

ATWOOD'S TAVERN EAST CAMBRIDGE RESTAURANT OPPORTUNITY

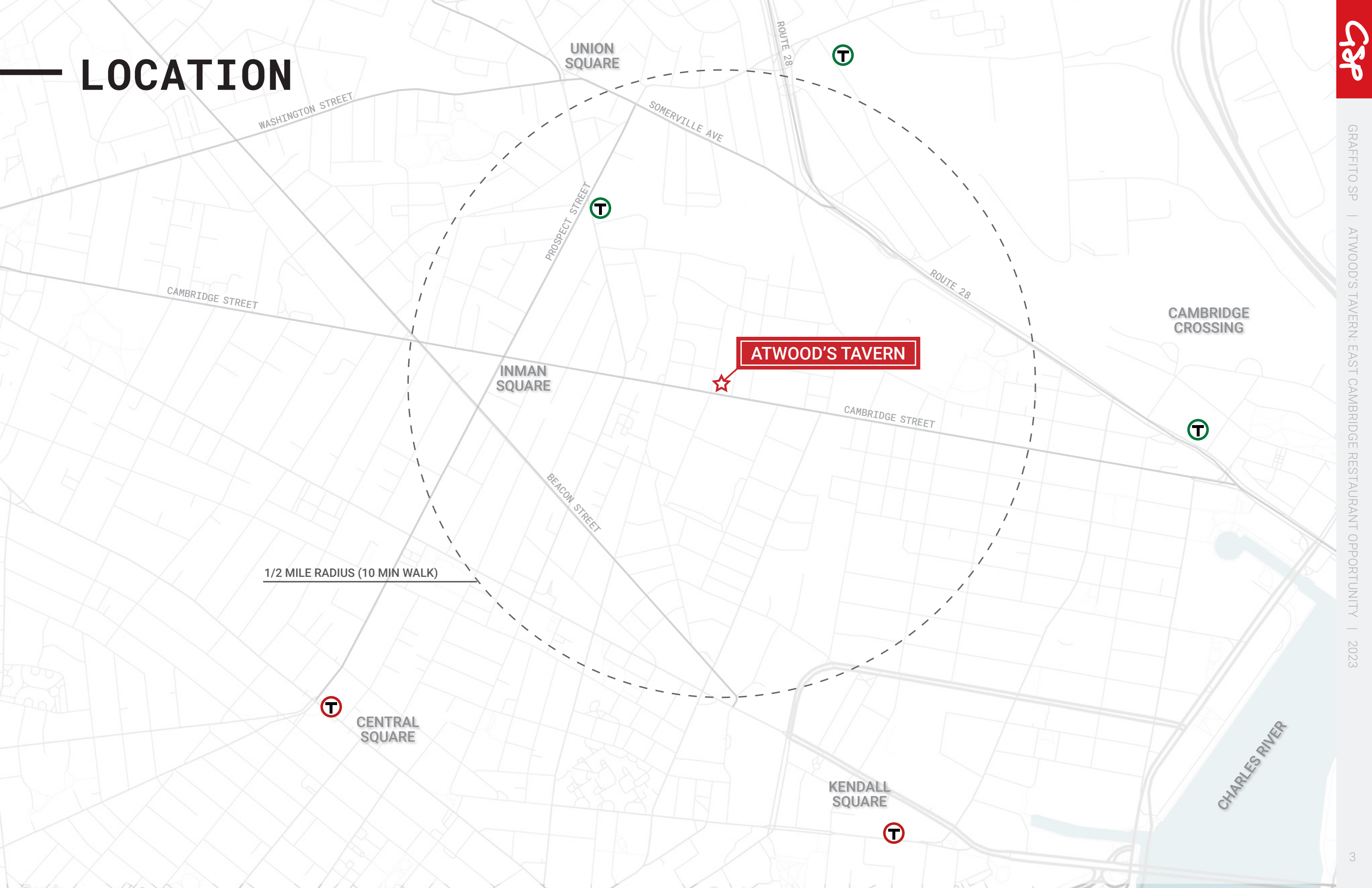


PROJECT OVERVIEW

For the past 16 years, Atwood's Tavern has been a fixture in the East Cambridge neighborhood. Through the years, significant improvements have been made to the Building and Premises, including the addition of a 40 seat outdoor patio in 2011 and most recently a full renovation of the basement, bar, seatings areas, MEPs, flooring, kitchen, bathrooms and egress areas. This is the first true "turn-key" restaurant Graffito has seen in 15 years of restaurant leasing work in Greater Boston (sincerely).

Atwood's will close its doors for good on March 31, 2023 and Graffito is currently working with ownership to sell the restaurant assets and secure a new restaurant tenant for the Premises. Landlord is agreeable to a new long-term lease and is focused on securing an experienced, viable, community-centered tenant to reopen at 877 Cambridge Street.





