

# 275 GROVE STREET / TURNKEY CAFÉ + PREP KITCHEN OPPORTUNITY



# PROJECT ORIENTATION

275 Grove Street is located in the heart of Greater Boston's Route 128 technology and life science cluster and is home to some of the largest life science and biotechnology companies in Greater Boston. Situated at the junction of Route 128 and the Massachusetts Turnpike, 275 Grove Street is conveniently accessible to/from Downtown Boston, Cambridge, and the surrounding suburban areas. The terminus of the MBTA Green Line (D), Riverside Station, is immediately adjacent to Riverside Center.

The Riverside Center complex (275 Grove Street) consists of 510,000 SF of office and mission critical life science space. Three office buildings are connected by an expansive atrium serving as the central lobby and common areas of the complex. The newly-renovated ground floor café and prep kitchen is the core food, beverage, and social amenity for the project.



# — IN THE NEIGHBORHOOD



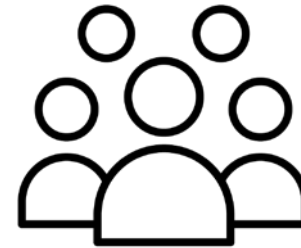
**510,000**

square feet of office  
and lab space



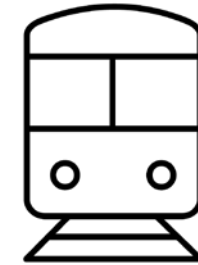
**8,496**

employees within  
a one-mile radius



**10,054**

people living within  
a one-mile radius



**1,855**

daily ridership to  
Riverside T Station

## LARGEST EMPLOYERS:





Café windows and entrance to  
café from building atrium



Views of building lobby, seating area, café FOH, and café BOH

# THE OPPORTUNITY

This second-generation café space is available immediately. The **5,000 sf** café + commissary at issue is located at the main entry of the complex (most proximate entry to the parking deck) and benefits from robust existing infrastructure.



AVAILABLE NOW



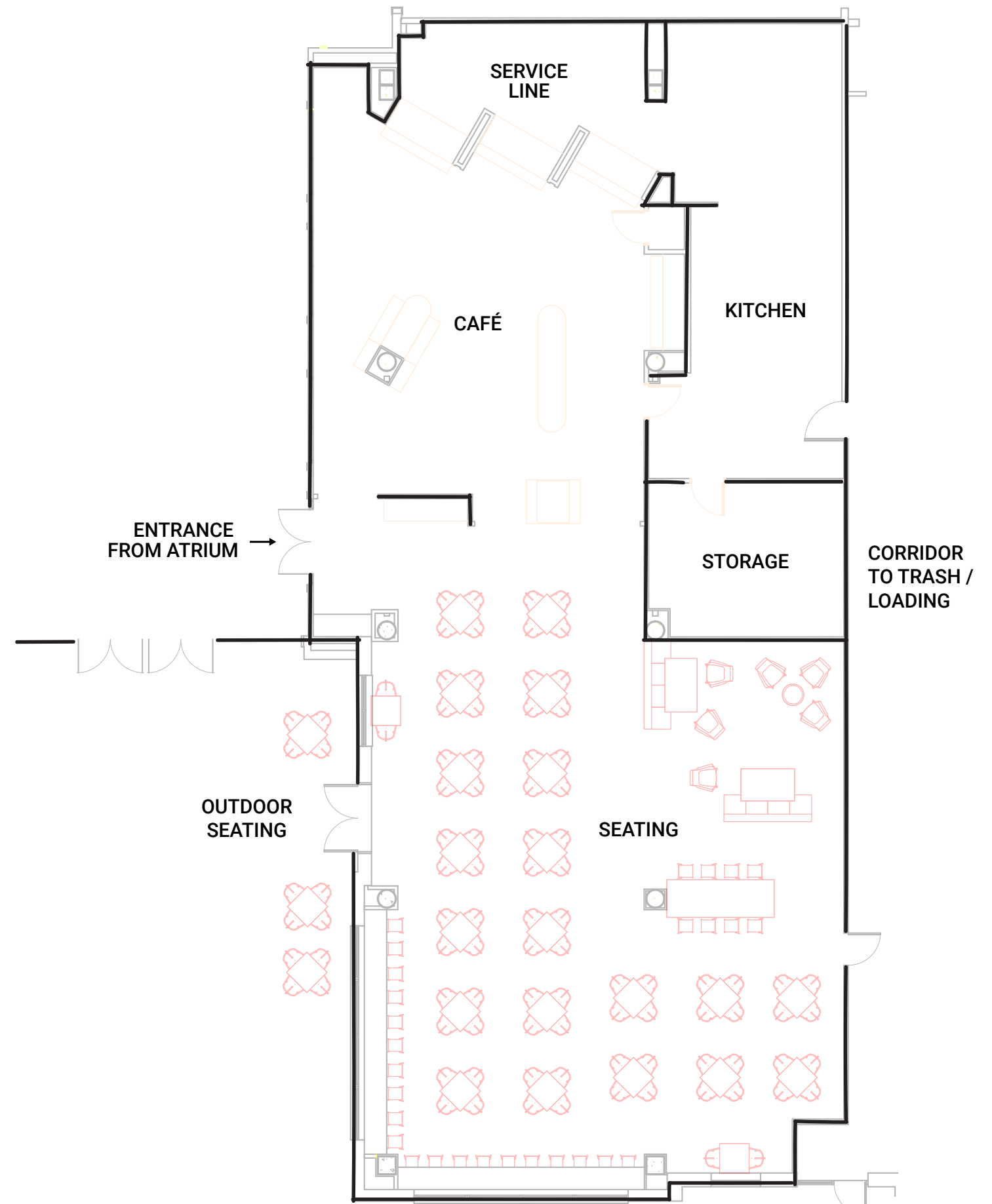
EXISTING RESTAURANT FF&E



DIRECT TRASH / LOADING CONNECTION



OUTDOOR SEATING



# LET'S TALK

Graffito is seeking a best-in-class café operator or fast casual restaurant to serve the office/lab campus and the surrounding community.

**Jesse Baerkahn**  
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275 Grove Street is owned and operated by Alexandria Real Estate Equities, Inc.

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