

# EV00/ZA KENDALL SQUARE TURNKEY RESTAURANT OPPORTUNITY





# PROJECT OVERVIEW

For the past 14 years, EV00 and Za have been a staple in the Kendall Square community and the key anchor for the mixed-use Watermark property with 465 residential units and over 35,000 SF of retail. This dynamic restaurant team was an early mover in the modern dining scene in Kendall Square offering private dining and expansive patio abutting the Charles River. EV00 and Za were the first restaurants in Massachusetts granted LEED Gold certification and continue to hold those high standards of sustainability and operations.

EV00/Za will close its doors in June 2024 and Graffito is 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 (with potential subdivision) and is focused on securing a strong and experienced restaurant operator for the premises.





**LOCATION**

**EAST CAMBRIDGE**

**THE PORT**

**KENDALL SQUARE**

**MIT**

**CHARLES RIVER**

**MASS AVE**

**MAIN STREET**

**BINNEY STREET**

**THIRD STREET**

**BROAD CANAL WAY**

**DESFINA**

**REBELLE ARTISAN BAGELS**

**ORANGETHEORY**

**SUMIAO**

**LITTLE LUNA**

**FUJI**

**ACEITUNA**

**BERAKA JUICE**

**LILY P'S**

**BON ME**

**CAMBRIDGE ATHLETIC CLUB**

**TATTE**

**BATIFOL**

**PRB BOULANGERIE**

**B.GOOD**

**BODYSCAPES/ JOINT VENTURES**

**TEND DENTAL**

**DEPTH 'N' GREEN**

**CAMBRIDGE SPIRITS**

**GLASS HOUSE**

**CHARLES RIVER CANOE & KAYAK**

**MESTIZO**

**THE LOCKE BAR**

**K-OOP**

**BROTHERS MARKETPLACE**

**SHY BIRD**

**FLAT TOP JOHNNY'S**

**DIG**

**DUNKIN'**

**CHIPOTLE**

**CVS**

**RIPPLE**

**MIT MUSEUM**

**MIT PRESS**

**MIT COOP**

**THEORY BAR & LOUNGE**

**MARRIOTT**

**CAVA**

**LEGAL SEA FOODS**

**CLOVER**

**KENDALL HOTEL**

**ROW 34**

**CAMBRIDGE TRUST**

**LIFE ALIVE**

**VESTER**

**BLUE BOTTLE**

**RESIDENCE INN**

**STARBUCKS**

**SWEETGREEN**

**COREPOWER YOGA**

**MAMALEH'S**

**BON ME**

**STATE PARK**

**AREA FOUR**

**CAMBRIDGE BREWING CO**

**SMOKESHOP**

**MEX TAQUERIA & BAR**

**AREA 4**

**CATALYST**

**AL'S CAFE**

**SULMONA**

**CAFÉ LUNA**

**REVELA SALON**

**ROYAL EAST**

**MAE ASIAN EATERY**

**CLOUD & SPIRITS**

**PARDON MY CHEESESTEAK**

**FLOUR BAKERY**

**.5 MILE RADIUS / 10 MINUTE WALK**

**.25 MILE RADIUS / 5 MINUTE WALK**

**GSP**

**GRAFFITO SP | EV00 / ZA: KENDALL SQUARE TURNKEY RESTAURANT OPPORTUNITY | 2024**

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# IN THE NEIGHBORHOOD



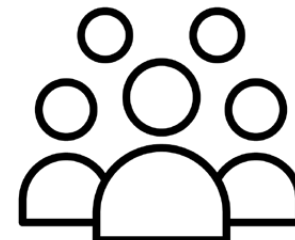
**10,000**

monthly visitors  
to One Broadway



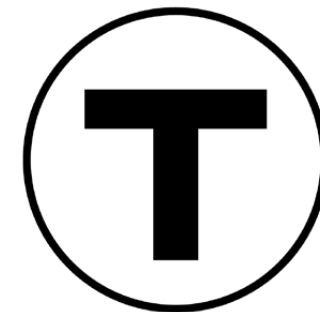
**42,000**

employees within  
a half-mile radius



**8,000**

people living within  
a half-mile radius



**15,440**

daily red line ridership at  
the Kendall T station

## LARGEST EMPLOYERS:





# FLOOR PLAN

Highly visible, second generation, restaurant corner space available for occupancy this summer. This turnkey restaurant is perfect for a dual-concept or larger restaurant offering extensive private dining, events, and catering. In addition to the interior footprint, this restaurant opportunity boasts an extensive outdoor patio area with approximately 150 seats.



