

745 ATLANTIC AVENUE 1,480 SF TURNKEY CAFÉ OPPORTUNITY



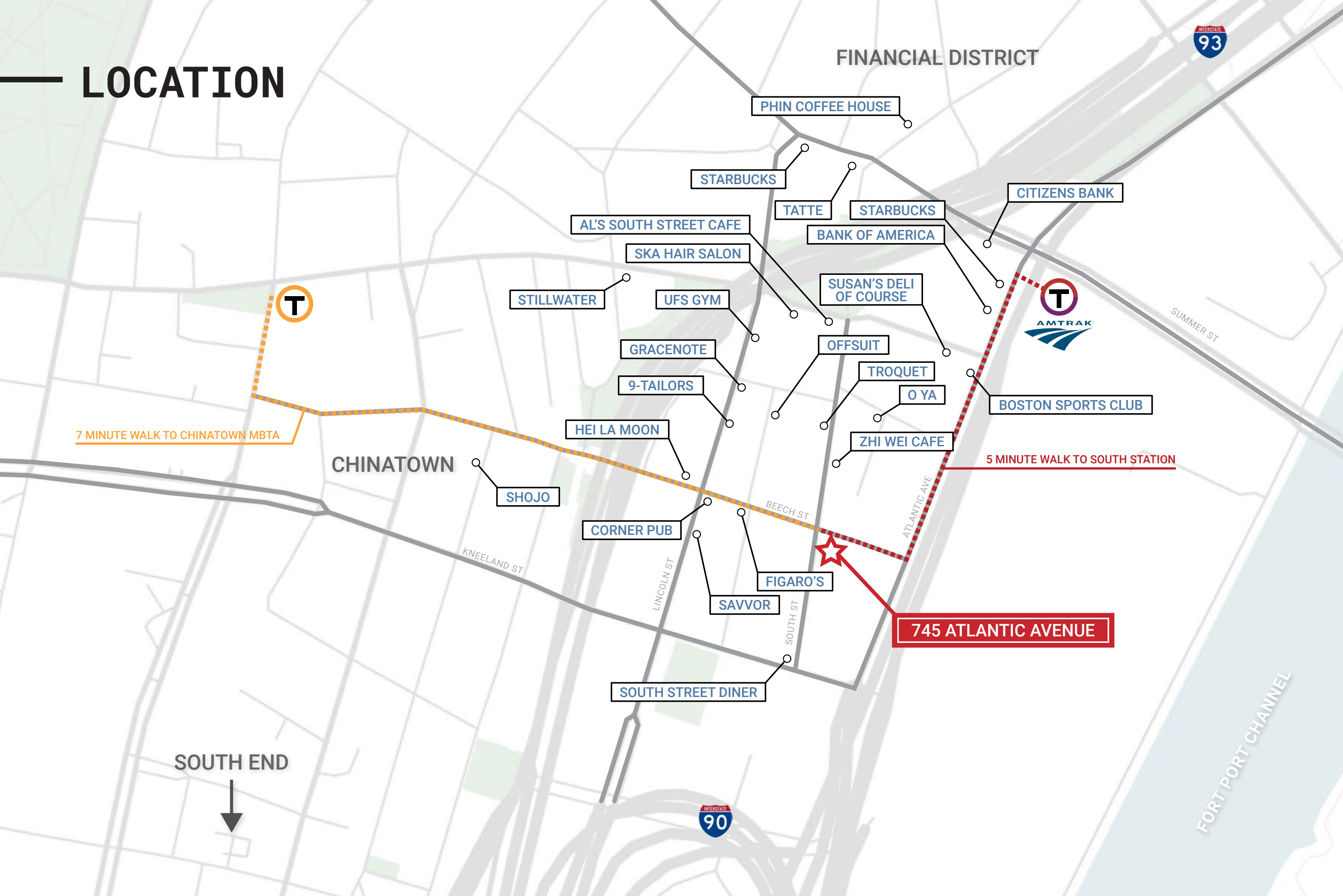
PROJECT OVERVIEW

Turnkey café/coffee bar opportunity located at the ground floor of the newly converted 155,000 SF office/lab building, 745 Atlantic Avenue, in the heart of the Leather District. The space is situated along Beach Street and has dedicated storefront access, as well as interior lobby access into the café. This building is steps away from New England's largest transportation hub, South Station, including the newly constructed South Station tower, a mixed-use project consisting of office space and residential units. It is also at the confluence of the Downtown Crossing, Financial District and Chinatown neighborhoods.

This 1,480 SF space is a fully built-out, turnkey opportunity for a unique coffee operator along Beach Street with excellent visibility and accessibility off of Atlantic Ave from South Station.



