

165 MAIN STREET RETAIL + RESTAURANT OPPORTUNITY



PROJECT ORIENTATION

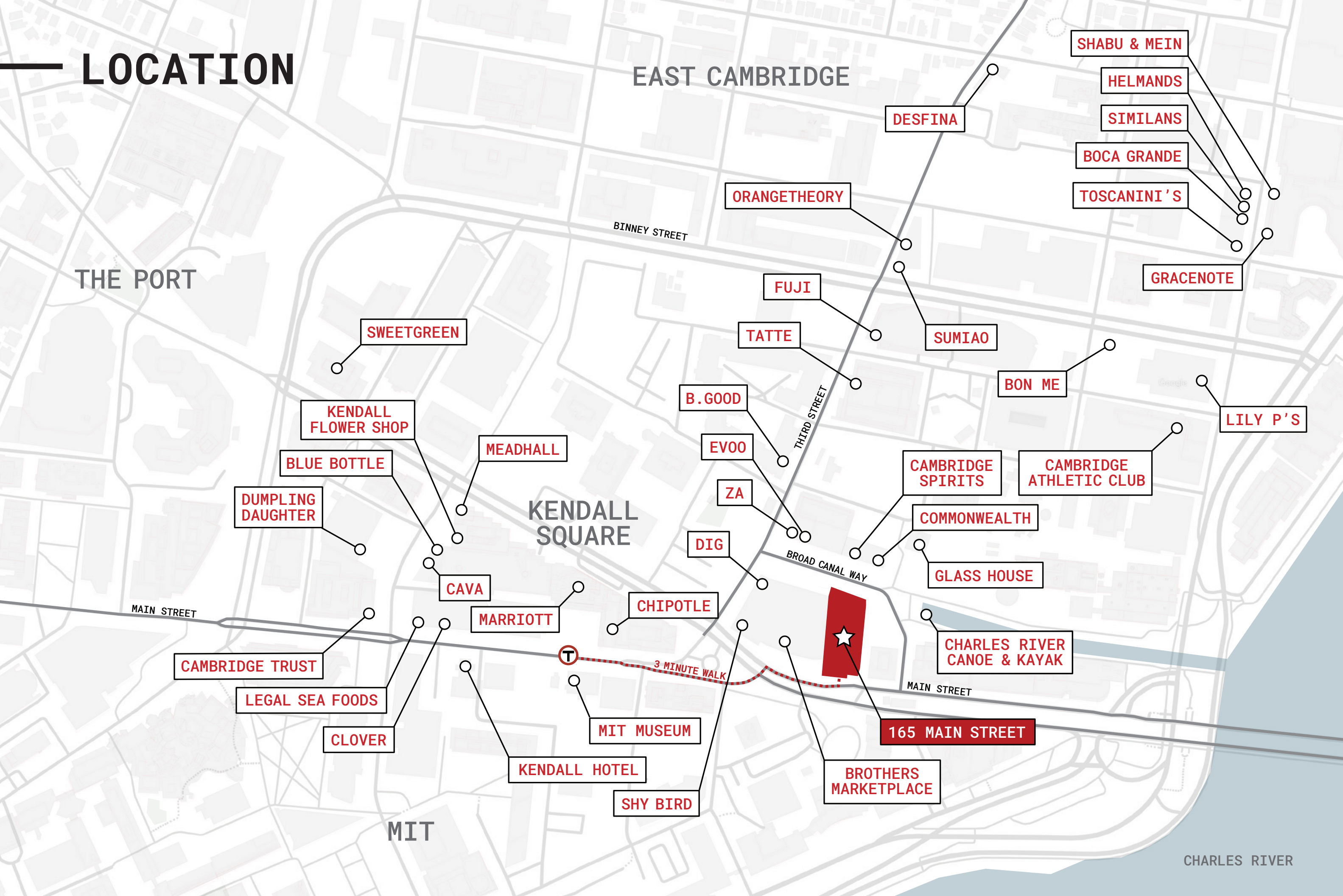
Kendall Square:
the most innovative square
mile on the planet.

