

704 MASS AVE / TURNKEY RESTAURANT OPPORTUNITY



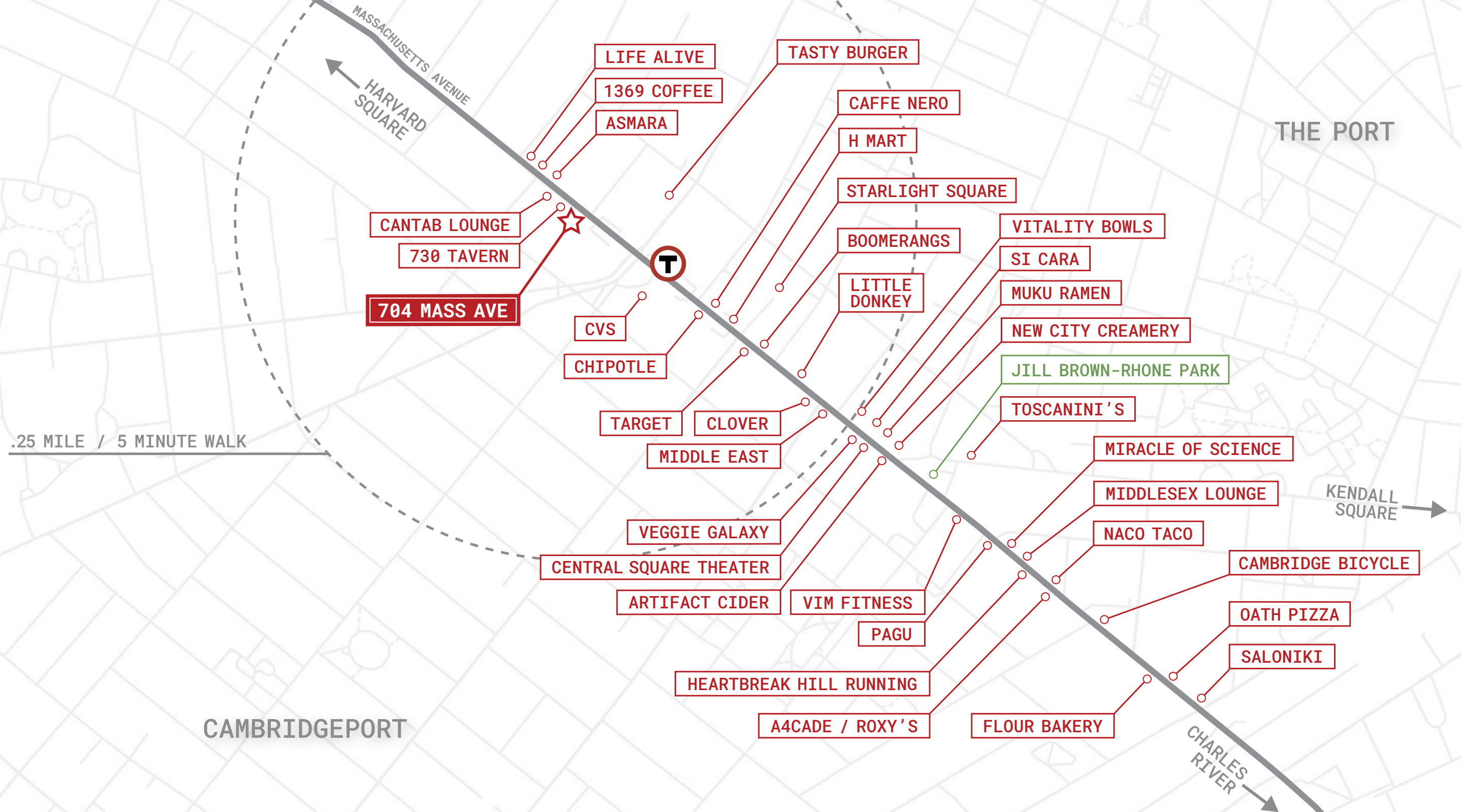
PROJECT ORIENTATION

Central Square is one of the most eclectic, vibrant and culturally diverse areas in Cambridge, MA. Located equal distance between Harvard and MIT, and bordering four different neighborhoods - the Port, Cambridgeport, Mid-Cambridge and Riverside - this dense urban core is home to a talented mix of artists, scientists, innovators, students, culinary professionals and so much more.

