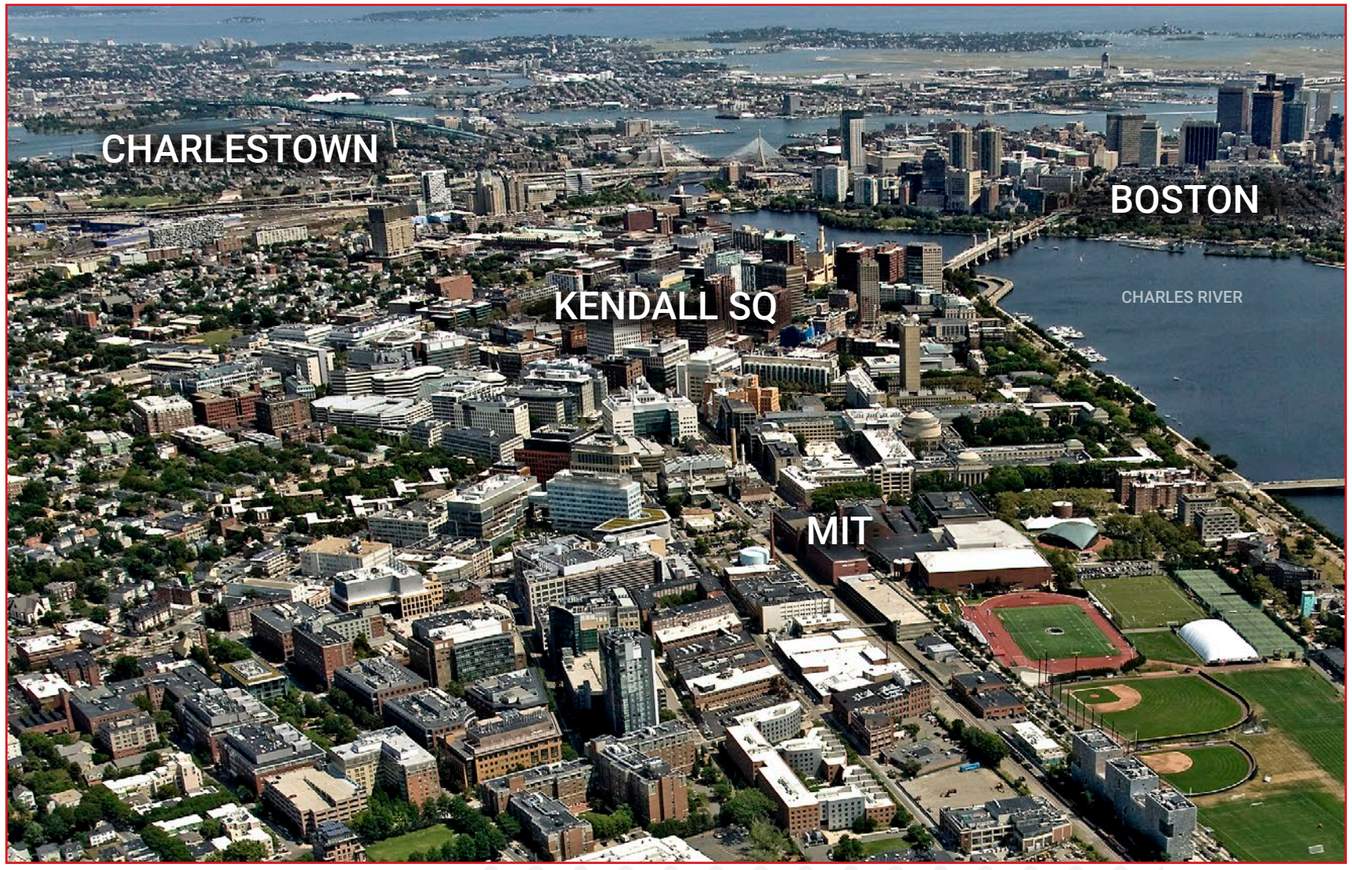
KENDALL SQUARE RESTAURANT + RETAIL OPPORTUNITIES

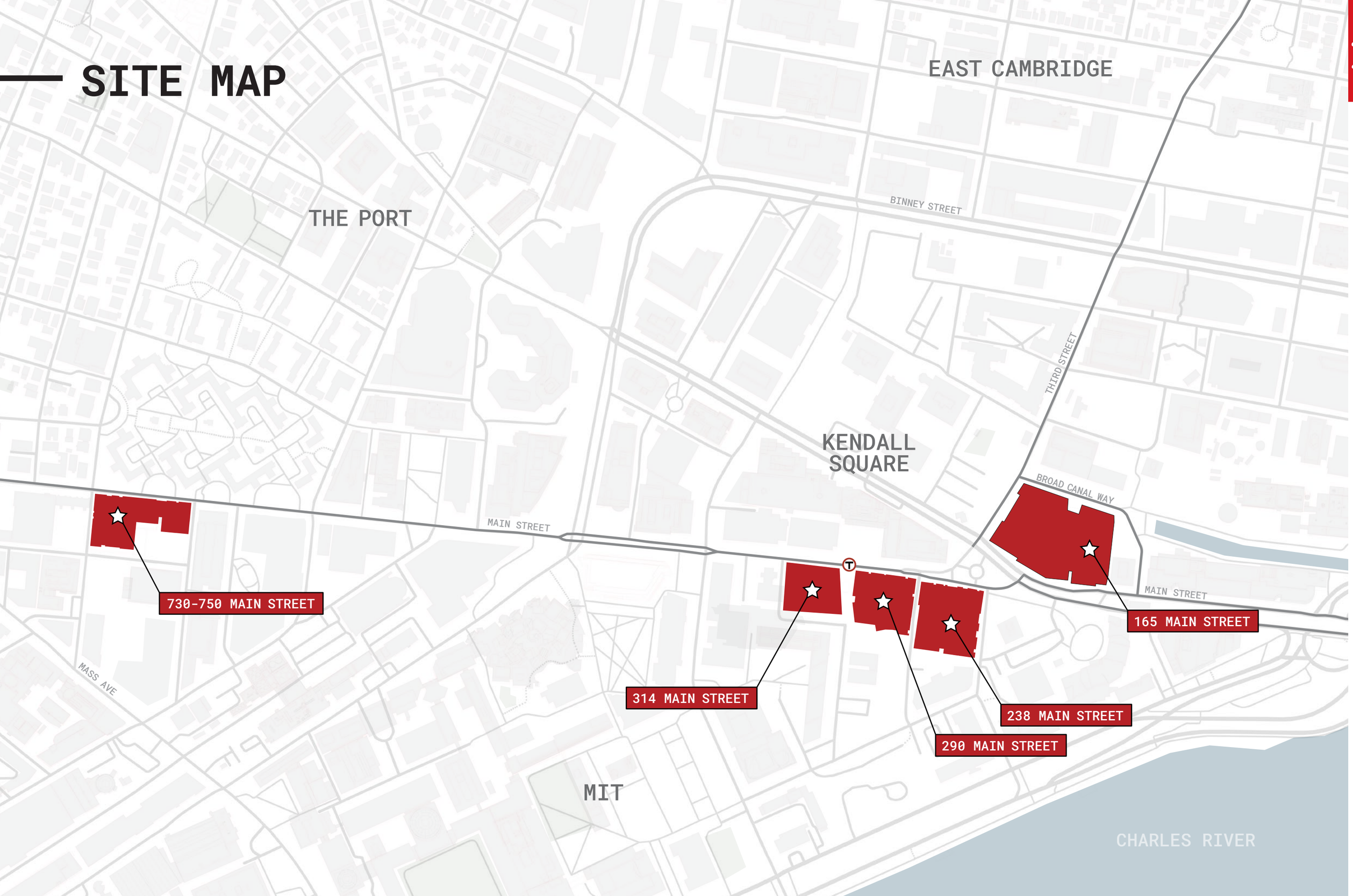
PROJECT ORIENTATION

**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.



SITE MAP


EAST CAMBRIDGE
THE PORT
BINNEY STREET
THIRD STREET
KENDALL SQUARE
BROAD CANAL WAY
MAIN STREET
MAIN STREET
730-750 MAIN STREET
314 MAIN STREET
290 MAIN STREET
238 MAIN STREET
165 MAIN STREET
MASS AVE
MIT
CHARLES RIVER

