

350 THIRD STREET SECOND-GENERATION RETAIL OPPORTUNITY



PROJECT OVERVIEW

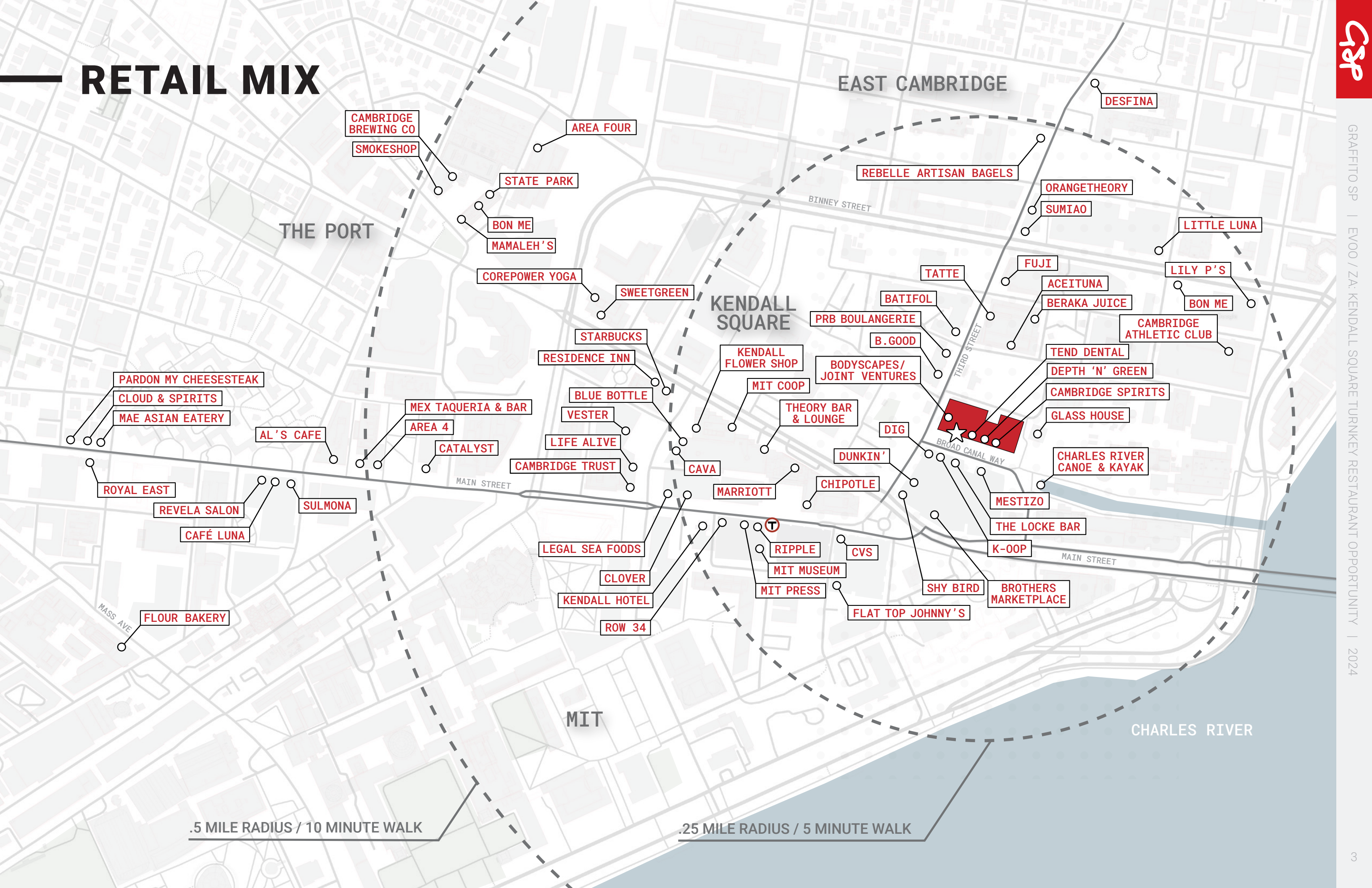
Kendall Square: the most innovative square mile on the planet.

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.

The Watermark property is uniquely positioned in the heart of Kendall Square steps from the MBTA Redline T-Station. The commercial space of this 465-unit mixed-use residential building is fully-leased except for 1,057 SF second-generation retail space fronting Broad Canal Way and Third Street.



RETAIL MIX



.5 MILE RADIUS / 10 MINUTE WALK

.25 MILE RADIUS / 5 MINUTE WALK

IN THE NEIGHBORHOOD



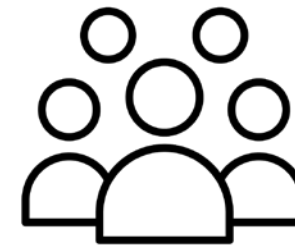
10,000

monthly visitors
to One Broadway



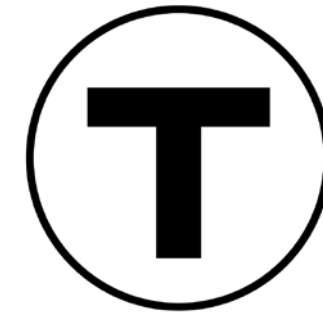
42,000

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:





View of dining area



View of dining area



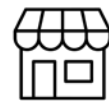
Expansive outdoor seating

THE OPPORTUNITY

1,057 SF second-generation retail footprint available for occupancy this spring. This turnkey space is perfect for neighborhood retail, service, and non-vented food uses. This Premises also includes an extensive outdoor patio area with strong local co-tenancy.



AVAILABLE SPRING 2025



FRONTAGE ALONG BROAD CANAL WAY



465 RESIDENTIAL UNITS ABOVE



NON-VENTED, VANILLA BOX DELIVERY



HIGHLY VISIBLE SIGNAGE OPPORTUNITIES



LET'S TALK

Graffito is seeking a long-term retail partner to enhance the diverse mix of ground-floor tenants at Watermark and bring vitality to this prime retail strip at the intersection of Third Street and Broad Canal Way.



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