AVAILABLE SUMMER 2024



6,530 SF (DEMISING PLAN AVAILABLE UPON REQUEST)



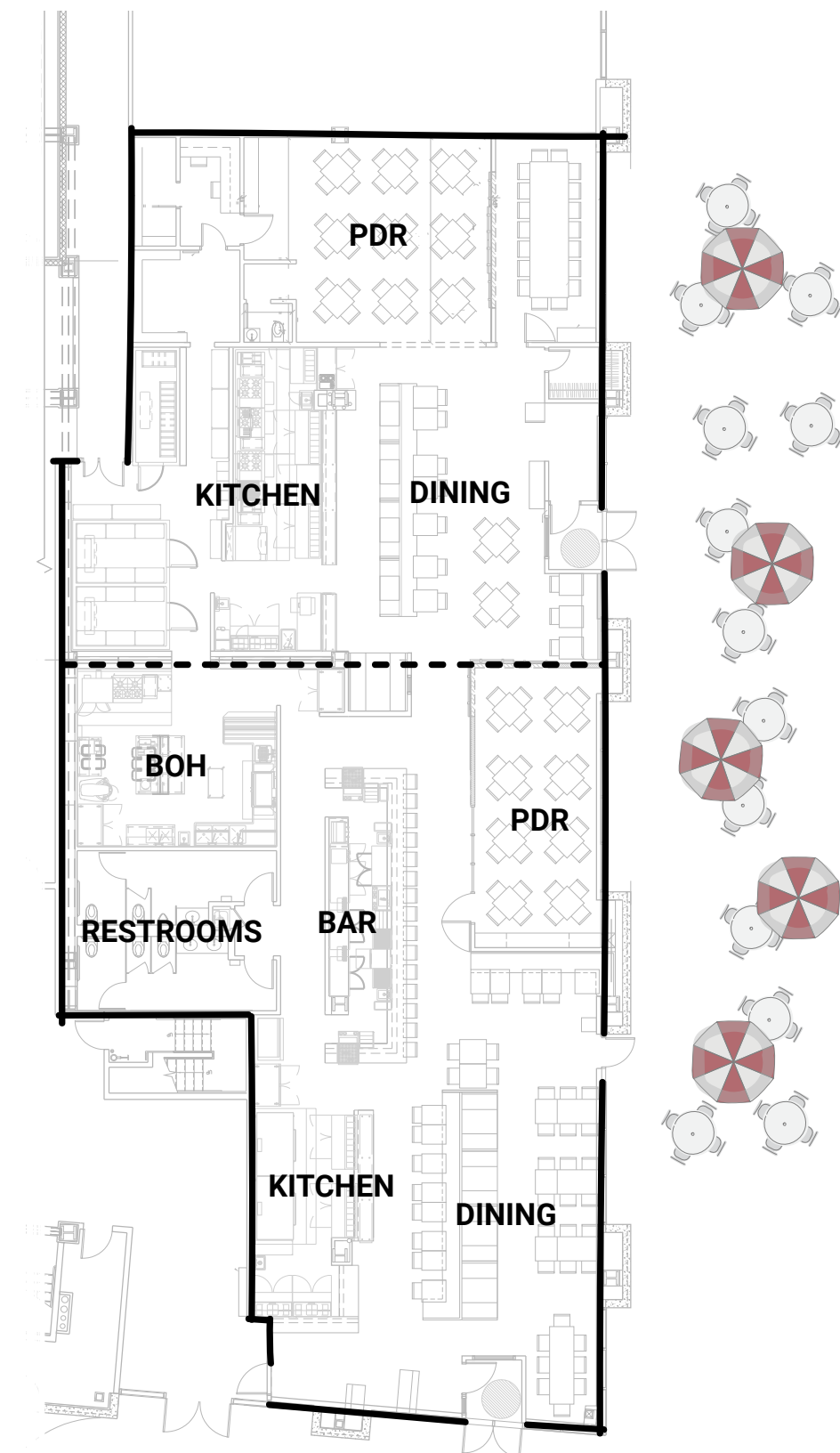
SEAT COUNT: INDOOR 227 / OUTDOOR 148



LONG-TERM ORIGINAL ISSUE LEASE



ALL ASSET SALE INCLUDING FF&E



BROAD CANAL WAY

THIRD STREET







**View of Za on Broad Canal Way  
looking toward Third Street**





**View of EV00 on Broad Canal Way  
looking toward the canal**





Interior view of ZA  
dining area





Interior view of EV00  
dining area





Expansive outdoor  
seating area



# LET'S TALK

This 6,500 square foot dual-concept restaurant has been well-maintained over the years and is ready for new ownership to carry the torch and activate this highly visible, marquee corner at Third Street & Broad Canal Way.

Graffito is currently seeking a new long-term restaurant partner to anchor the property and complement the existing retail mix in Kendall Square. Tours have commenced and all interested parties are encouraged to reach out to GSP.

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