

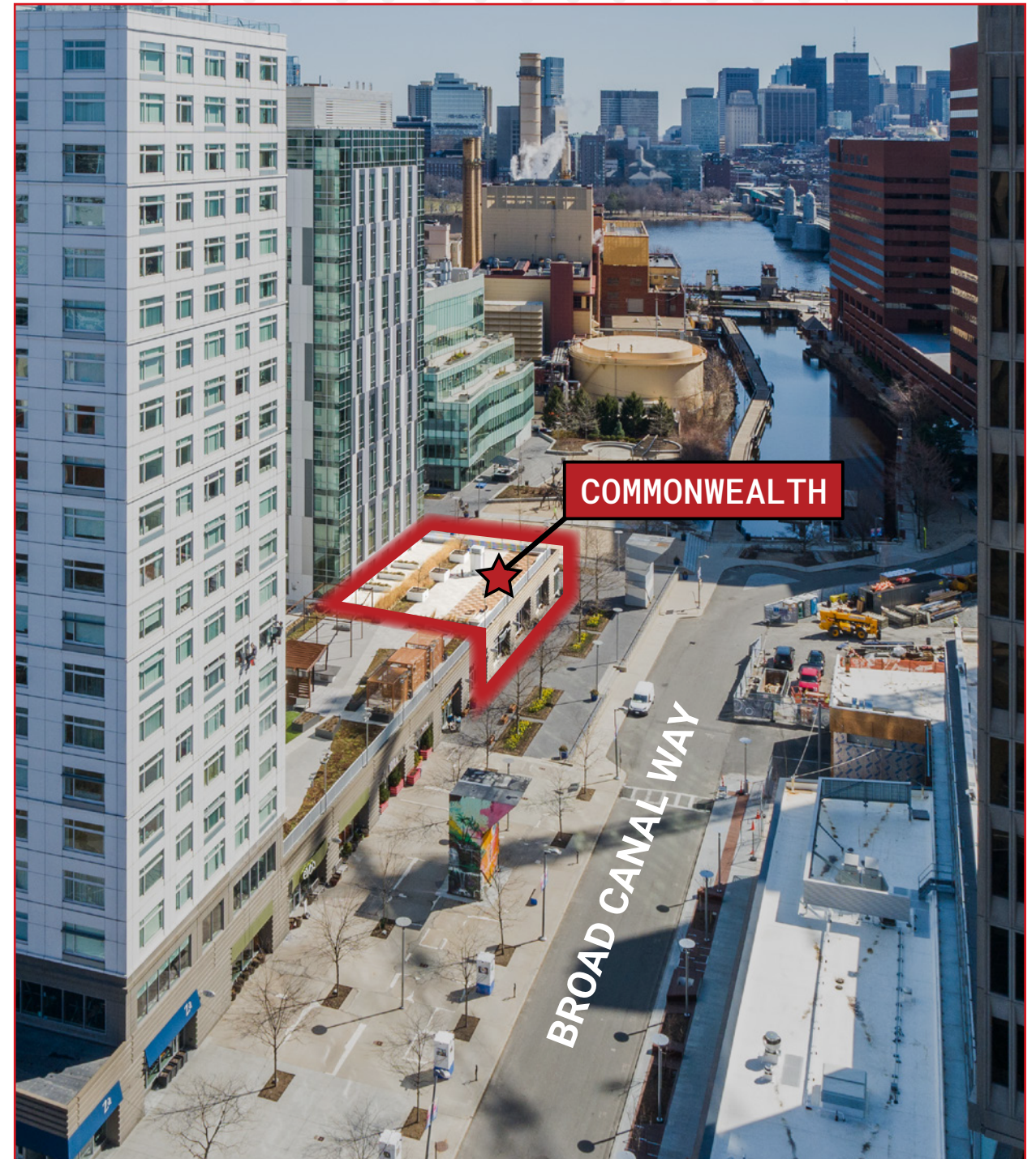
COMMONWEALTH KENDALL SQUARE RESTAURANT OPPORTUNITY



PROJECT OVERVIEW

For the past 10 years, Commonwealth Restaurant has been a staple in the Kendall Square community. The restaurant has hosted a range of dining experiences from weddings to corporate events to intimate gatherings with family and friends. This 6,500 square foot turnkey space has been well-maintained and cared for and is ready for new ownership to carry the torch moving forward.

Commonwealth will close its doors for good in November of 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 in the Premises.



IN THE NEIGHBORHOOD



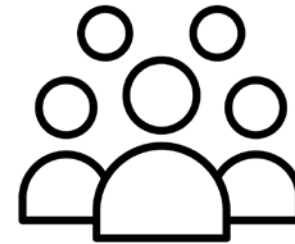
10,000

monthly visitors to One Broadway



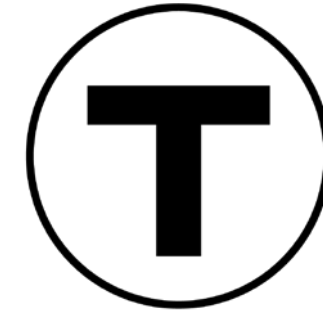
37,500

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:



SITE PLAN

This second-generation, high-visible corner restaurant space is available for immediate occupancy. The restaurant measures 6,530 square feet on the ground floor with an extensive outdoor patio area.



