

KENDALL SQUARE RESTAURANT + RETAIL OPPORTUNITIES



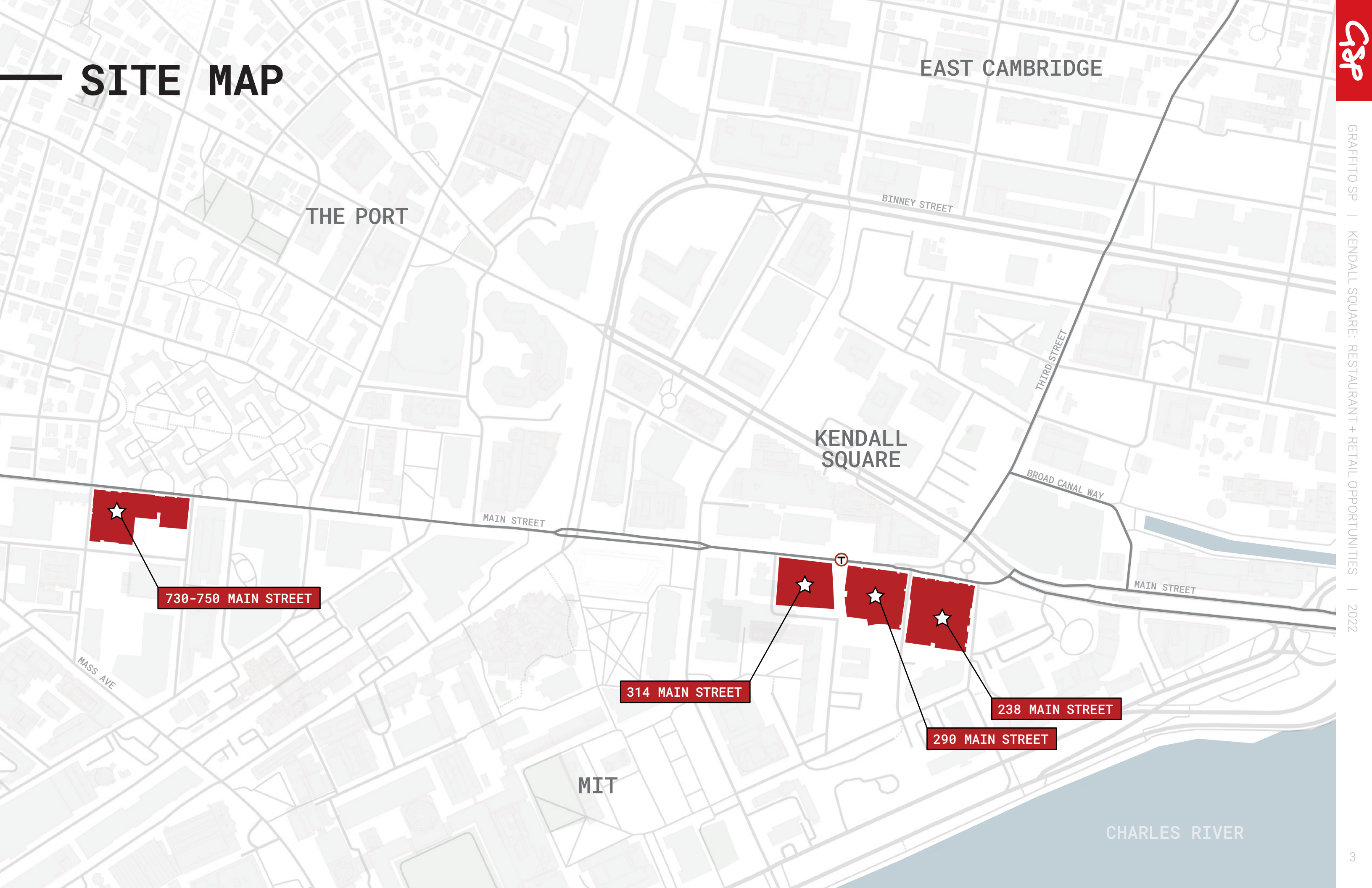
PROJECT ORIENTATION

Kendall Square:
the most innovative square
mile on the planet.

