165 MAIN STREET RETAIL + RESTAURANT OPPORTUNITY

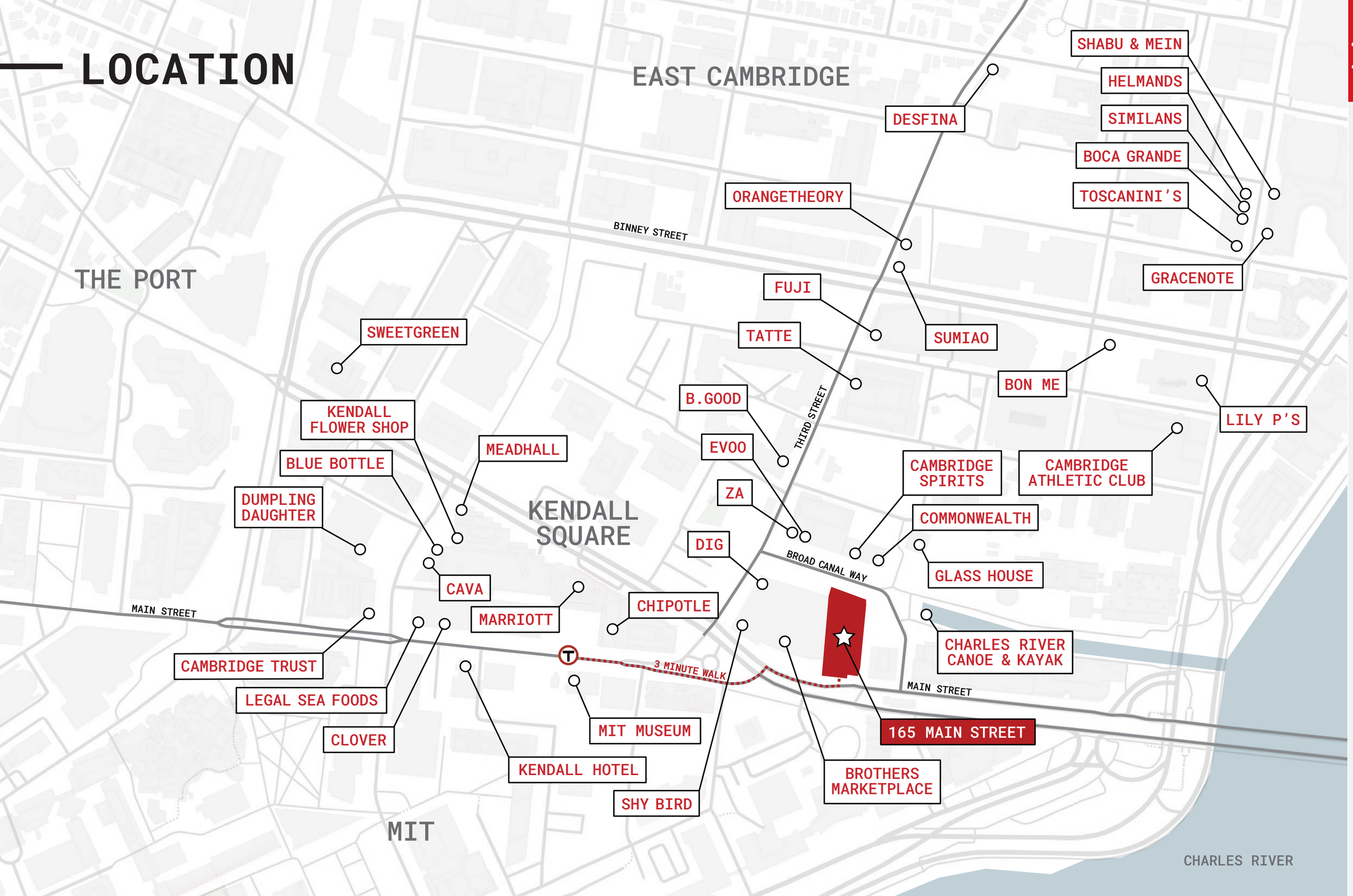
PROJECT ORIENTATION

**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.

One65 is uniquely positioned in the heart of Kendall Square steps from the Kendall Square Redline MBTA T-Station. This 300-unit mixed-use residential project includes a total of 6,500 sf of ground floor retail fronting Broad Canal and Main Street.

LOCATION


EAST CAMBRIDGE
THE PORT
KENDALL SQUARE
MIT
CHARLES RIVER
BINNEY STREET
MAIN STREET
THIRD STREET
BROAD CANAL WAY
3 MINUTE WALK
SHABU & MEIN
HELMANDS
SIMILANS
BOCA GRANDE
TOSCANINI'S
GRACENOTE
DESFINA
ORANGETHEORY
FUJI
SUMIAO
TATTE
BON ME
LILY P'S
B.GOOD
EVOO
ZA
CAMBRIDGE SPIRITS
CAMBRIDGE ATHLETIC CLUB
COMMONWEALTH
GLASS HOUSE
DIG
CHIPOTLE
CHARLES RIVER CANOE & KAYAK
SWEETGREEN
KENDALL FLOWER SHOP
MEADHALL
BLUE BOTTLE
DUMPLING DAUGHTER
CAVA
MARRIOTT
CAMBRIDGE TRUST
LEGAL SEA FOODS
CLOVER
MIT MUSEUM
KENDALL HOTEL
SHY BIRD
BROTHERS MARKETPLACE
165 MAIN STREET