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



— IN THE NEIGHBORHOOD



10,000

monthly visitors
to One Broadway



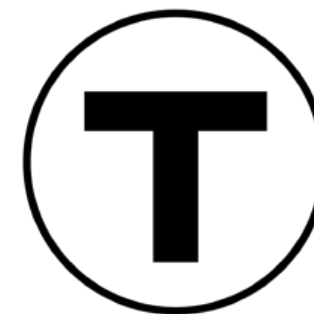
37,500

employees within
a half-mile radius



5,000

people living within
a half-mile radius

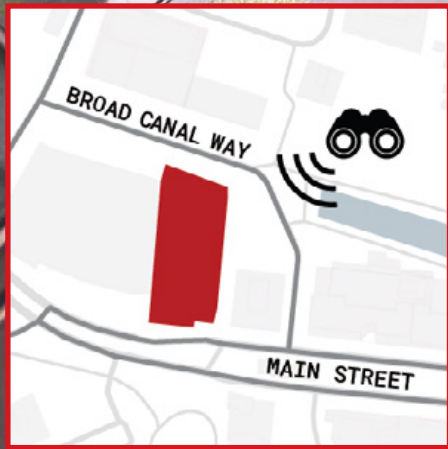
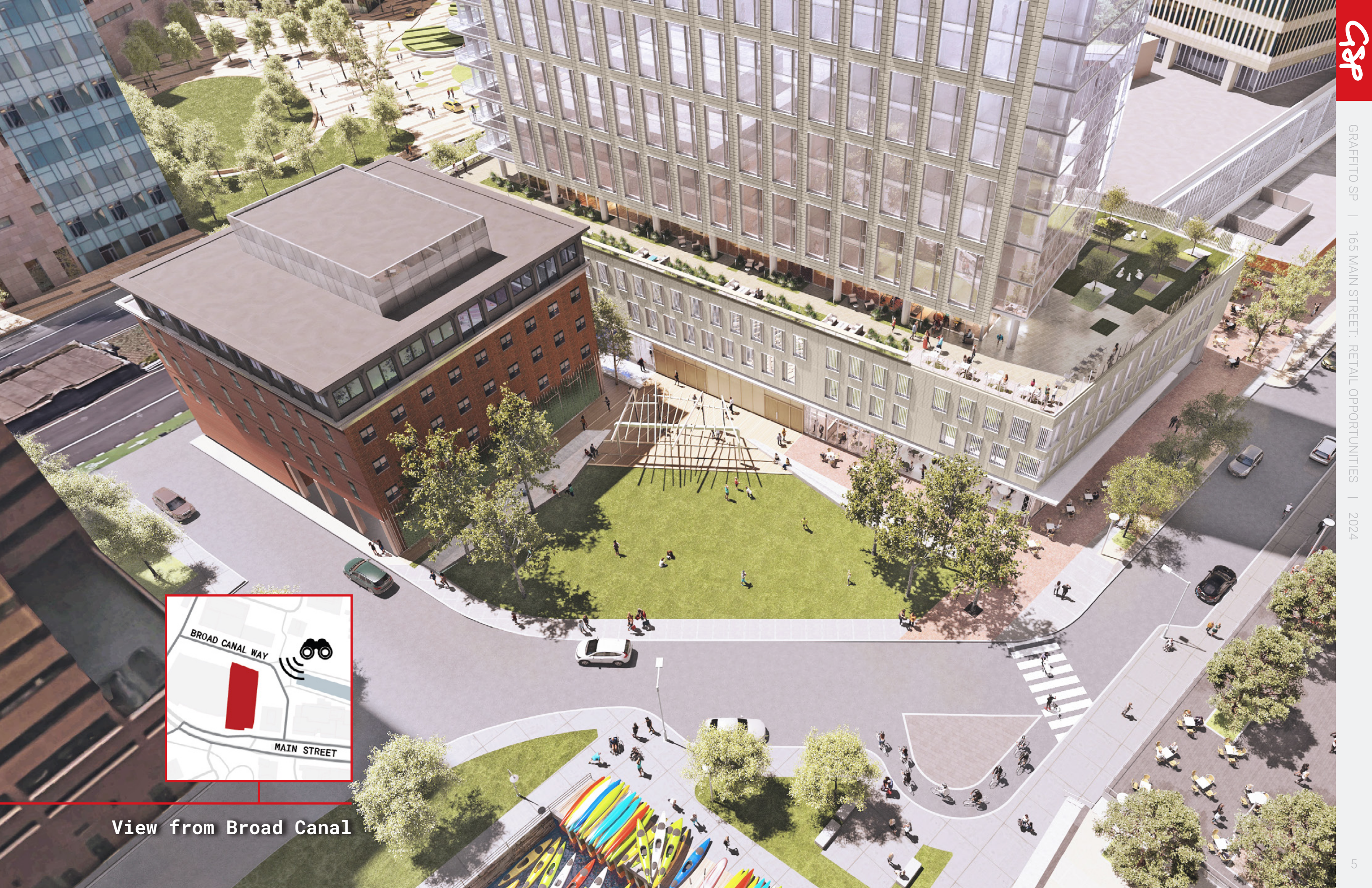


15,440

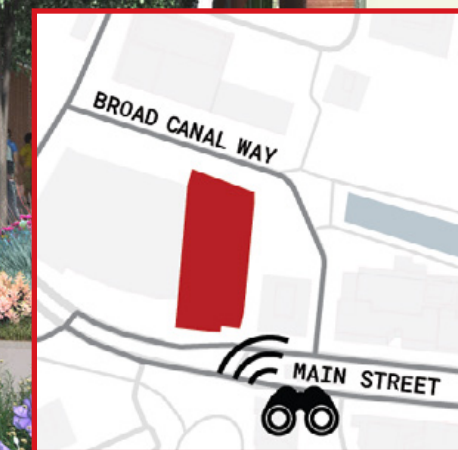
daily red line ridership at
the Kendall T station

