

FIRST STREET GARAGE: TURNKEY CAFÉ / MARKET OPPORTUNITY



PROJECT ORIENTATION

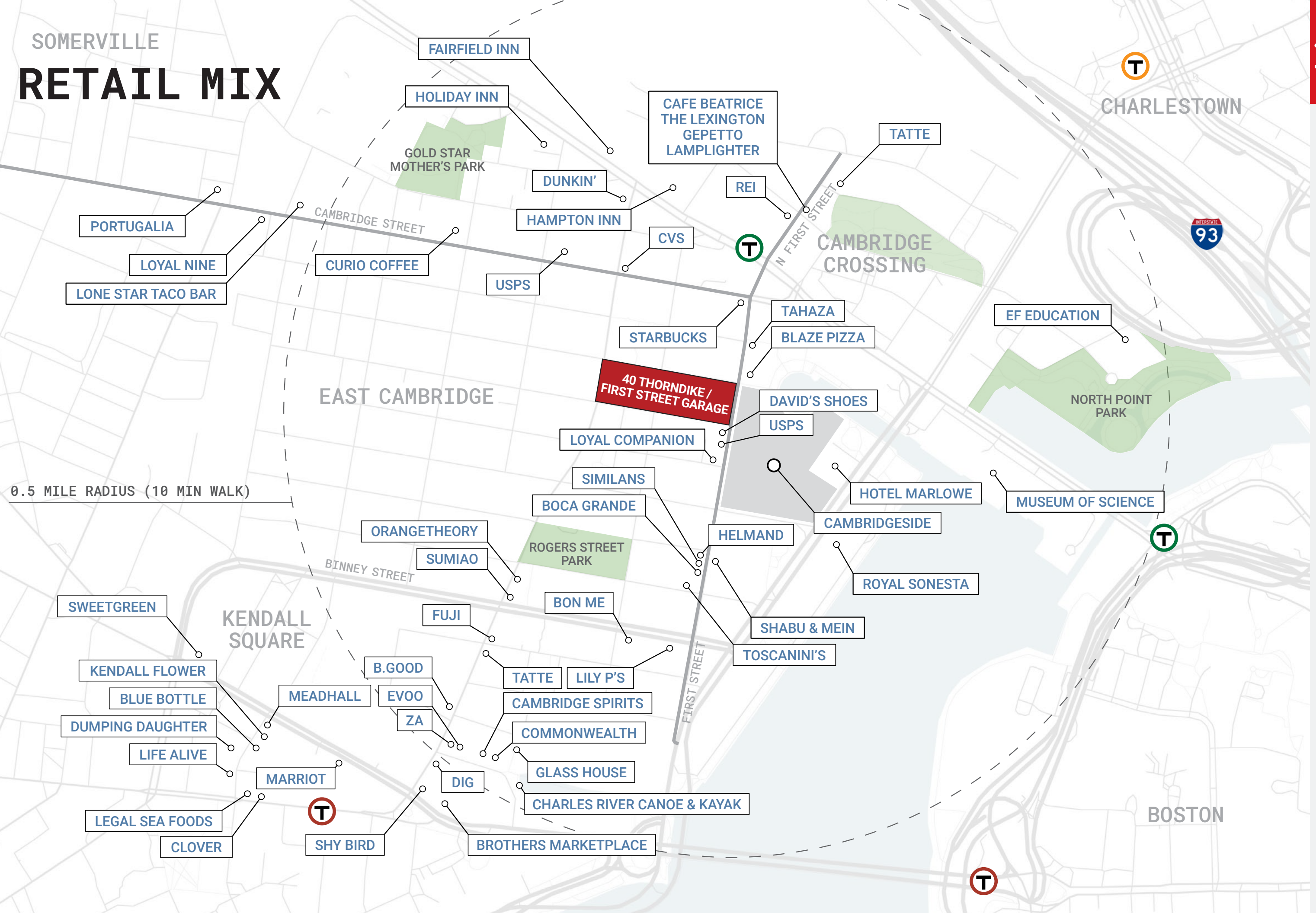
East Cambridge is home to cutting-edge life science, pharmaceutical and technology companies, a diverse resident base, incredible parks and open spaces and an eclectic mix of retail and restaurants.

This unique retail opportunity is part of the 40 Thorndike Class A office and mixed use development that transforms the former Sullivan Courthouse into an innovation hub. As a significant benefit of the project, the developer is reviving the long vacant First Street Garage retail into a neighborhood anchor that will include a year-round open market, restaurant and community gathering and events space.