LOCATION

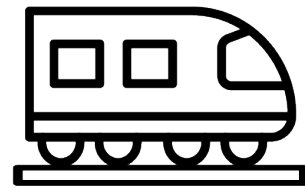


IN THE NEIGHBORHOOD



18,000

South Station daily entries
(busiest stop in New England)



1.5M

riders per year
on Amtrak



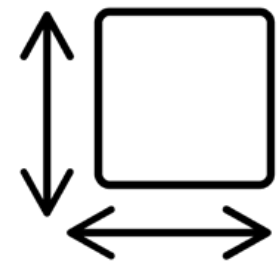
1.4M

visitors per year
to the Greenway



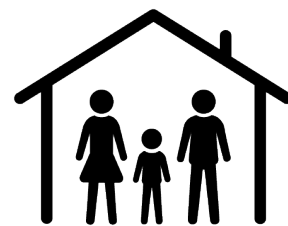
210,100

employees within
a one-mile radius



2.6M

square feet of new
development in next 2 years



67,000

residents within
one-mile radius



193,000

daytime population within
one-mile radius



5

minute walk to
Financial District



**Storefront looking
towards South Station**



**View from entrance of
coffee bar and seating**



**View towards entrance of
coffee bar and seating**



Lobby entrance into cafe

THE OPPORTUNITY

Unique 1,480 SF turnkey café/coffee bar opportunity with dedicated storefront and entry off of Beach Street, as well as access from newly renovated building lobby. This space is situated in the heart of the Leather District neighborhood, steps from South Station.



AVAILABLE IMMEDIATELY



FULL TURNKEY OPPORTUNITY



FRONTAGE ALONG BEACH STREET



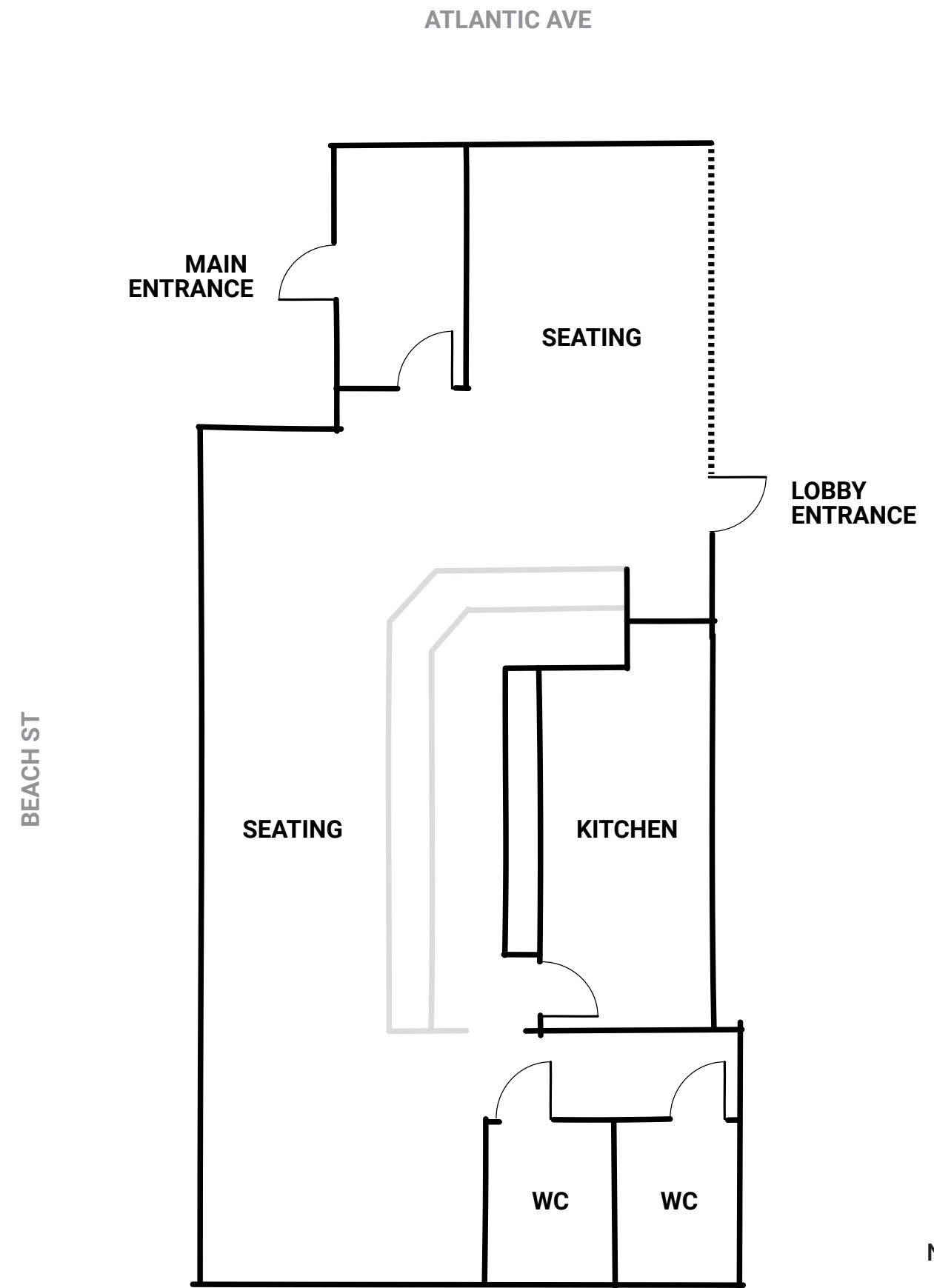
DEDICATED TRASH/LOADING



GARAGE PARKING AVAILABLE



CREATIVE DEAL STRUCTURE



LET'S TALK

Graffito is seeking a best-in-class, independent coffee operator to be open a minimum of five days per week.

NOW AVAILABLE!!!



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