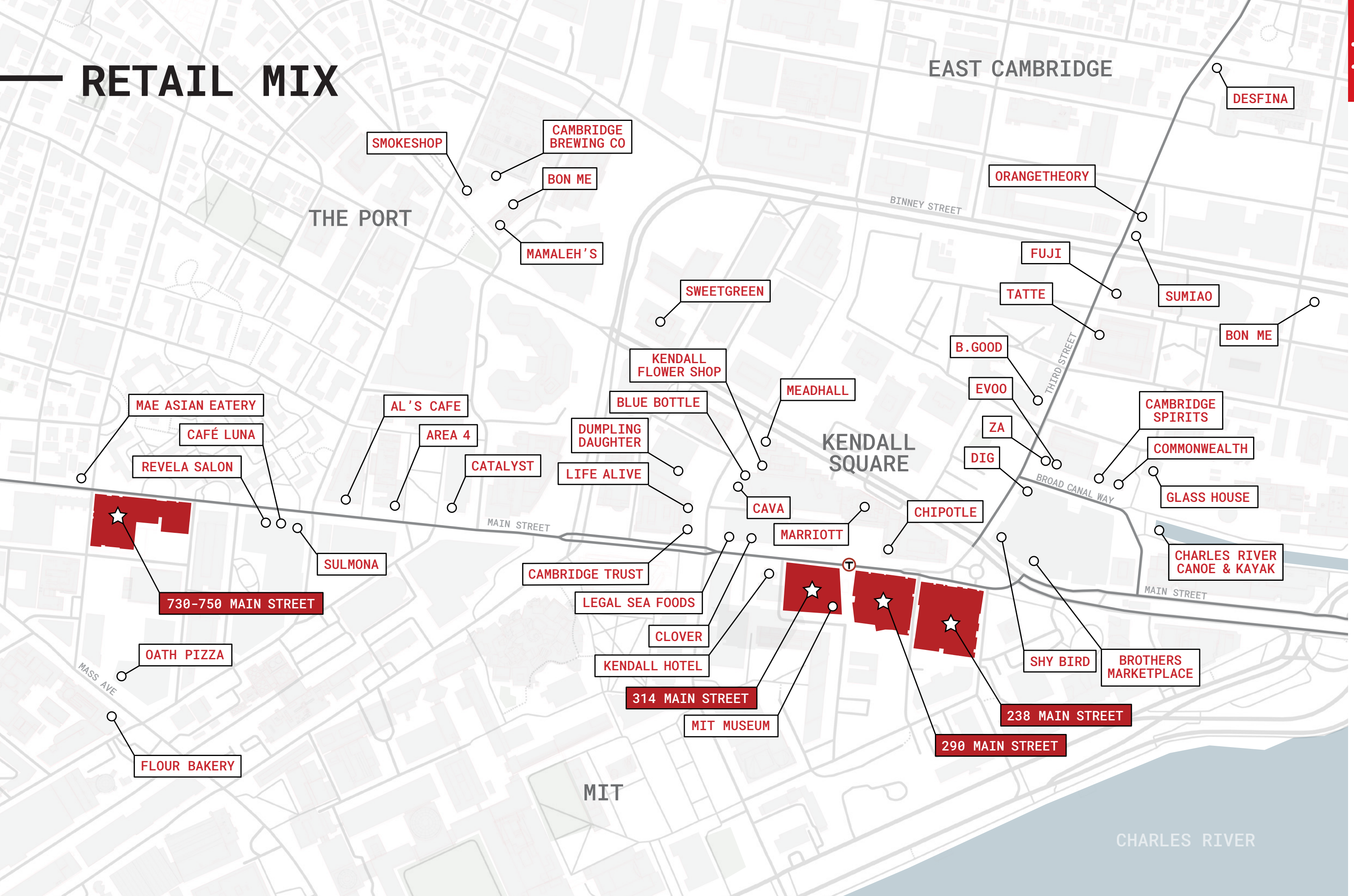
The evolution of Kendall Square is the story of a once-thriving industrial strip, turned urban renewal district, turned home to one of the greatest concentrations of biotech, life science, and technology companies in the world. MIT is adding over 4.6 million square feet of new laboratories, work spaces, 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