RETAIL MIX

THE PORT

SMOKESHOP
CAMBRIDGE BREWING CO
BON ME
MAMALEH'S

EAST CAMBRIDGE

DESFINA
ORANGETHEORY
BINNEY STREET
FUJI
SUMIAO
TATTE
BON ME
B.GOOD
THIRD STREET
EVOO
ZA
DIG
CAMBRIDGE SPIRITS
COMMONWEALTH
GLASS HOUSE
BROAD CANAL WAY
CHARLES RIVER CANOE & KAYAK
MAIN STREET
165 MAIN STREET

SWEETGREEN
KENDALL FLOWER SHOP
MEADHALL
BLUE BOTTLE
DUMPLING DAUGHTER
LIFE ALIVE
CAVA
KENDALL SQUARE
MARRIOTT
CHIPOTLE
CAMBRIDGE TRUST
LEGAL SEA FOODS
CLOVER
KENDALL HOTEL
314 MAIN STREET
MIT MUSEUM
SHY BIRD
BROTHERS MARKETPLACE
238 MAIN STREET
290 MAIN STREET

MAE ASIAN EATERY
CAFÉ LUNA
REVELA SALON
AL'S CAFE
AREA 4
CATALYST
SULMONA
730-750 MAIN STREET
MAIN STREET
OATH PIZZA
MASS AVE
FLOUR BAKERY

MIT

CHARLES RIVER

IN THE NEIGHBORHOOD

20M+ SF

offfice & lab space

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:

Biogen · DRAPER · Akamai · bluebirdbio recode for life™ · Google · HubSpot · MIT Massachusetts Institute of Technology · NOVARTIS · SANOFI GENZYME · facebook · BOEING · moderna · CIC Cambridge Innovation Center

165 MAIN STREET

6,500 RSF AVAILABLE

165 MAIN STREET

Three retail premises are currently available at 165 Main Street. The Retail C space is envisioned to be a restaurant or other retail use that benefits from proximity to the Broad 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

