

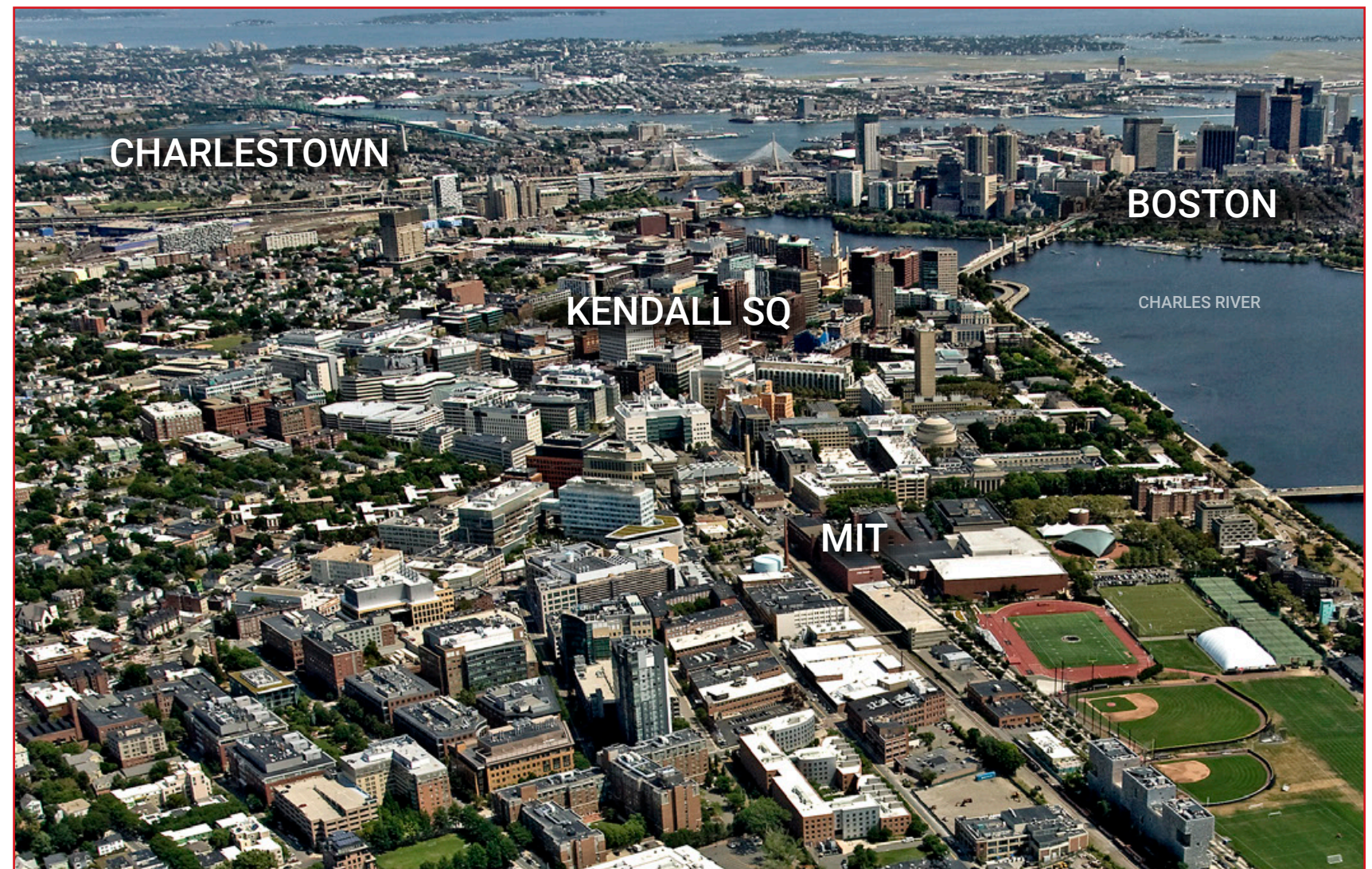
# KENDALL SQUARE RESTAURANT + RETAIL OPPORTUNITIES



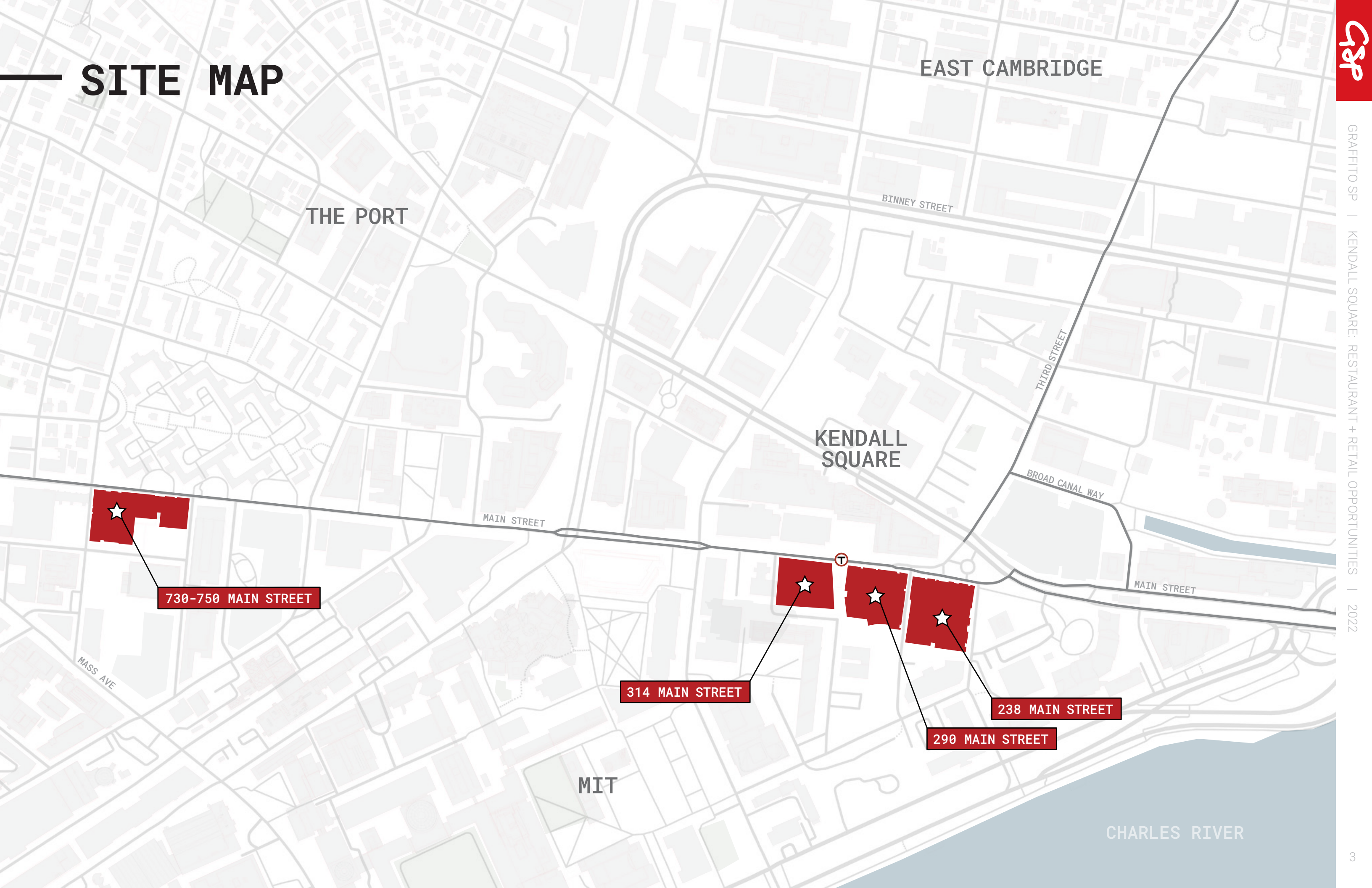
# PROJECT ORIENTATION

**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



THE PORT

