

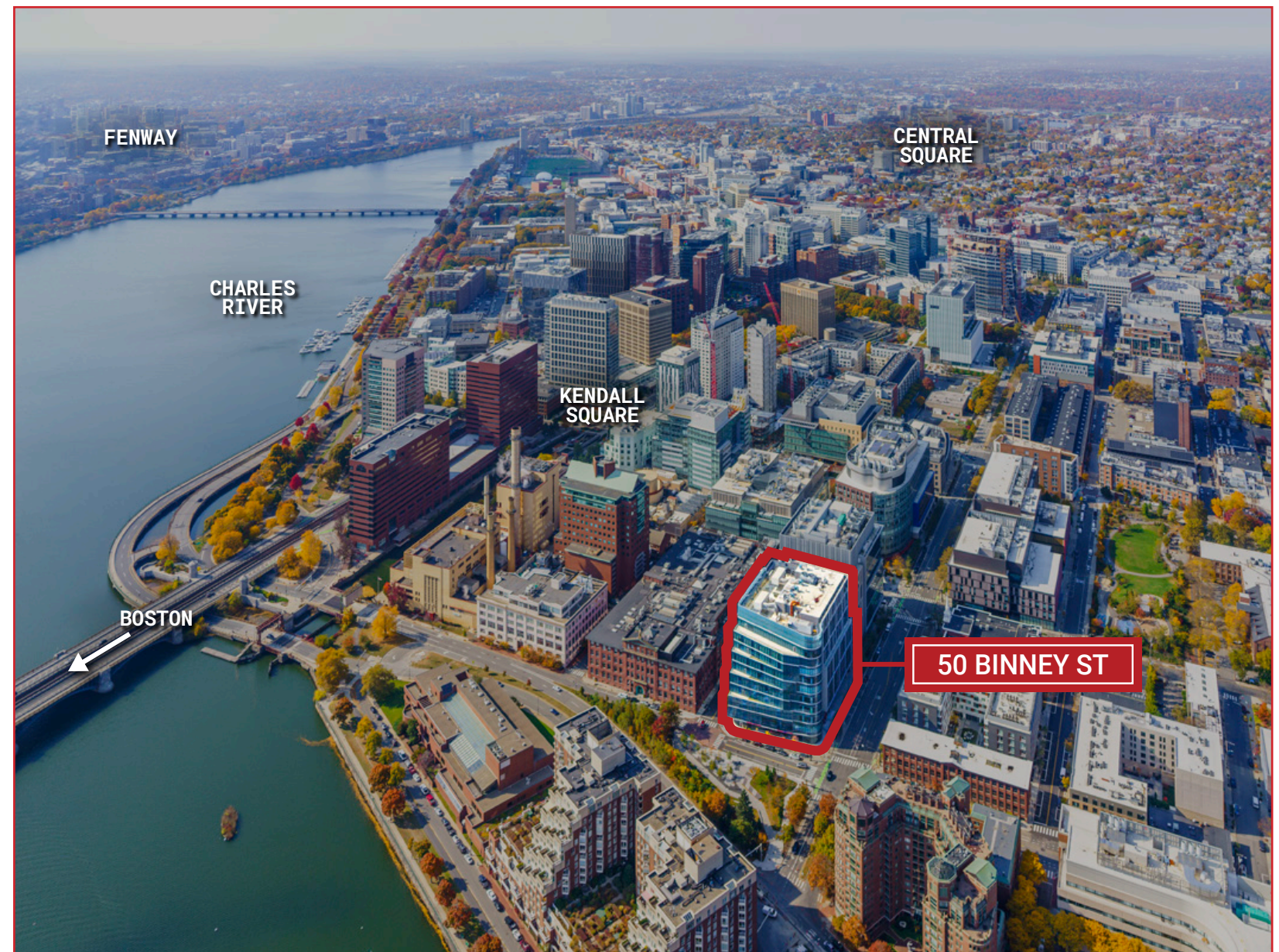
50 BINNEY STREET TURNKEY RESTAURANT OPPORTUNITY



PROJECT ORIENTATION

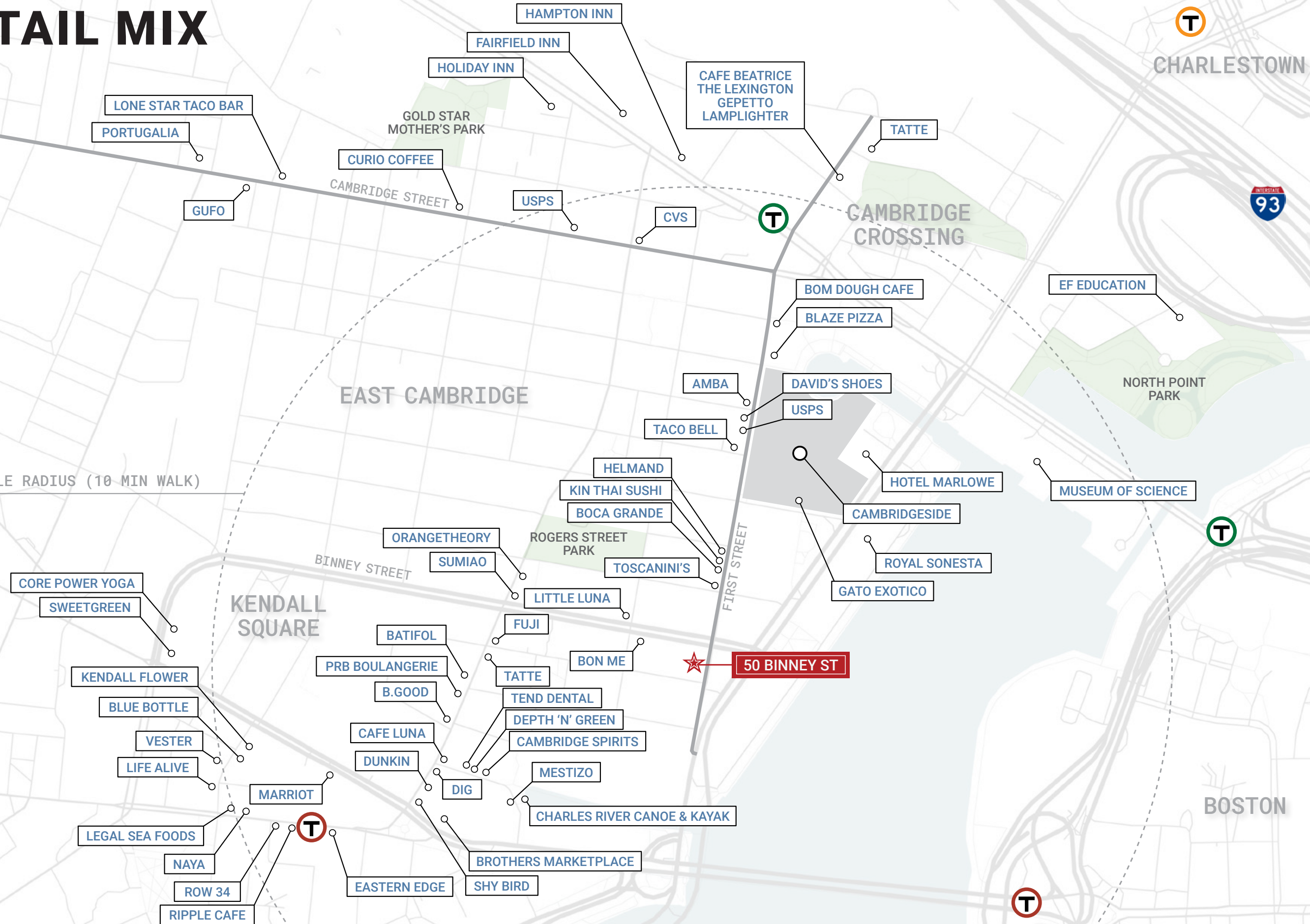
50 Binney is a premier 530,000 SF Class A lab and office building that anchors Alexandria Center in the heart of Kendall Square, Cambridge, MA. Recognized as the most innovative square mile on the planet, the neighborhood is home to a dense cluster of biotech, technology, and research institutions, with MIT at its core.

Within this landmark property is a 5,800 SF turnkey restaurant space that has been meticulously maintained over the past five years and is ready for immediate use. Positioned at the prominent corner of Binney Street and First Street, the restaurant features expansive frontage, soaring ceilings, private dining areas, and a generous outdoor patio. The layout is well suited for both intimate gatherings and larger group dining.



RETAIL MIX

0.5 MILE RADIUS (10 MIN WALK)



IN THE NEIGHBORHOOD



131,500

daytime population within one-mile radius



18,000

residents within one-mile radius



213k

average household income within one-mile radius



10,000

daily traffic counts along Binney Street

LARGEST EMPLOYERS:





Main dining and bar area



Private dining area



Meticulously maintained, fully-equipped kitchen



Expansive patio along First Street

THE OPPORTUNITY

New to market, this turnkey restaurant space is available for immediate occupancy. A spacious, well-equipped kitchen supports both daily dining service and expanded opportunities such as private events and catering. With prime visibility and a flexible layout, the space is ideally positioned to attract neighborhood regulars and destination diners alike.



