

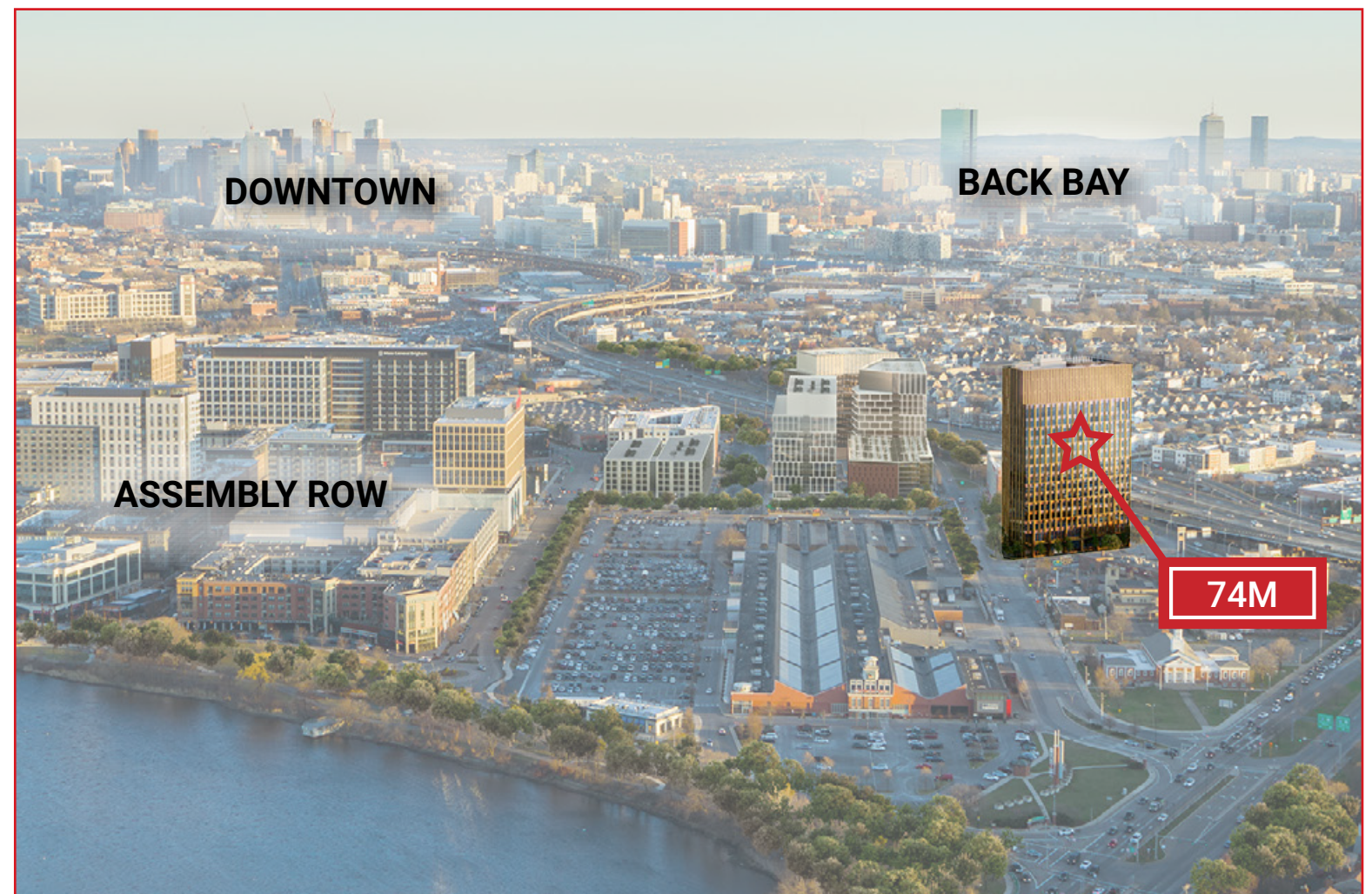
74M ASSEMBLY SQUARE TURNKEY RESTAURANT OPPORTUNITY



PROJECT OVERVIEW

Assembly Square is a thriving, mixed-use neighborhood alongside the Mystic River with a dense cluster of commercial space, residential apartment homes, eclectic restaurants, neighborhood amenities and shops.

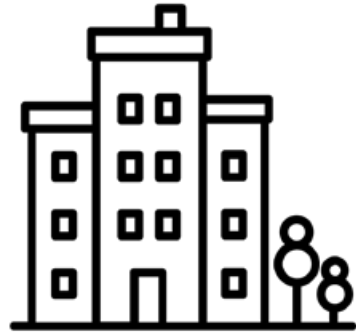
The 74M project is a new 500,000 SF world-class, life science building located at the entry to Assembly Row. The Class A building is under construction today and will debut in mid 2024. The ground floor of the building is anchored by a 2,700 SF restaurant that amplifies the activity in the main lobby and streetscape along Middlesex Avenue.