238 MAIN STREET

22,000 RSF AVAILABLE

238 MAIN STREET

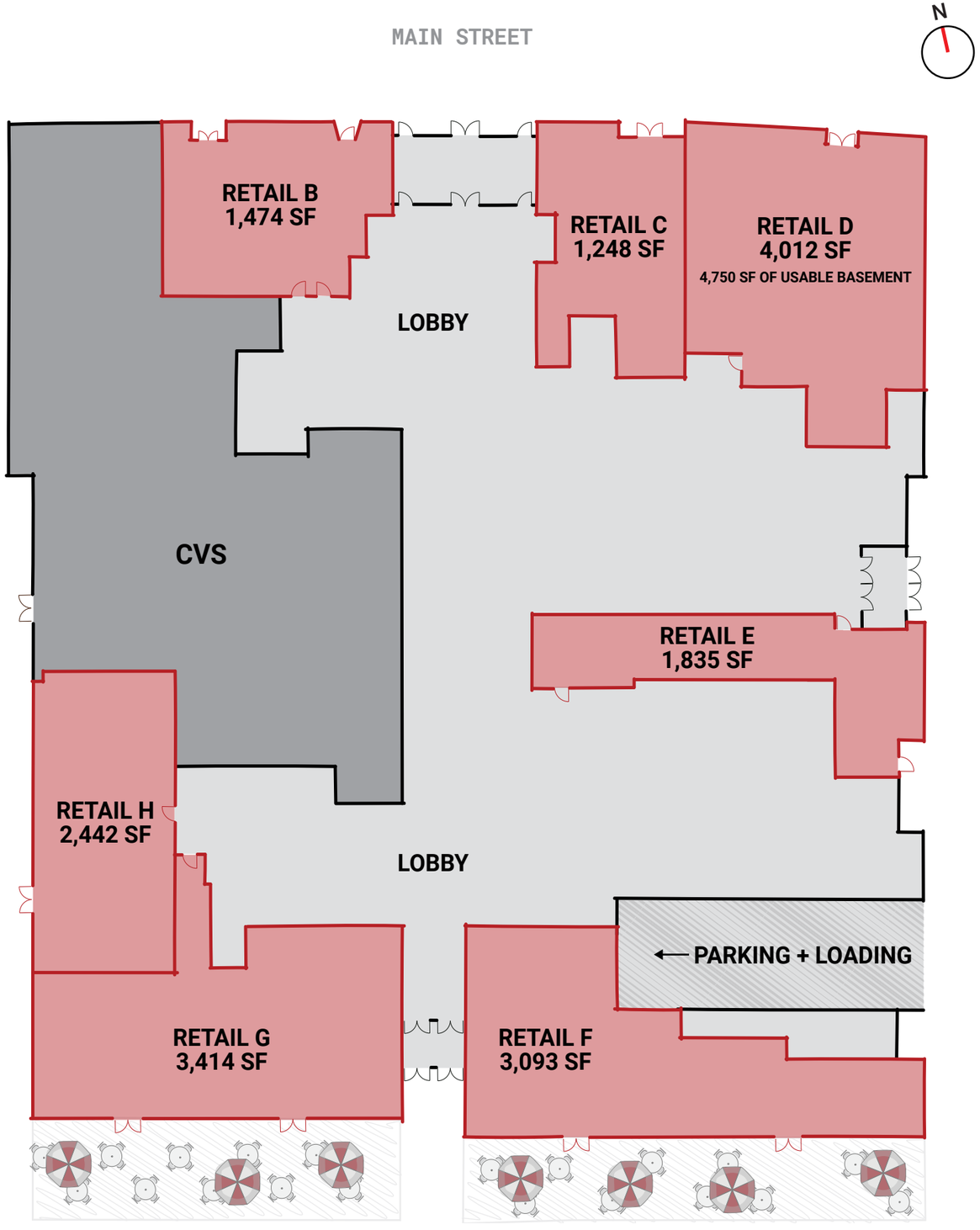
Known to many as “The Clocktower Building,” 238 Main Street is one of the most well known buildings in Cambridge, MA. Situated immediately adjacent to the MBTA Redline entry, the building is a mix of new and old — a grand five-story atrium knits together a historic office building with a new 310,000 SF laboratory tower. Retail spaces are available on all sides of the Building, with adjacency to Main Street, the recently completed open space at East Campus, and The Sloan School of Management.