SOMERVILLE

RETAIL MIX



IN THE NEIGHBORHOOD



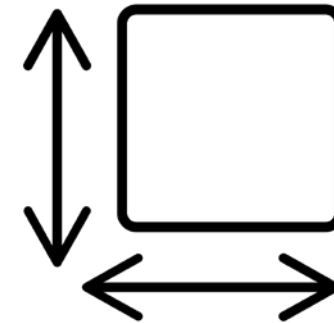
50,000

residents within
one-mile radius



101,000

employees with
one-mile radius



1.1M

square feet of new Class A
Office and Lab



1,100

public garage
parking spaces

LARGEST EMPLOYERS:



OPEN MARKET CONCEPT



CAFÉ / RESTAURANT



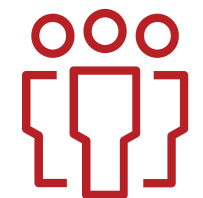
INDOOR FARMER'S MARKET



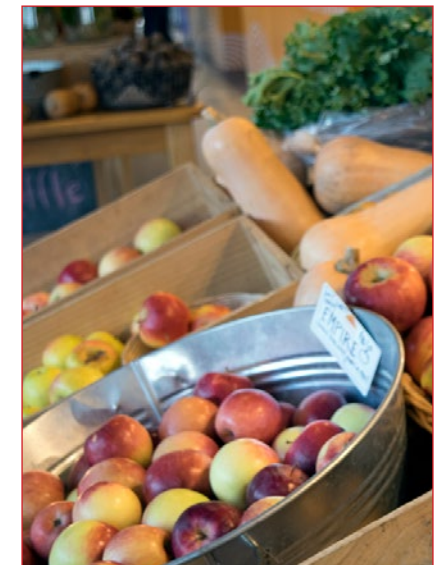
DEMONSTRATION KITCHEN



PRIVATE & PUBLIC EVENTS



COMMUNITY ROOM



MARKET OPERATOR

The project team will select a market operator to manage the day-to-day operations of this incredible multi-purpose facility.

A diverse skill set will be required to manage and oversee a restaurant, weekly farmer's market and event and community spaces. The market operator will orchestrate the opening of the market concept in the Fall of 2023 in partnership with the project team. This turnkey opportunity includes the full build-out and FF&E and may be structured as a lease or management agreement to ensure a successful long-term partnership.

Operator Selection 2022
Opening Fall 2023

MANAGEMENT

industry experience, operational bandwidth, energy and creativity

RESTAURANT

operate an approachable restaurant or café concept with community in mind

COMMUNITY

run an indoor farmer's market a minimum of 3-days a week

PROGRAMMING

activate the demonstration kitchen with classes, educational programs, etc.

EVENTS

host a robust schedule of public and private events including holiday markets, craft markets, etc

DAY IN THE LIFE (SAMPLE)