EAST CAMBRIDGE

KENDALL SQUARE

MIT

CHARLES RIVER

730-750 MAIN STREET

314 MAIN STREET

290 MAIN STREET

238 MAIN STREET

MASS AVE

MAIN STREET

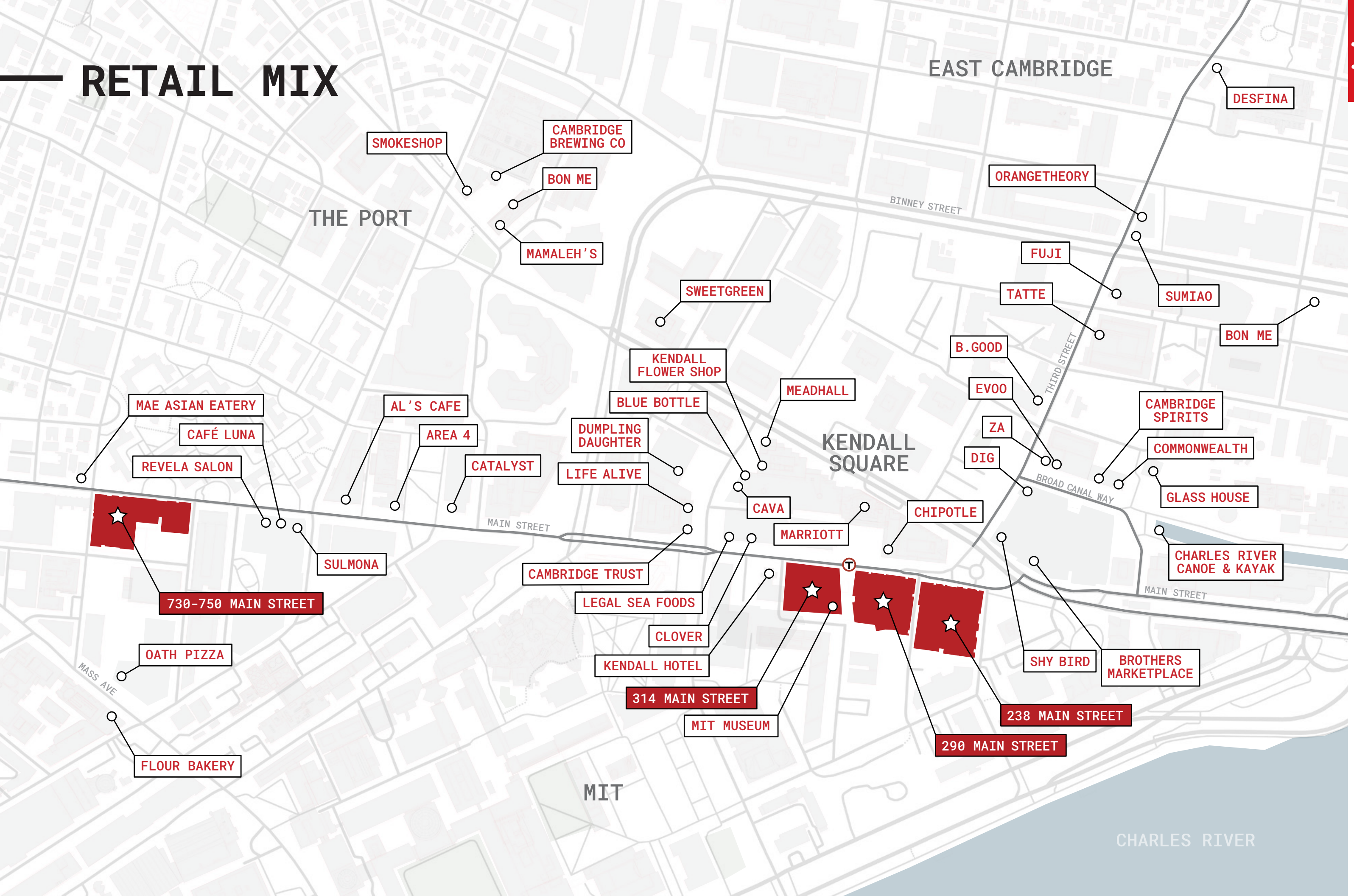
BINNEY STREET

THIRD STREET

BROAD CANAL WAY

MAIN STREET

# RETAIL MIX



# IN THE NEIGHBORHOOD



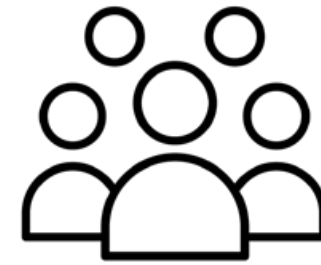
**20M+ SF**

office & lab space



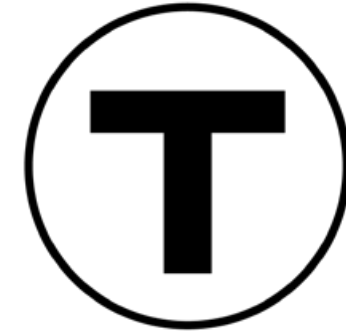
**37,500**

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:



# 238 MAIN STREET

22,000 RSF AVAILABLE



# 238 MAIN STREET

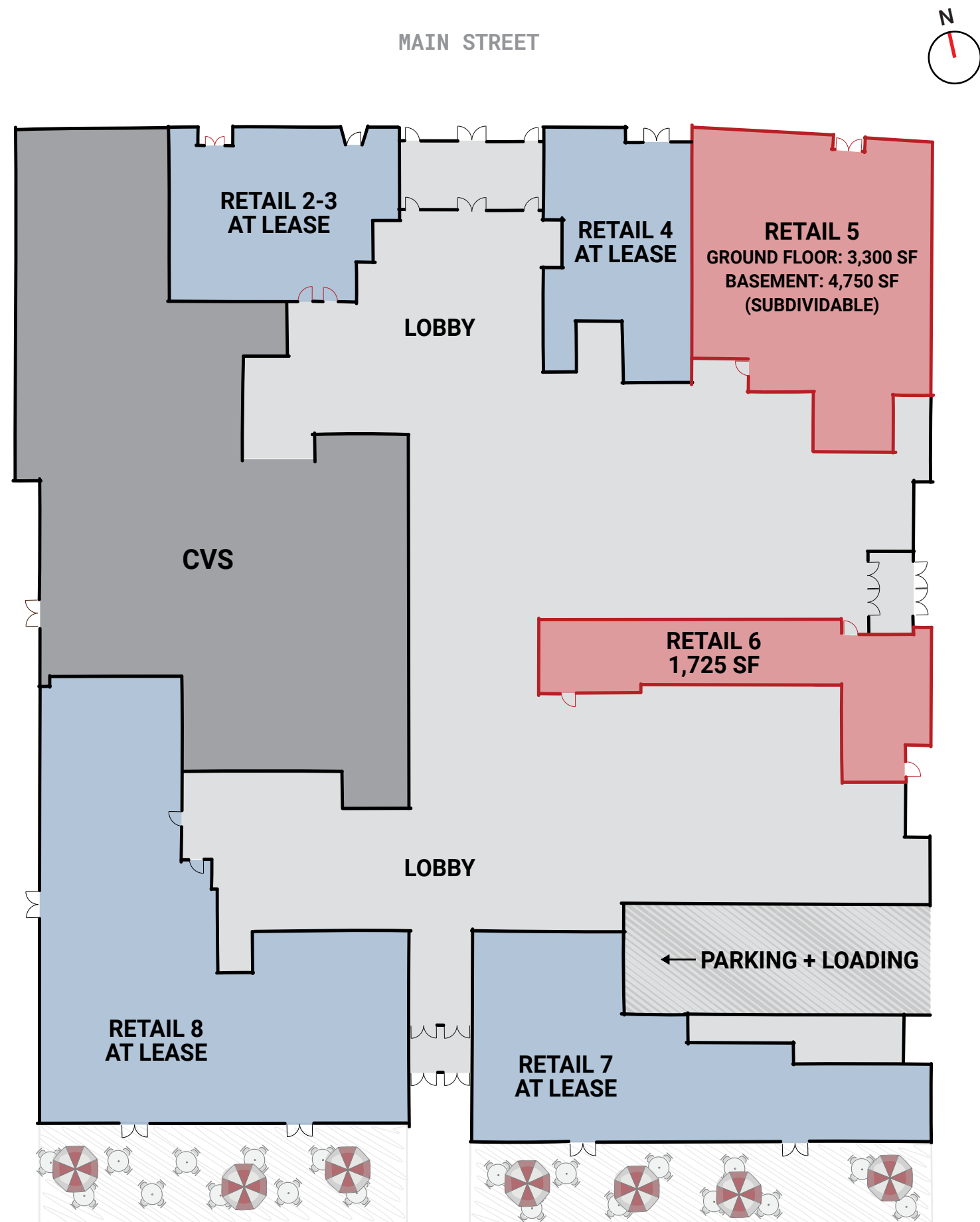
Known to many as “The Clocktower Building,” 238 Main Street is one of the most well known buildings in Cambridge, MA. Situated immediately adjacent to the MBTA Redline entry, the building is a mix of new and old – a grand five-story atrium knits together a historic office building with a new 310,000 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