OCCUPANCY 2022-2023

15'- 20’ CEILINGS

SHELL DELIVERY

7 SUBDIVIDABLE SPACES

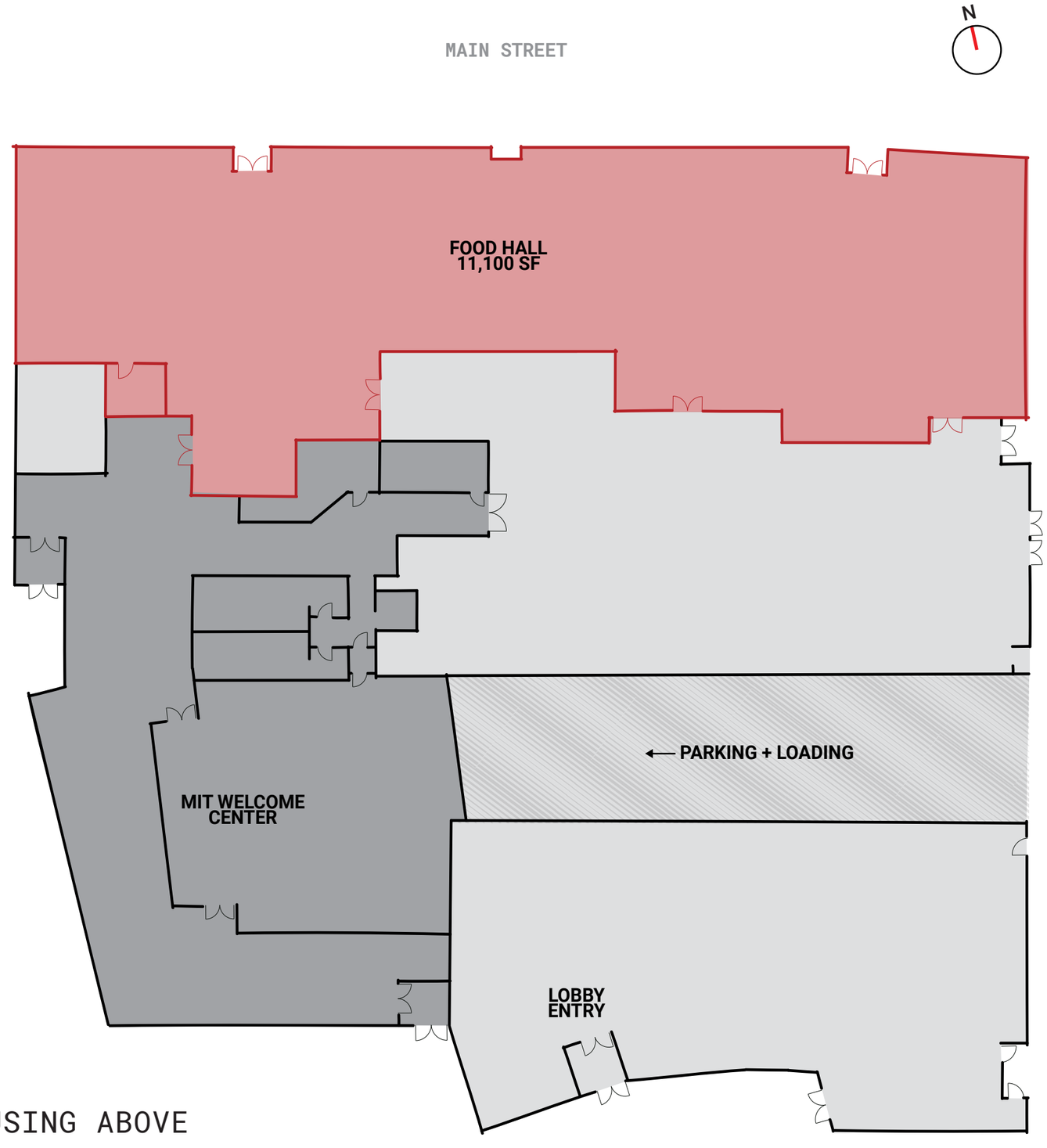


290 MAIN STREET

11,000 RSF AVAILABLE

290 MAIN STREET

The 11,100 SF space at the base of 290 Main Street is the future home of a highly concentrated cluster of food and beverage uses within one unified space. This food hall will house a range of fast and casual order concepts that appeal to faculty, staff, students, residents and the thousands of employees working in Kendall Square.