AVAILABLE NOW



OUTDOOR SEATING



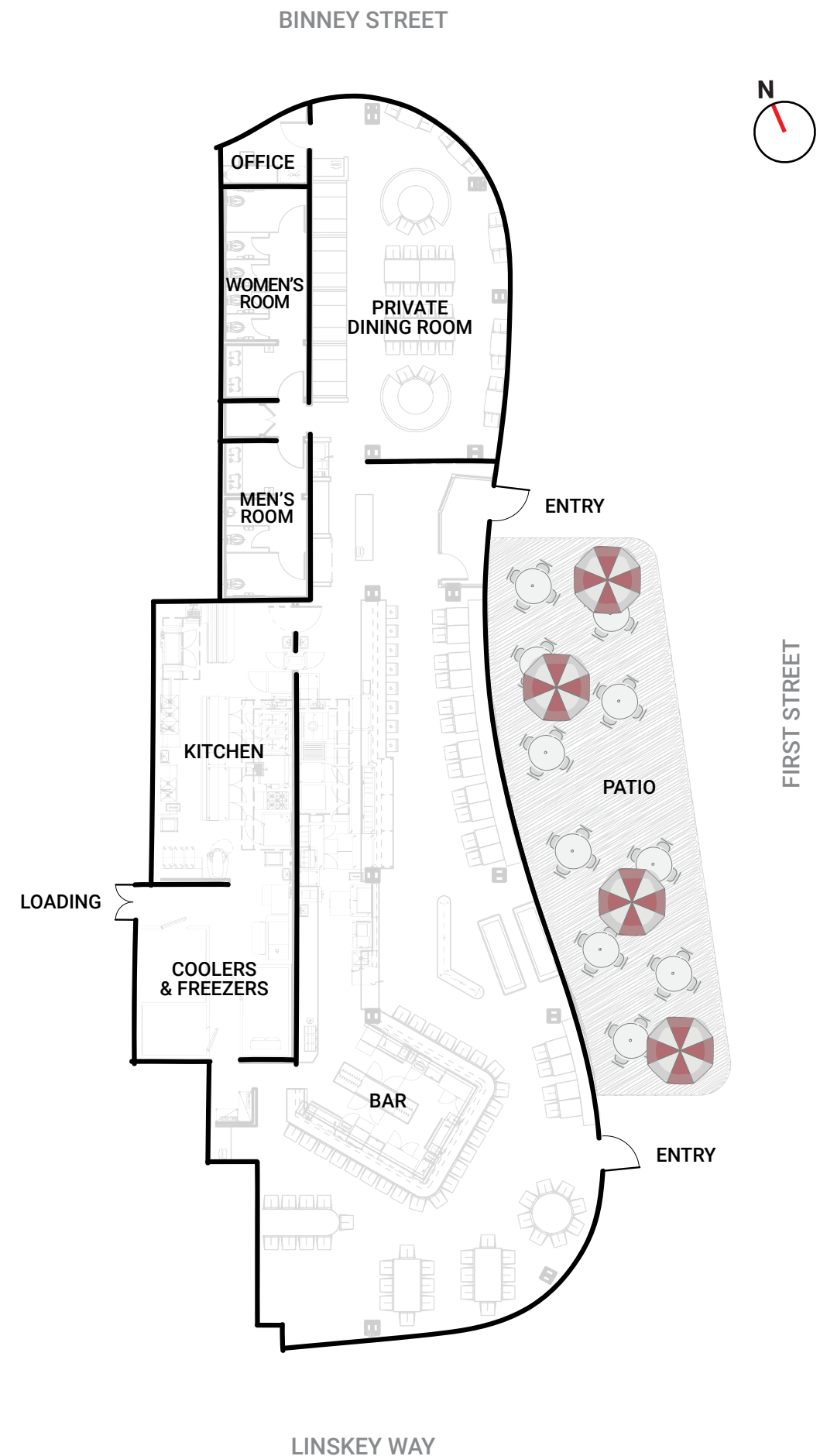
EMPLOYEE + CUSTOMER PARKING ON-SITE



18' CEILINGS



HIGHLY VISIBLE CORNER + SIGNAGE



LET'S TALK

Graffito is actively seeking a restaurant partner for this second-generation restaurant space at 50 Binney Street, a premier location within Kendall Square. With exceptional visibility, strong nearby anchors, and a dense daytime population fueled by office/lab workers and visitors, this offering provides a unique chance to connect with a built-in audience and thrive in one of Cambridge's most vibrant, highly trafficked districts.

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