LOCATION



IN THE NEIGHBORHOOD



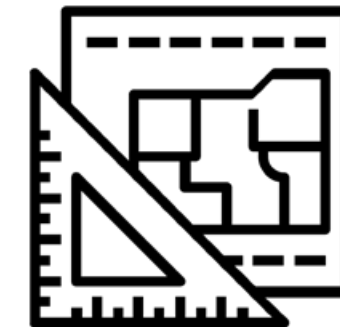
1,350

apartment homes in
Assembly Row



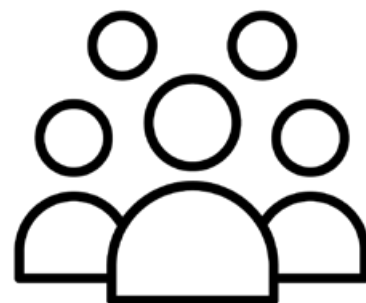
1.1M

office/lab in
Assembly Row



1.2M

office/lab permitted
under new construction



6M

annual visitors to
Assembly Row



33,000

daytime population
within a mile radius



\$100,000

average HHI
within a mile radius



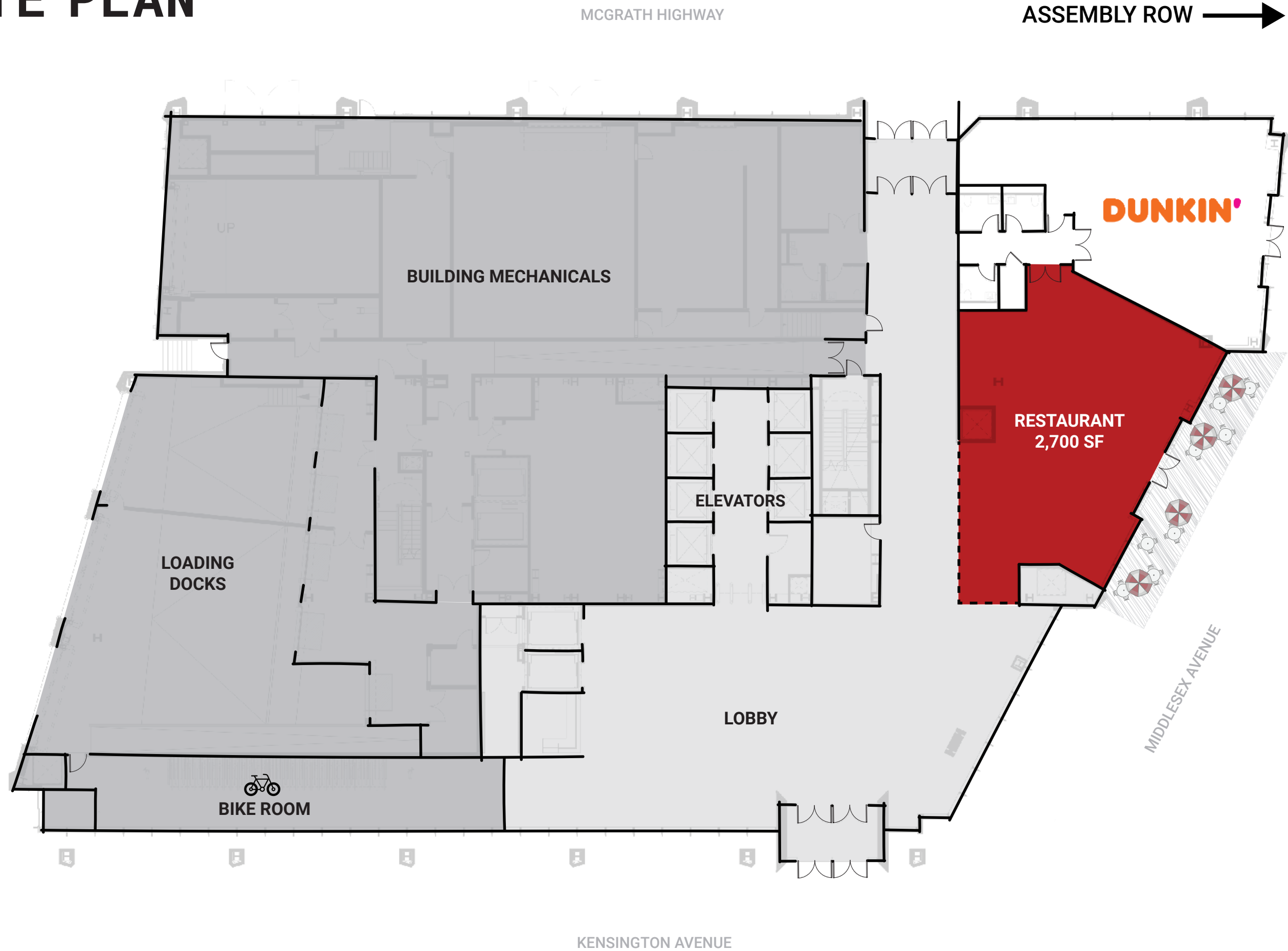


View of 74M Lobby



View of building entry
from adjacent park

SITE PLAN



TEST FIT

New turnkey restaurant space at the foot of Somerville's latest, state-of-the-art life science and office building in Assembly Square. The space has floor to ceiling windows, unparalleled visibility off Middlesex Avenue and large patio at the gateway to Assembly Row.



Available 2024



2,700 SF



18' Ceilings



60 Feet of Frontage



600 SF Outdoor Patio



LET'S TALK

Graffito is seeking a best-in-class, independent restaurant team to anchor the ground floor of the building and provide the upstairs life science tenants and surrounding community with something unique and different to Assembly Square.



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