704 Mass Ave is uniquely positioned in the heart of Central Square, just steps away from the MBTA Redline Station. The non-profit organization Global Arts Live occupies the upper floors of the building and for decades the ground floor has been a fast casual restaurant. The diverse mix of retail tenants along Massachusetts Avenue creates a vibrant and bustling urban environment.



RETAIL MIX



— IN THE NEIGHBORHOOD



1,300

businesses within
a half-mile radius



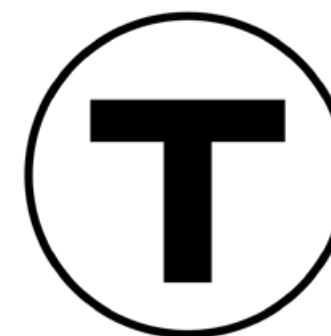
14,000

employees within
a half-mile radius



21,100

people living within
a half-mile radius



15,500

daily red line ridership at
the Central Square station

LARGEST EMPLOYERS:





View of 704 Mass Ave from street



Interior view of dining area

THE OPPORTUNITY

At the intersection of Massachusetts Avenue and Inman Street, this turnkey second-generation restaurant space is available for immediate occupancy. The restaurant space measures 1,304 square feet on the ground floor with ample basement storage space, rear loading, dedicated parking and exclusive outdoor patio.



AVAILABLE NOW



1,304 SF



LOWER LEVEL STORAGE



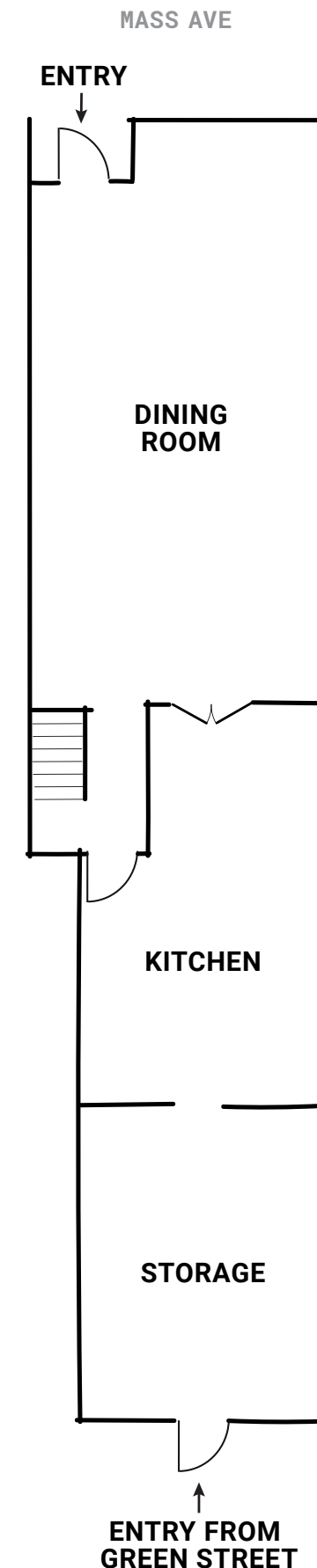
EXISTING RESTAURANT INFRASTRUCTURE



MASS AVE FRONTAGE



OUTDOOR PATIO



LET'S TALK

Graffito is seeking a best-in-class restaurant tenant to enhance the vibrant, diverse culture of Central Square for those living, working and visiting the area.

AVAILABLE NOW!



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