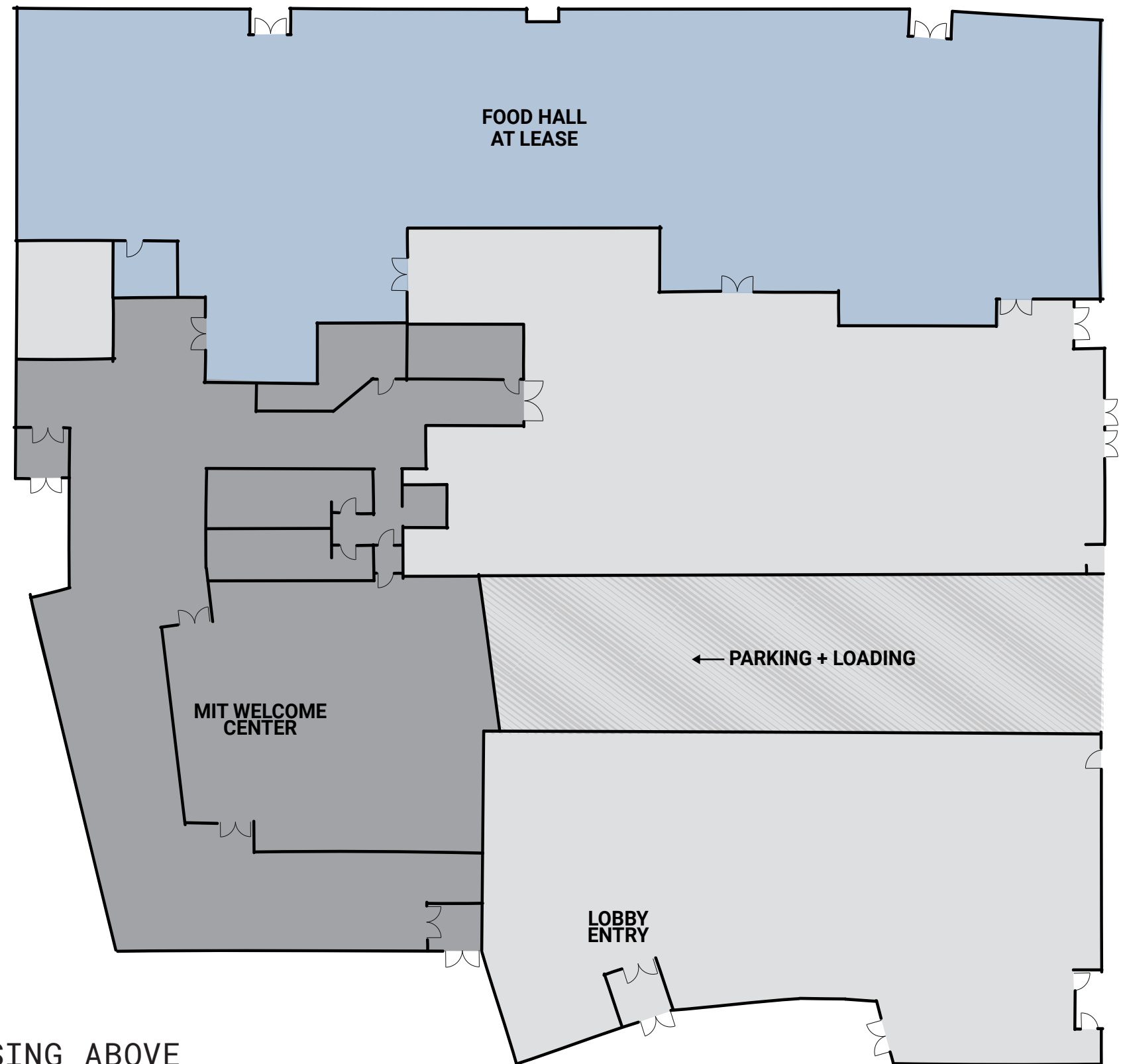
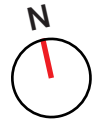