RETAIL MIX



IN THE NEIGHBORHOOD



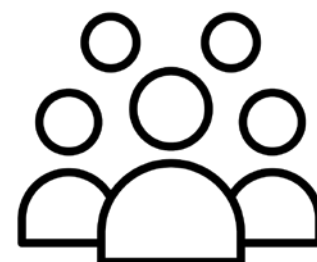
20M+ SF

office & lab space



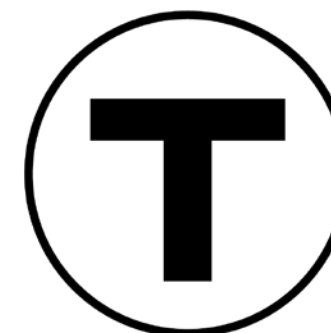
37,500

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:



DRAPER







238 MAIN STREET

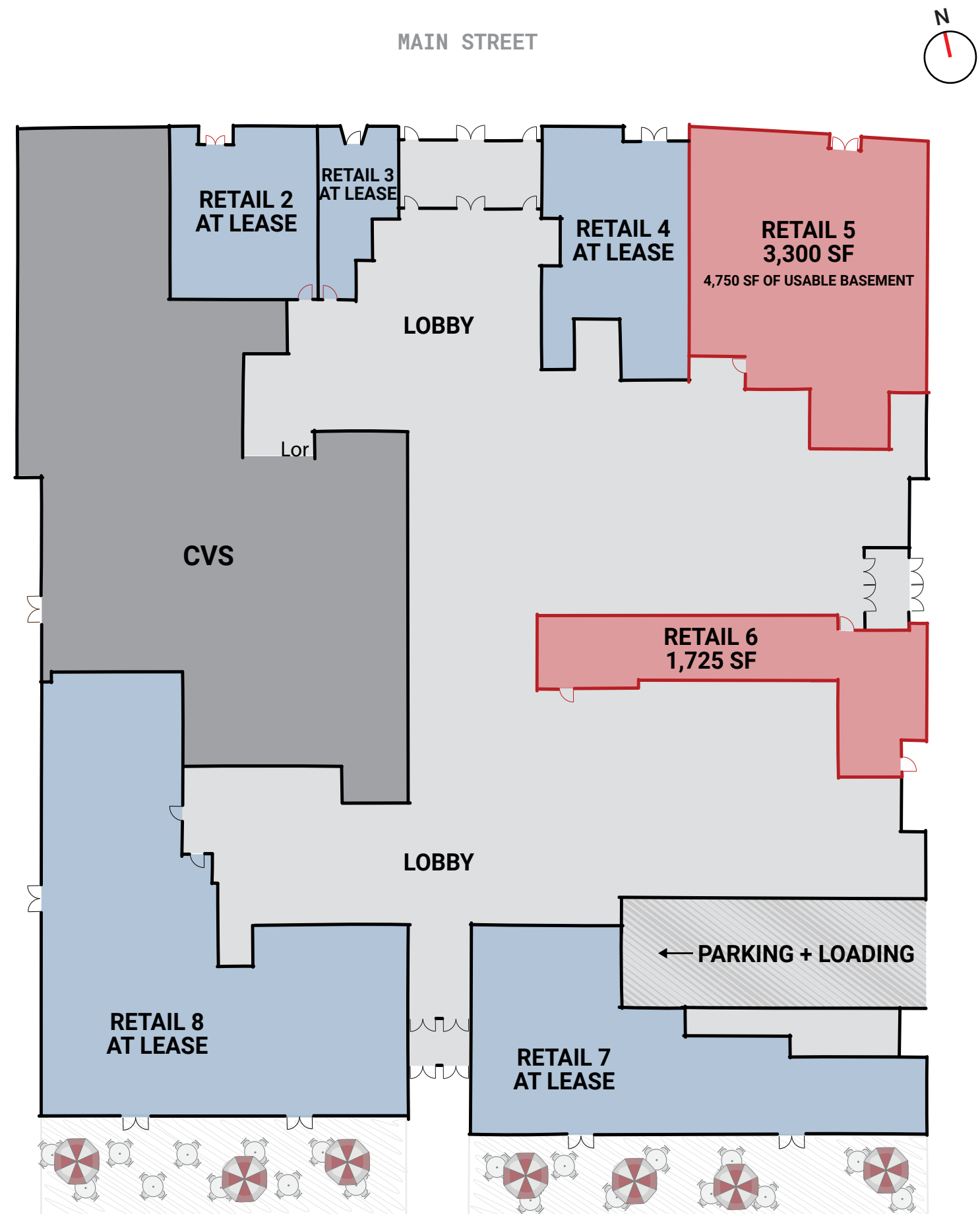
22,000 RSF AVAILABLE



