

40 THORNDIKE RETAIL + RESTAURANT OPPORTUNITIES



PROJECT ORIENTATION

East Cambridge is home to cutting-edge life science, pharmaceutical and technology companies, a diverse resident base, incredible parks and open spaces and an eclectic mix of retail and restaurants.

This unique retail opportunity is part of the 40 Thorndike mixed-use Class A office development that includes the transformation of the former Edward J. Sullivan Courthouse into an innovation hub with 422,000 SF of Class A Office, 48 apartment homes and 15,000 SF retail and amenity space. The redevelopment also includes a year-round open market, restaurant, and community gathering and events space called First Street Market, which fronts First Street.



RETAIL MIX

0.5 MILE RADIUS (10 MIN WALK)

SOMERVILLE

CHARLESTOWN

BOSTON

CAMBRIDGE STREET

THIRD STREET

FIRST STREET

BINNEY STREET

INTERSTATE 93

HOLIDAY INN

FAIRFIELD INN

HAMPTON INN

CAFE BEATRICE
THE LEXINGTON
GEPETTO
LAMPLIGHTER

LONE STAR TACO BAR

DUNKIN'

REI

TATTE

CURIO COFFEE

USPS

CVS

BON ME

GUFO

GOLD STAR
MOTHER'S PARK

CAMBRIDGE
CROSSING

EF EDUCATION

EAST
CAMBRIDGE

40 THORNDIKE /
FIRST STREET MARKET

STARBUCKS

BLAZE PIZZA

NORTH POINT
PARK

MUSEUM OF SCIENCE

REBELLE BAGELS

SHOES ON FIRST

BofA

USPS

HOTEL MARLOWE

ORANGETHEORY

BOCA GRANDE

CAMBRIDGESIDE

SUMIAO

ROGERS STREET
PARK

PETMEDIC

ROYAL SONESTA

KENDALL
SQUARE

SWEETGREEN

BATIFOL

FUJI

BON ME

HELMAND

TOSCANINI'S

KENDALL FLOWER

BofA

B.GOOD

TATTE

LILY P'S

CAMBRIDGE SPIRITS

BLUE BOTTLE

VESTER CAFE

LIFE ALIVE

MARRIOTT

EVOO

ZA

GLASS HOUSE

CHARLES RIVER CANOE & KAYAK

LEGAL SEA FOODS

CLOVER

ROW 34

RIPPLE CAFE

CVS

DIG

BROTHERS MARKETPLACE

SHY BIRD

FLAT TOP JOHNNY'S



IN THE NEIGHBORHOOD



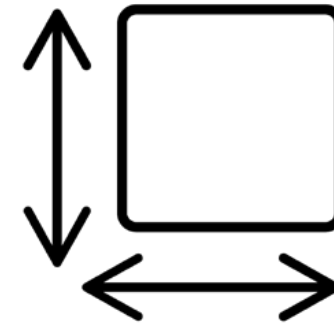
18,000

residents within
one-mile radius



60,000

employees with
one-mile radius



1.1M

square feet of new Class A
Office and Lab



1,100

public garage
parking spaces

LARGEST EMPLOYERS:



FLOOR PLAN

Approximately 9,000 SF of retail and restaurant space available at the corner of Second and Third Streets. Anchored by daycare and community space at the opposite corners of the building, the available retail spaces can accommodate a mix of uses including food & beverage, retail, neighborhood shops and amenities.