PLANNED OPENING EARLY 2023

10+ LOCAL VENDORS AND CHEFS

OUTDOOR SEATING ON THE GATEWAY

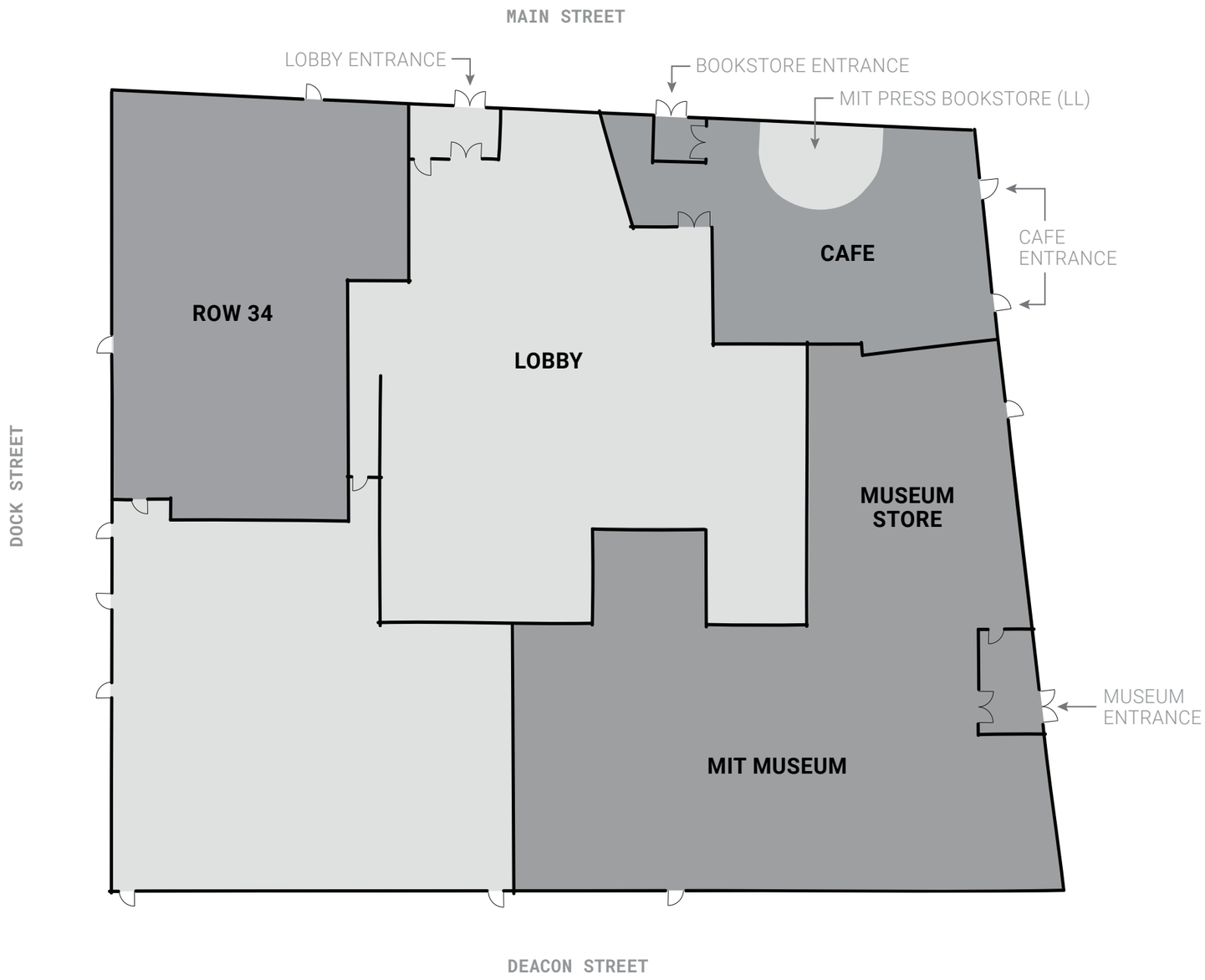
320,000 SF OF GRADUATE STUDENT HOUSING ABOVE

314 MAIN STREET

FULLY LEASED

314 MAIN STREET

A museum, bookstore, cafe and restaurant, 314 Main will be one of the most vibrant ground floors in all of Kendall Square. The first building and retail to open on the south side of Main Street, this project will set the tone for future development and retail leasing.



RETAIL OPENS IN 2022

ROW 34 IN 7,000 SF

CAFE OPENS INTO MUSEUM

350,000 OF OFFICE SPACE ABOVE

730-750 MAIN STREET

6,500 RSF AVAILABLE

730-750 MAIN STREET

Home to venture capital firm and MIT start-up, The Engine, 730-750 Main Street will house 200,000 square feet of “tough tech” space for use by 100+ companies and 800 entrepreneurs. The ground floor of the building will house retail at its key corners, with the goal of providing key amenities for both upstairs workers and also the existing residents living in the neighborhood.