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

FULLY LEASED



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



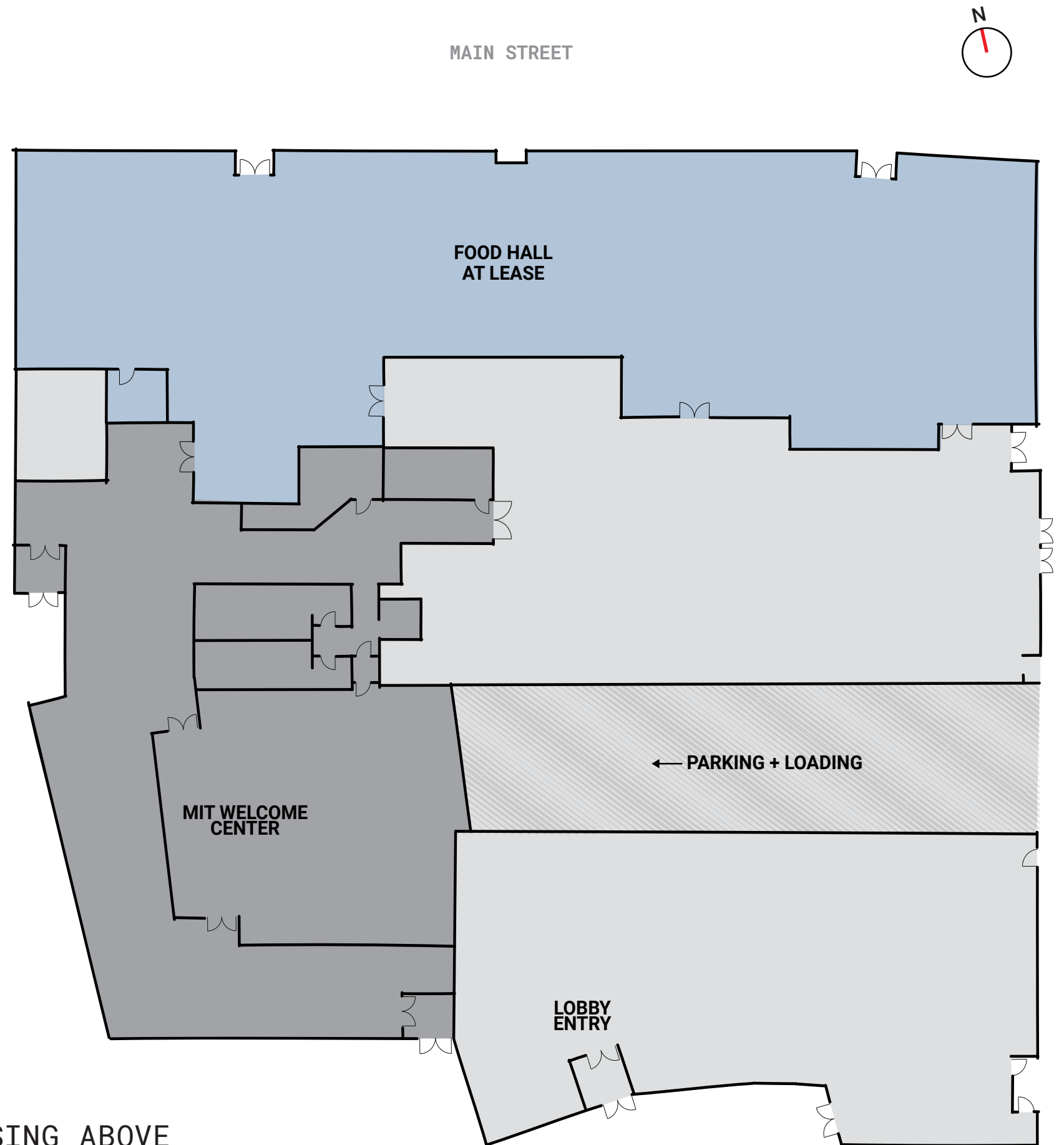
10+ LOCAL VENDORS AND CHEFS



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



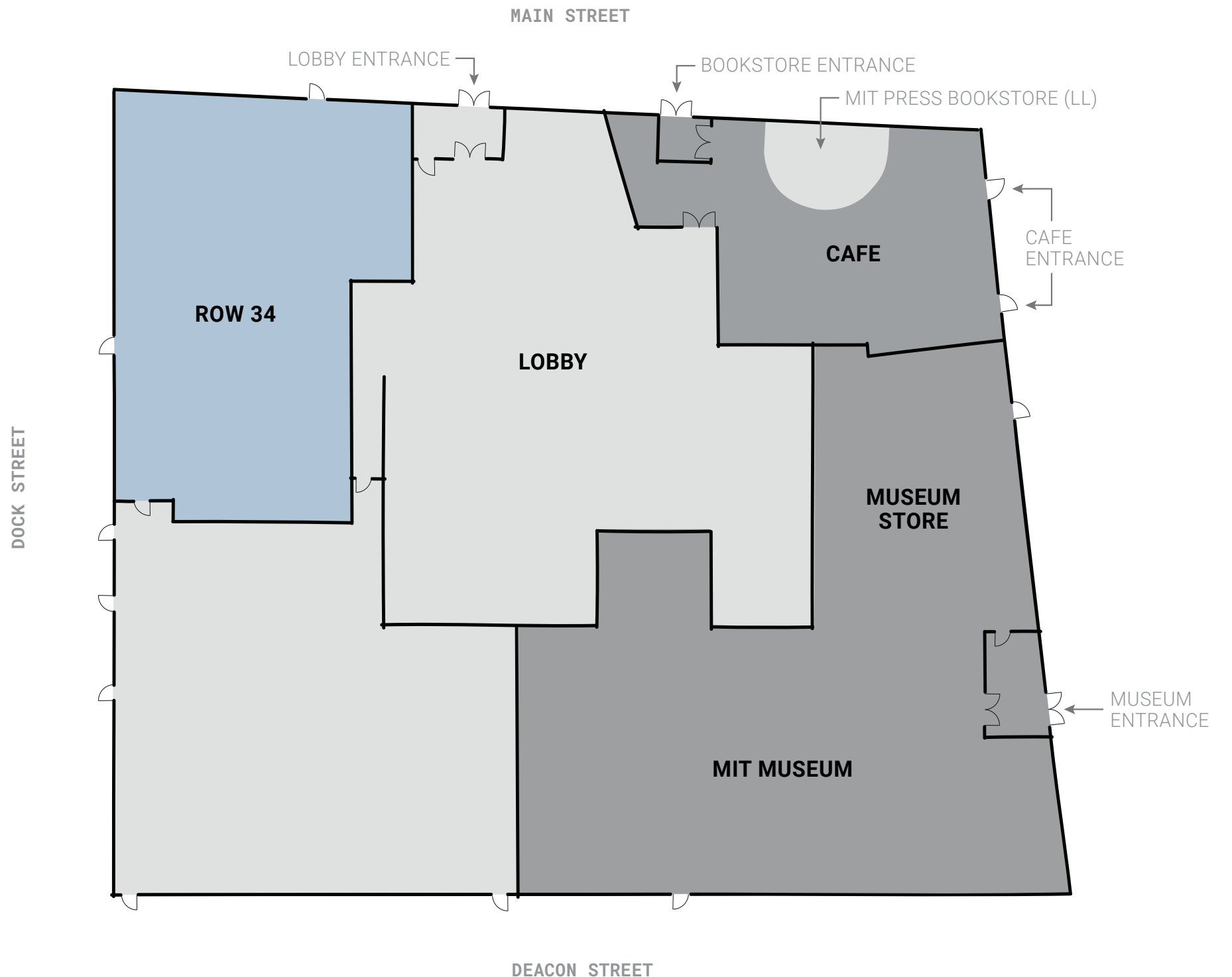
ROW 34 IN 7,000 SF



CAFE OPENS INTO MUSEUM



350,000 OF OFFICE SPACE ABOVE





730-750 MAIN STREET

6,500 RSF AVAILABLE

730-750 MAIN STREET

The new home to Intellia Therapeutics, The Picower Institute for Learning and Memory and The Engine, a VC firm and MIT start-up, 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