AVAILABLE NOW



6,530 SF TURNKEY RESTAURANT: 150+ SEATS



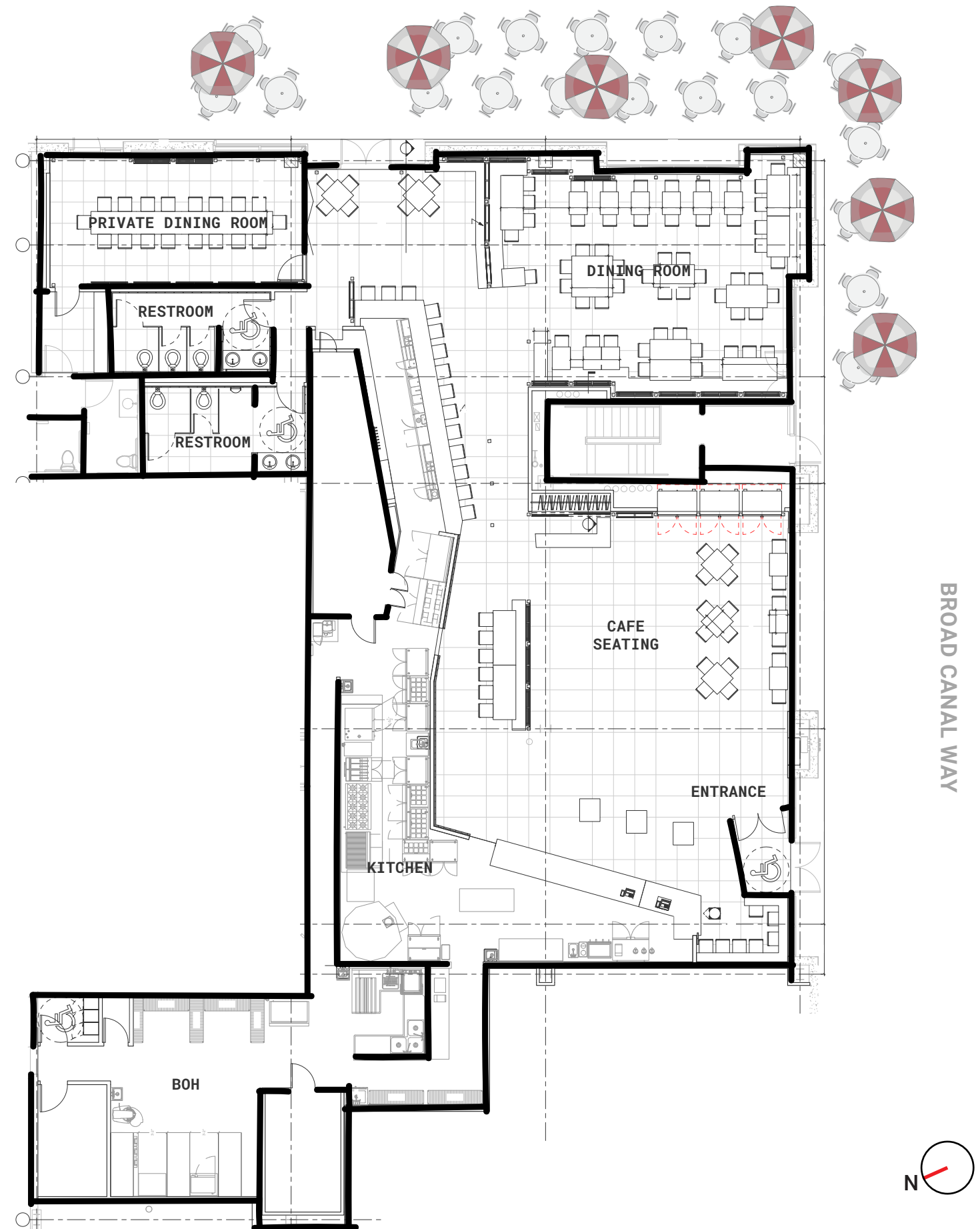
EXTENSIVE OUTDOOR PATIO



LONG-TERM ORIGINAL ISSUE LEASE



ALL ASSET SALE





View of interior
from entrance



Cafe area near restaurant entrance



Bar seating looking toward entrance/cafe



Restaurant dining room

LET'S TALK

Commonwealth will close its doors in early November and Graffito is currently working with ownership to sell the restaurant assets and secure a new long-term restaurant tenant for the Premises.

Ownership is particularly invested in the relationship with the next restaurant tenant to make this another successful 10+ year partnership.

Tours have commenced and inquiries are welcome!



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