FREE AND OPEN TO
THE COMMUNITY

PRIVATE OR
TICKETED EVENT

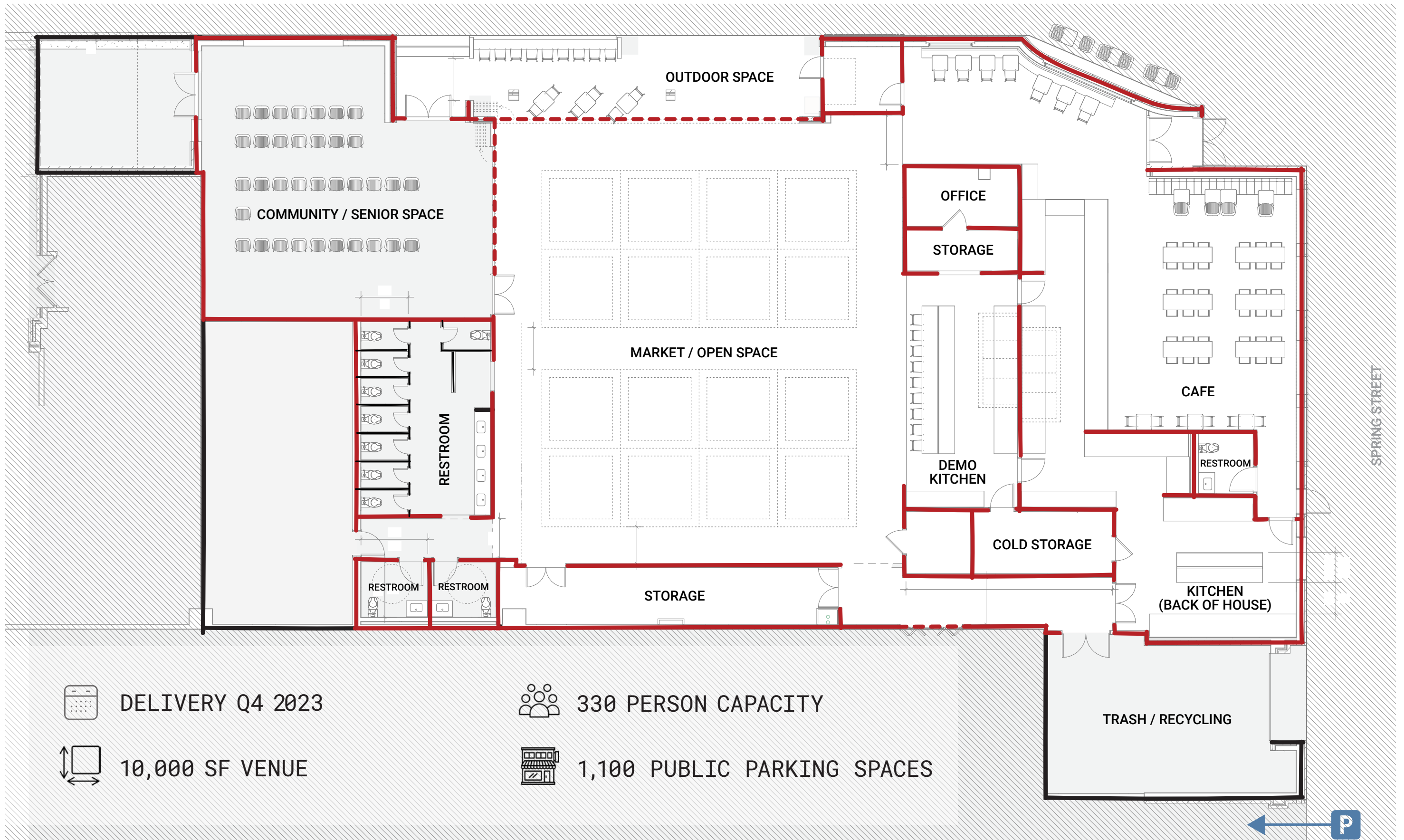
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
<div>SAMPLE SESSION: LEE’S KITCHEN 11:30am - 2:00pm</div> <div>AFTER SCHOOL CODING 3:00pm - 5:30pm</div>	<div>GUIDED MEDITATION 12:00pm - 1:00pm</div> <div>HISTORICAL PRESERVATION SOCIETY MEETING 7:00pm - 9:00pm</div>	<div>POP UP SHOP RECLAIMED 9:00am - 9:00pm</div> <div>BIO2 MARKETING TEAM OFFSITE 3:00pm - 5:30pm</div> <div>YOUNG ENTREPRENEURS FALL MIXER 6:30pm - 8:30pm</div>	<div>POP UP GALLERY: KARA NGUGI 10:00am - 10:00pm</div> <div>GUIDED MEDITATION 12:00pm - 1:00pm</div>	<div>SAMPLE SESSION: MAIZE BOTANICALS 11:30am - 2:00pm</div> <div>“DIARY OF ANN FRANK” CHARTER SCHOOL PLAYERS 8:00pm</div>
				FARMER’S MARKET
RESTAURANT OPEN				
SATURDAY		SUNDAY		
<div>MARINE SCIENTISTS FOR CHANGE DAY: EXHIBIT, LECTURES, HANDS-ON ACTIVITIES - KIDS WELCOME! - 10:00am - 7:00pm</div>	<div>MAKER SPACE FALL OPEN HOUSE 11:00am - 6:00pm</div> <div>“DIARY OF ANN FRANK” CHARTER SCHOOL PLAYERS 8:00pm</div>	<div>BIOTECH CAREER FAIR HOSTED BY PSEUDO PHARMACEUTICALS 10:00am - 1:00pm</div> <div>FAMILY MUSIC AUDITIONS 1:00pm - 3:00pm</div>		<div>HOMEHARVEST FALL PLANTING FEST 8:00am - 10:00am</div> <div>SHELTER SOCIETY PARENTING WORKSHOP 3:00pm - 4:30pm</div>
FARMER’S MARKET				
RESTAURANT OPEN				



VIEW OF FIRST STREET GARAGE FROM
CORNER OF FIRST AND SPRING STREETS

FLOOR PLAN

FIRST STREET



DELIVERY Q4 2023



330 PERSON CAPACITY



10,000 SF VENUE



1,100 PUBLIC PARKING SPACES

INSPIRATION



LET'S TALK

Leggat McCall Properties and Graffito SP are seeking a local, mission-driven and highly capable restaurant and program partner to operate a unique restaurant-anchored open market and event space in the heart of the East Cambridge community.

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