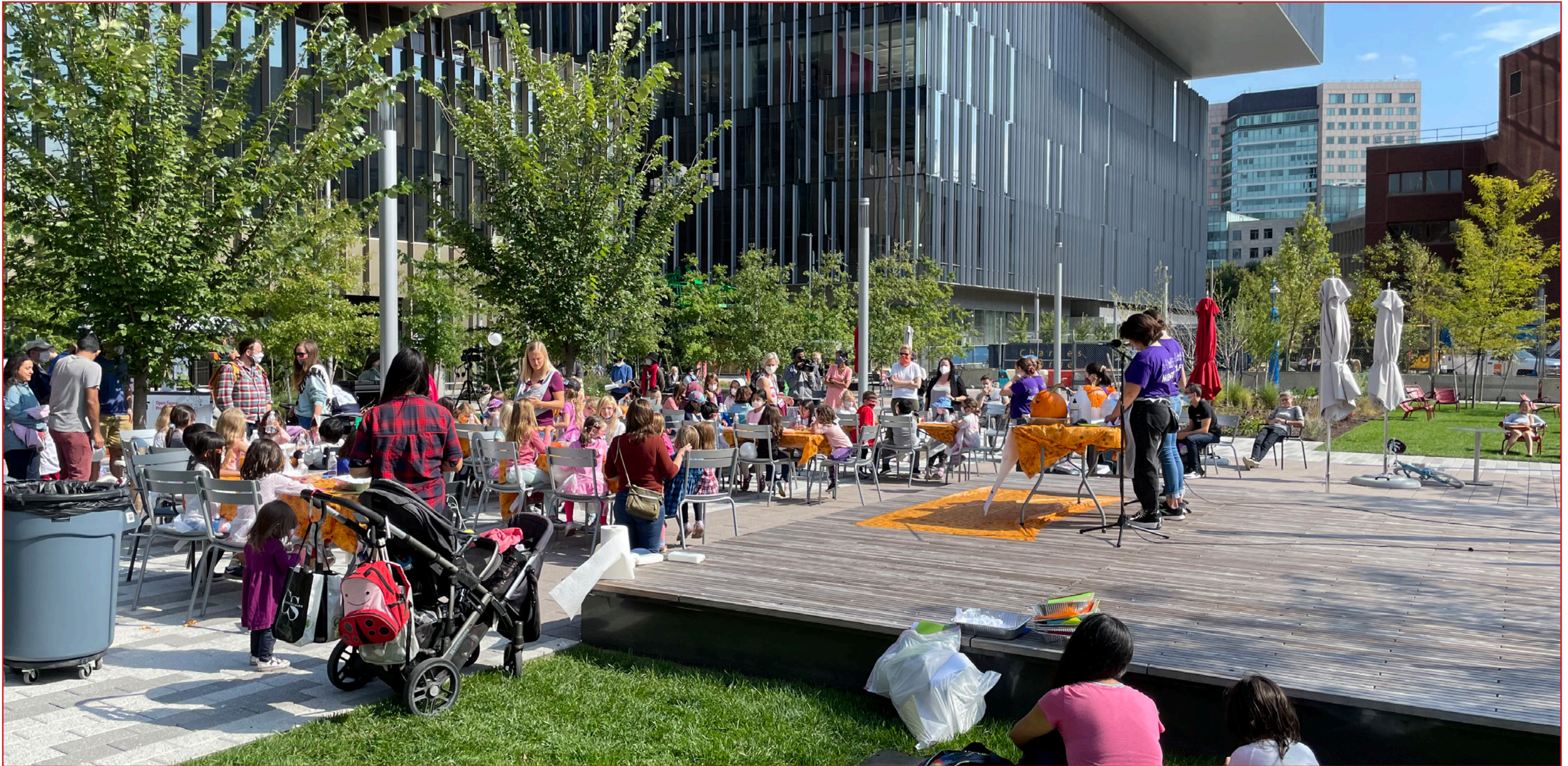
AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES



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

Tania Celestin
tania@graffito.com
781.510.1307