRASTRUCTURE



OPERABLE STOREFRONT



EXPANSIVE OUTDOOR PATIO



# LET'S TALK

Graffito is seeking a best-in-class, independent restaurant team to operate for lunch and dinner 7-days a week.



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