DELIVERY Q2 2024



RESTAURANT INFRASTRUCTURE



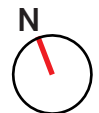
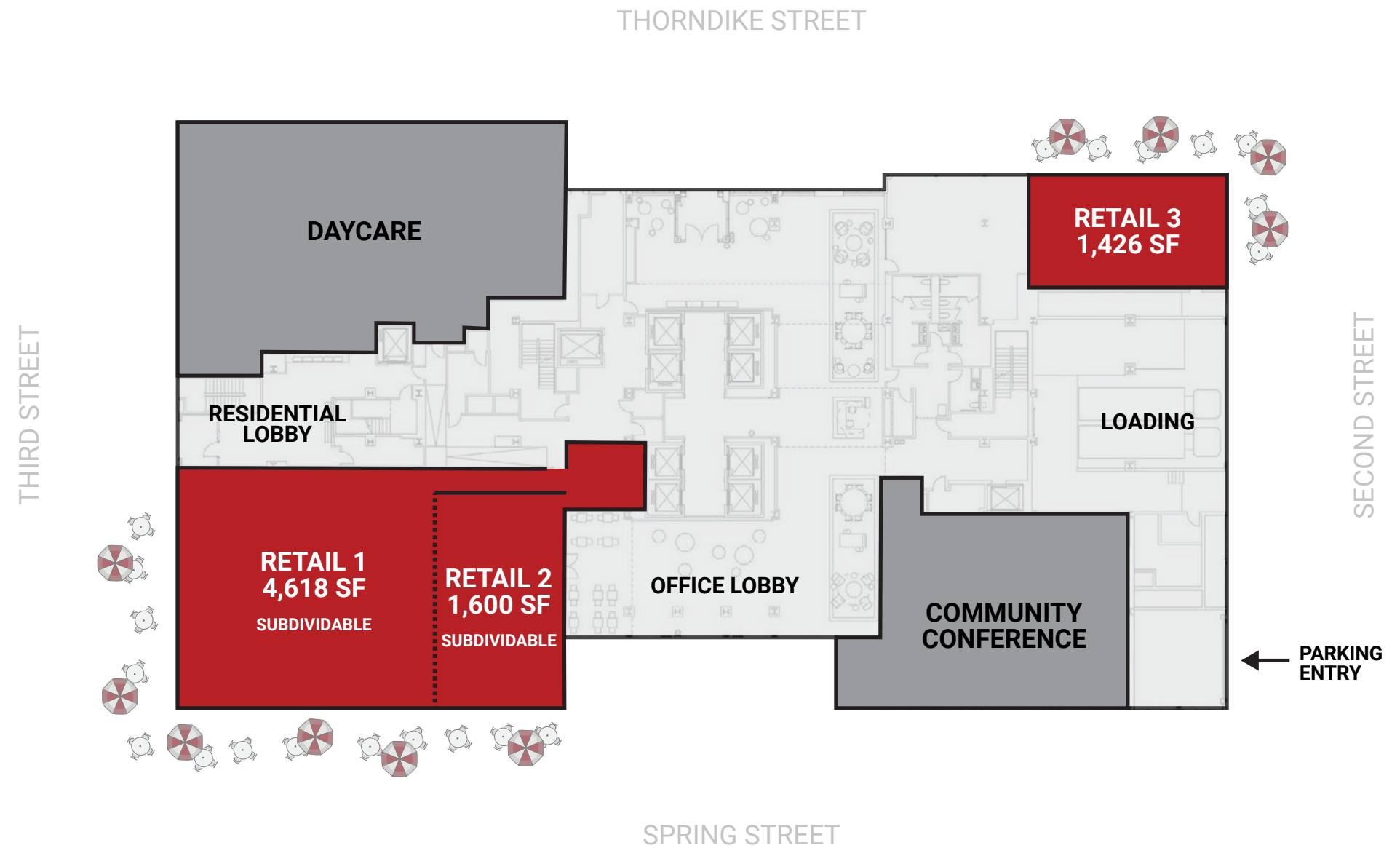
12 – 18' CEILINGS



VISIBLE SIGNAGE OPPORTUNITIES



OUTDOOR SEATING



LET'S TALK

Leggat McCall Properties and Graffito are seeking dynamic, independent restaurants and retail businesses to complement the evolving retail ecosystem in the heart of the East Cambridge community.



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