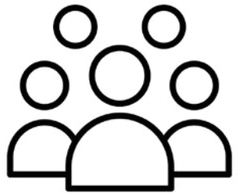
IN THE NEIGHBORHOOD

10,000

monthly visitors
to One Broadway

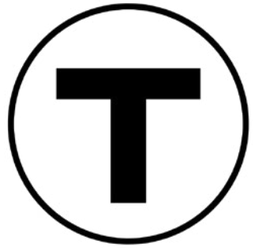
37,500

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:

Akamai · Biogen · CIC Cambridge Innovation Center · facebook · bluebirdbio recode for life™ · Google

HubSpot · MIT Massachusetts Institute of Technology · moderna · NOVARTIS · SANOFI GENZYME

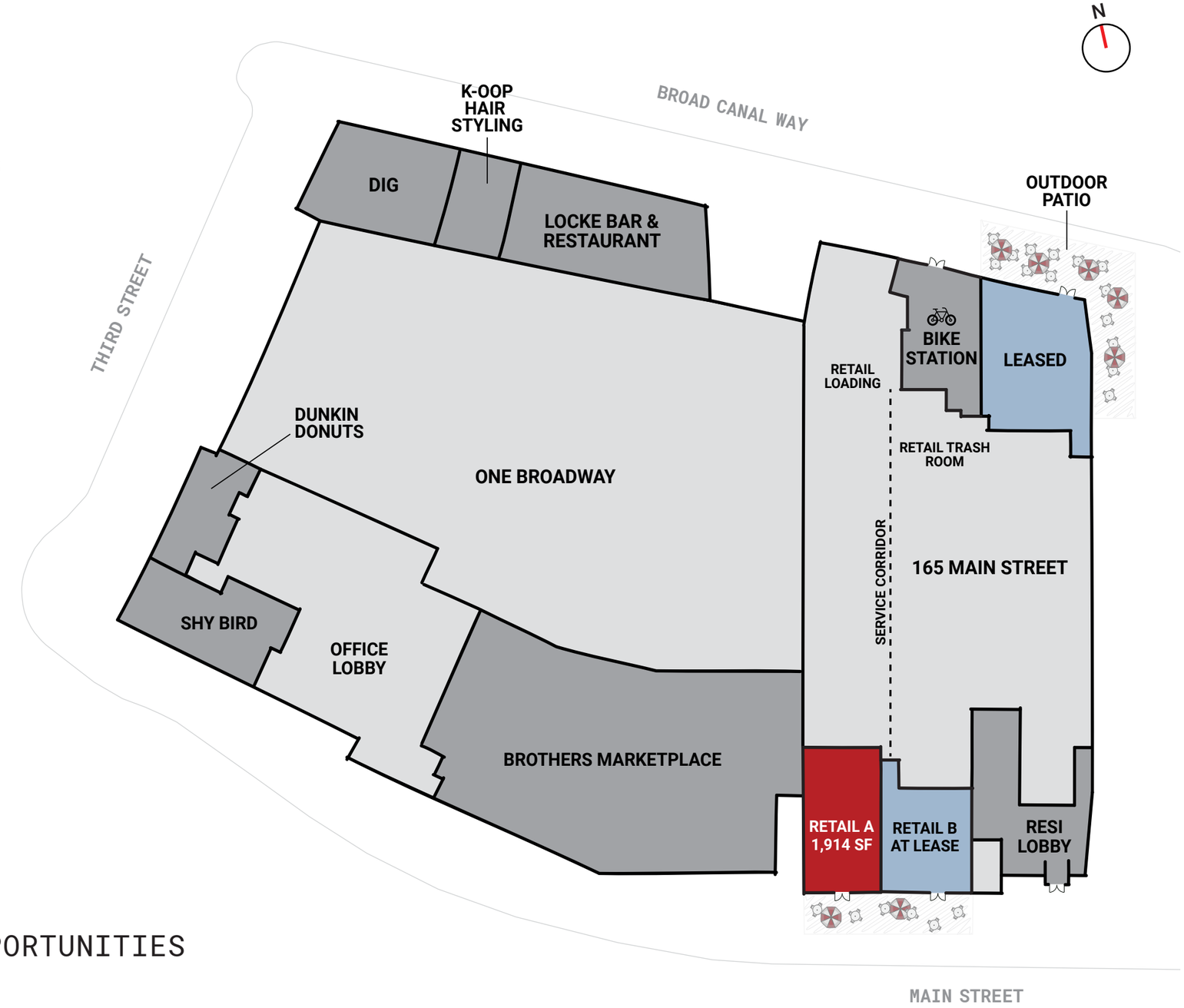
View from Broad Canal

View from Main Street

View from Broad Canal Way

THE OPPORTUNITY

There is only one remaining retail space available at 165 Main Street, which fronts a revitalized Main Street and the MIT Sloan School of Management. The retail space is envisioned as a neighborhood amenity that can take advantage of the foot traffic on Main Street, grocery store co-tenancy, and close proximity to the One65 residential lobby.



AVAILABLE NOW

18'+ CEILINGS

AMPLE FRONTAGE + SIGNAGE OPPORTUNITIES

NEW CONSTRUCTION 300 UNIT RESIDENTIAL BUILDING

LET’S TALK

Graffito is seeking unique retail operators that can add to the existing and growing mix of grocery, service, restaurant, and entertainment uses in and around Kendall Square.

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