OUTDOOR SEATING ON THE GATEWAY



320,000 SF OF GRADUATE STUDENT HOUSING ABOVE

MAIN STREET



# 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



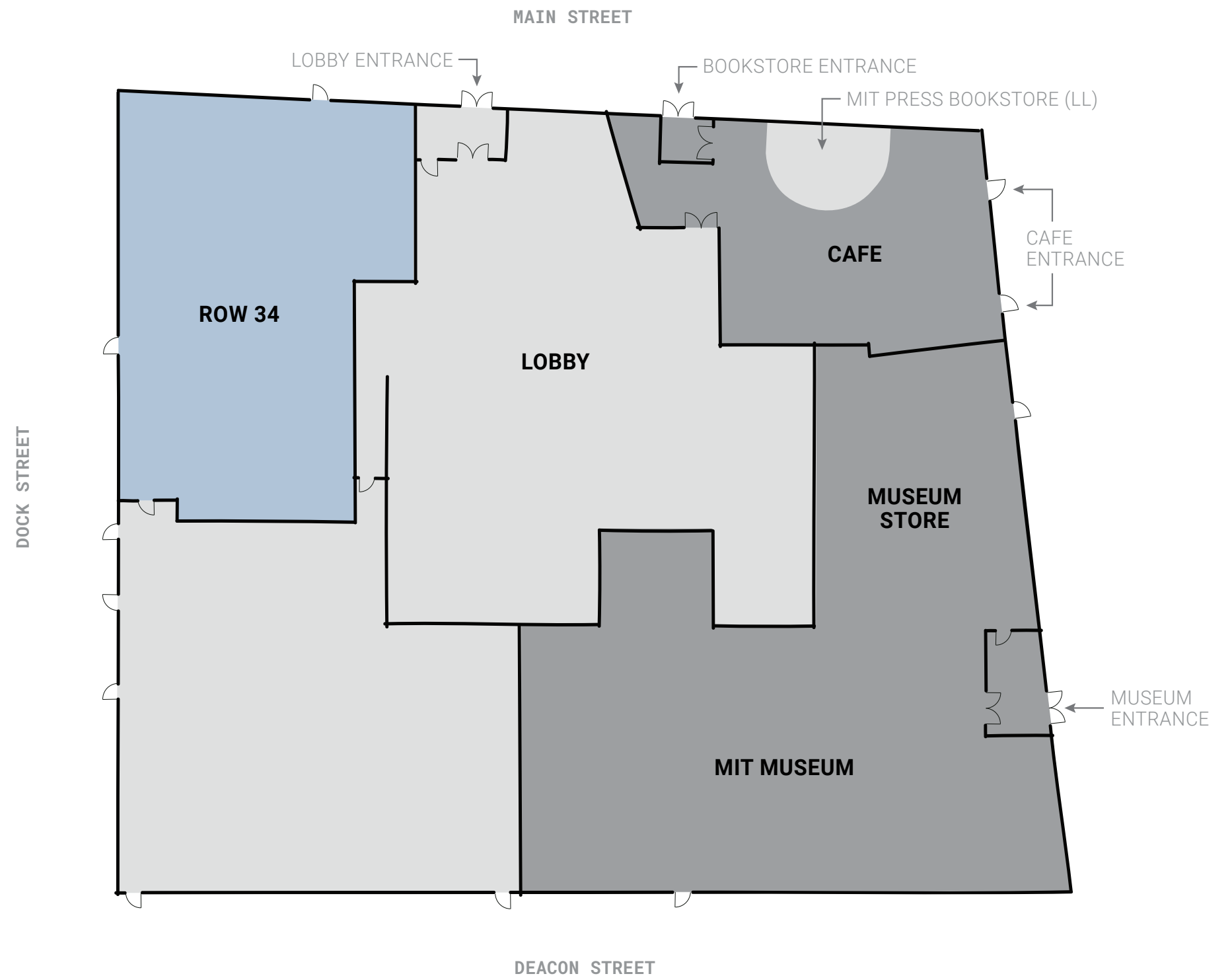
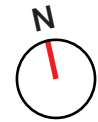
ROW 34 IN 7,000 SF