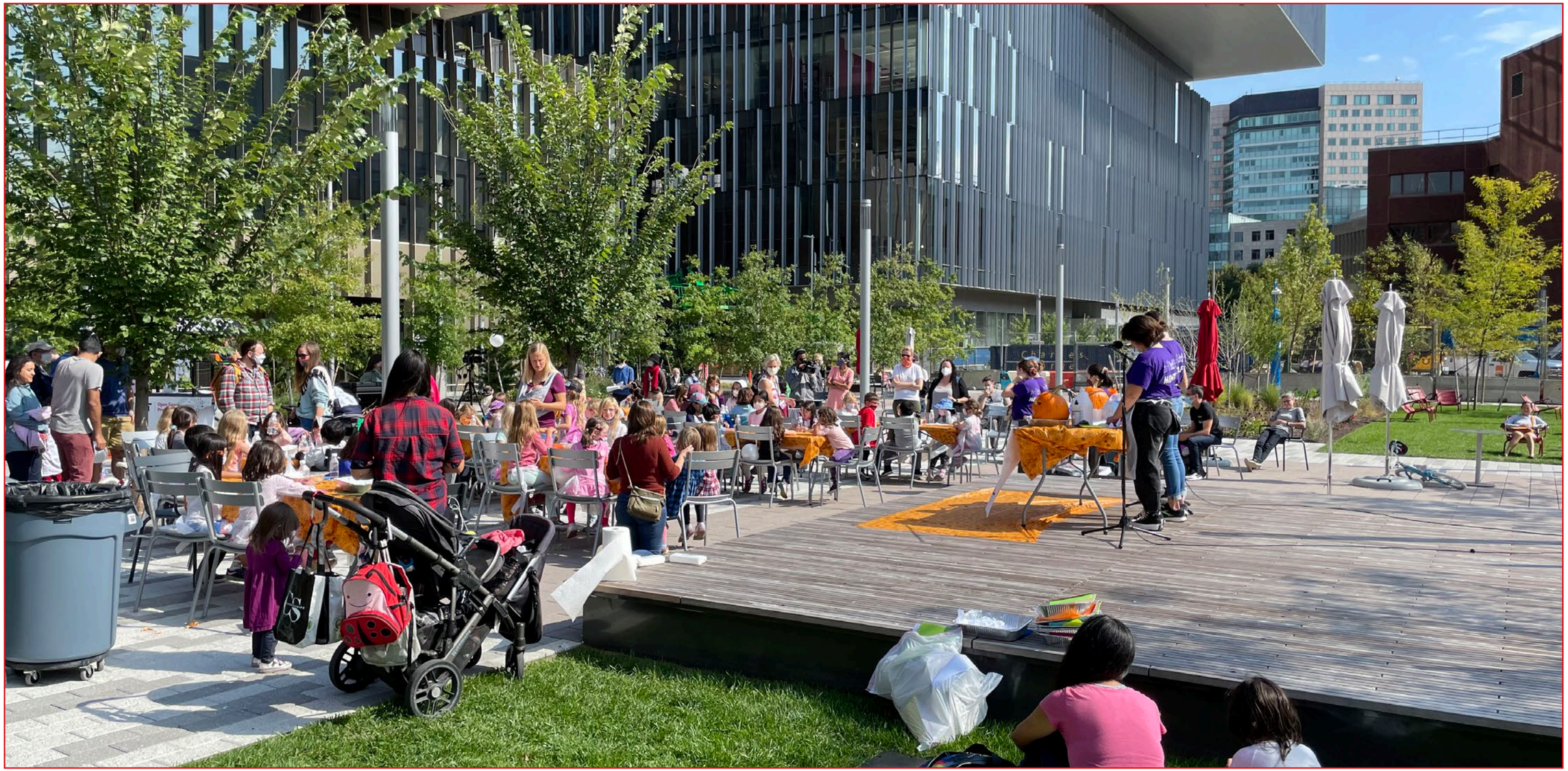
AVAILABLE SUMMER 2022

15’ - 18’ CEILING HEIGHTS

AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES

200,000 SF OF OFFICE SPACE ABOVE

LET’S TALK



Jesse Baerkahn
jesse@graffito.com
617.401.2872

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142