LARGEST EMPLOYERS:

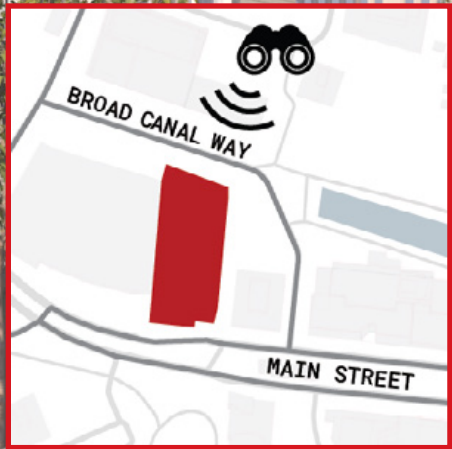




View from Broad Canal



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



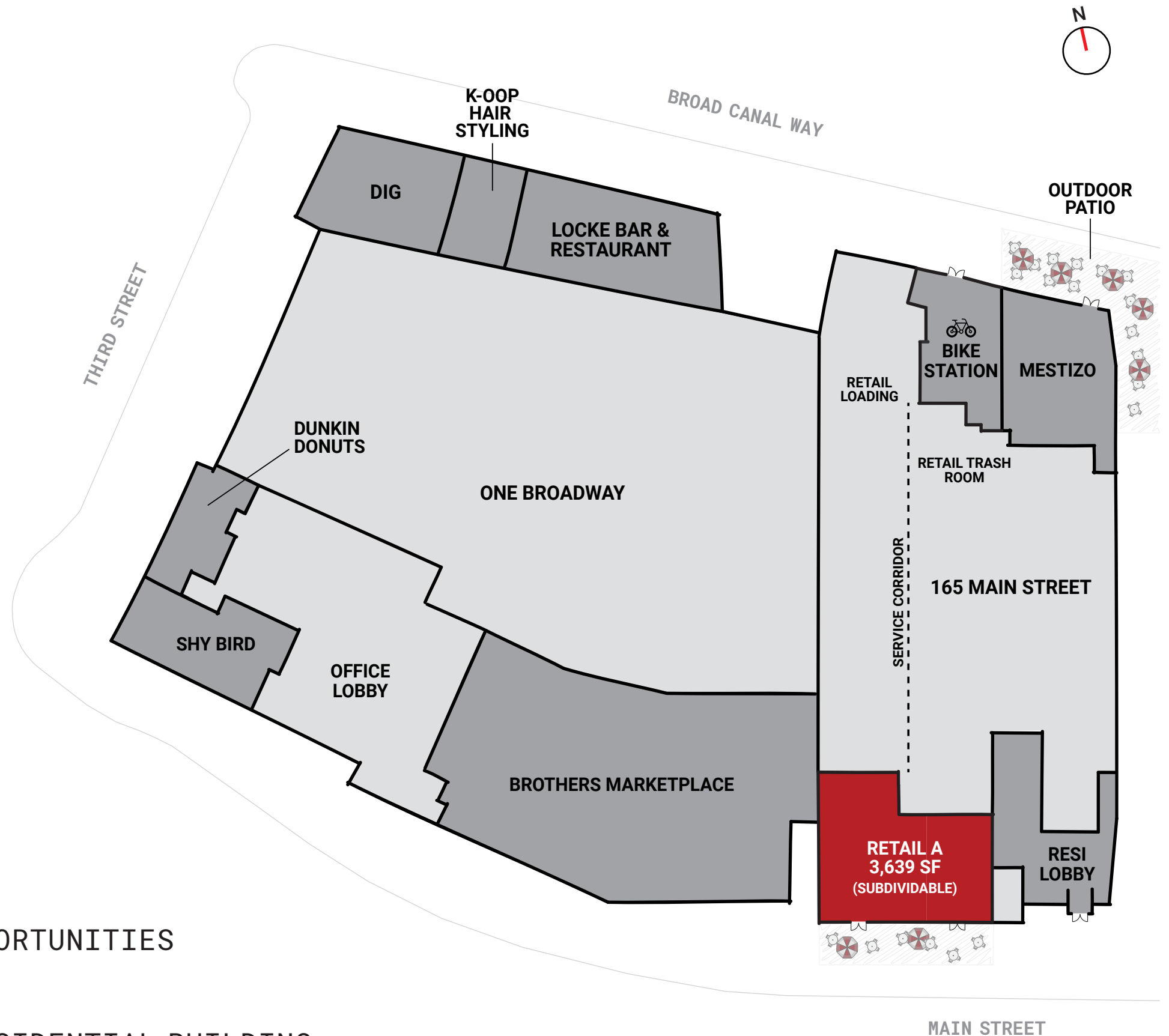
18' + CEILINGS



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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