LOCATION

ATWOOD'S TAVERN

1/2 MILE RADIUS (10 MIN WALK)

UNION SQUARE

INMAN SQUARE

CENTRAL SQUARE

KENDALL SQUARE

CAMBRIDGE CROSSING

CHARLES RIVER

SITE PLAN



AVAILABLE NOW



40 SEAT PATIO WITH SEPARATE ACCESS POINT, SERVICE AREA, AND BATHROOM



FULL LIQUOR LICENSE
(WEEKDAY 1AM; WEEKEND 2AM)



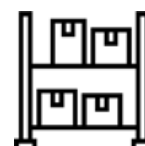
RECENTLY UPDATED MEPS,
INCLUDING HVAC SYSTEM



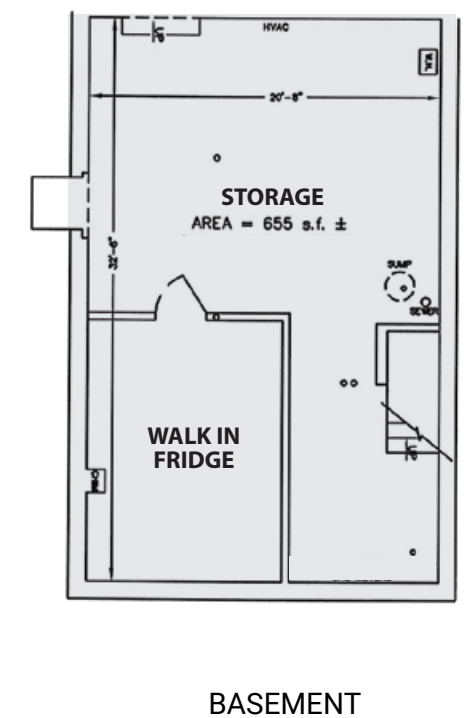
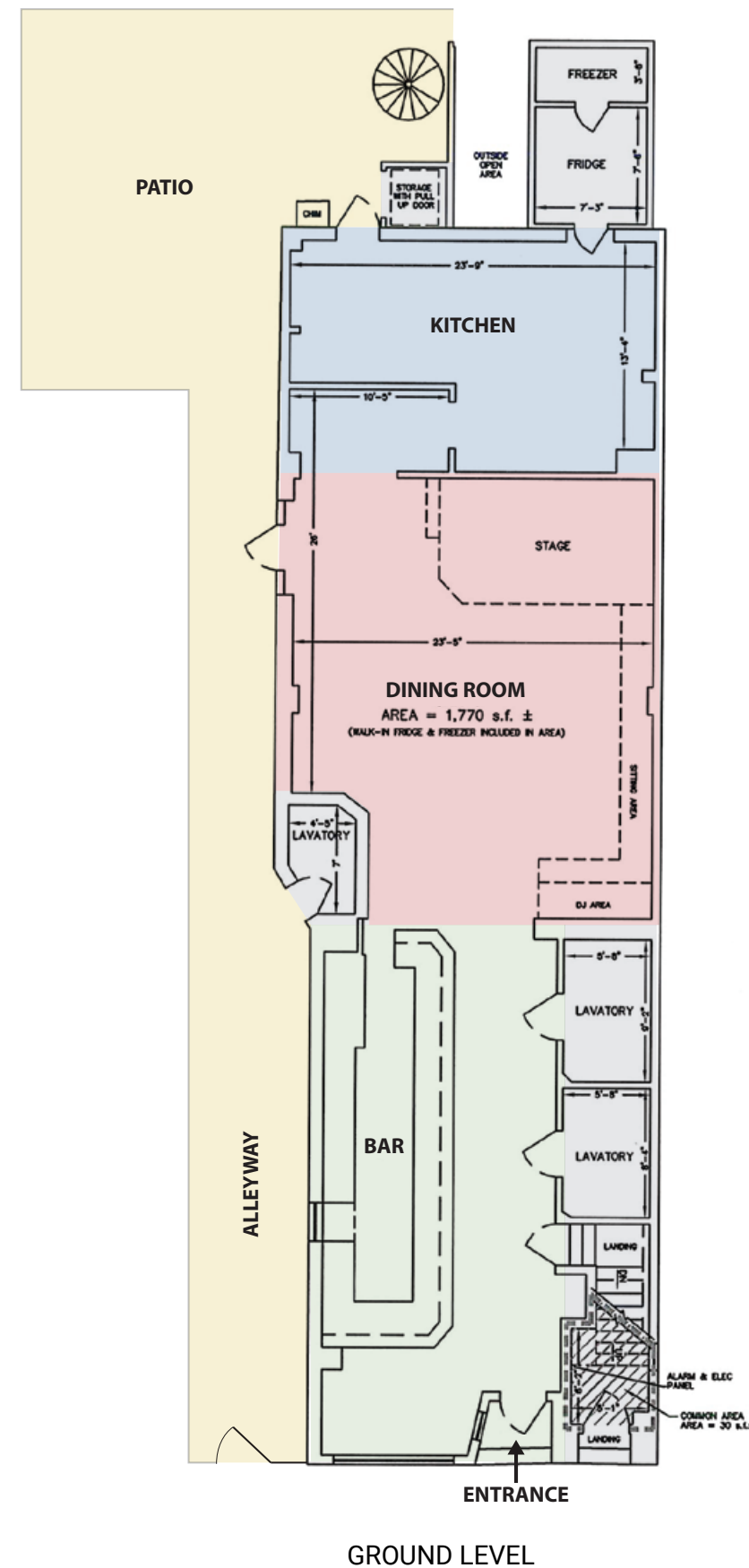
ALL ASSET SALE INCLUDING ALL
EXISTING INDOOR AND OUTDOOR FF&E



TEN YEAR ORIGINAL ISSUE LEASE
WITH AN OPTION TO EXTEND



FULL FF&E SCHEDULE AVAILABLE
UPON REQUEST



CAMBRIDGE STREET

BAR



DINING ROOM WITH STAGE



OUTDOOR PATIO



BACK OF HOUSE



LET'S TALK

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Touring of the Premises to commence March 6th, with the goal of selecting a new tenant / buyer by April 15, 2023.

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