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



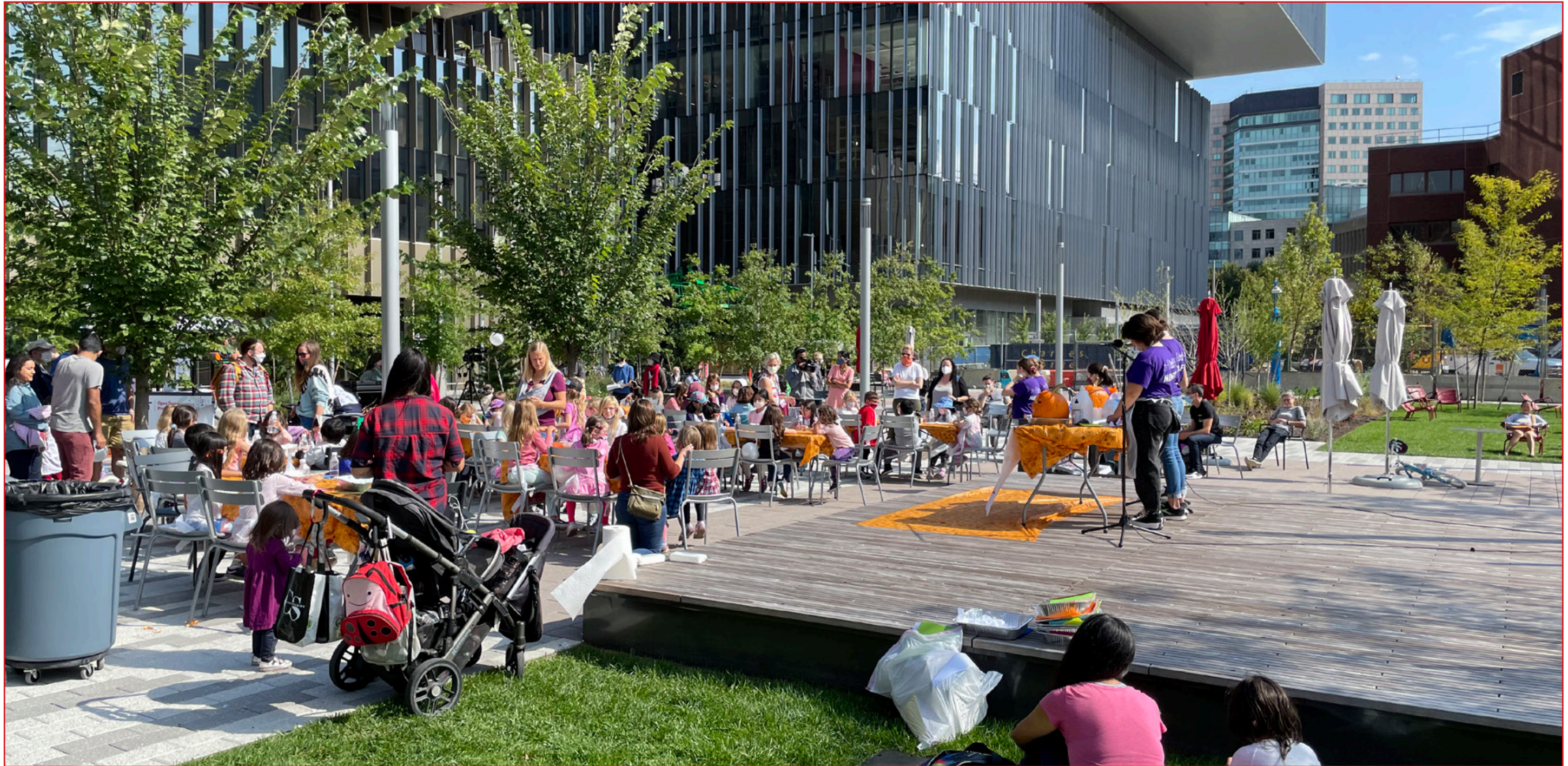
AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES



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