

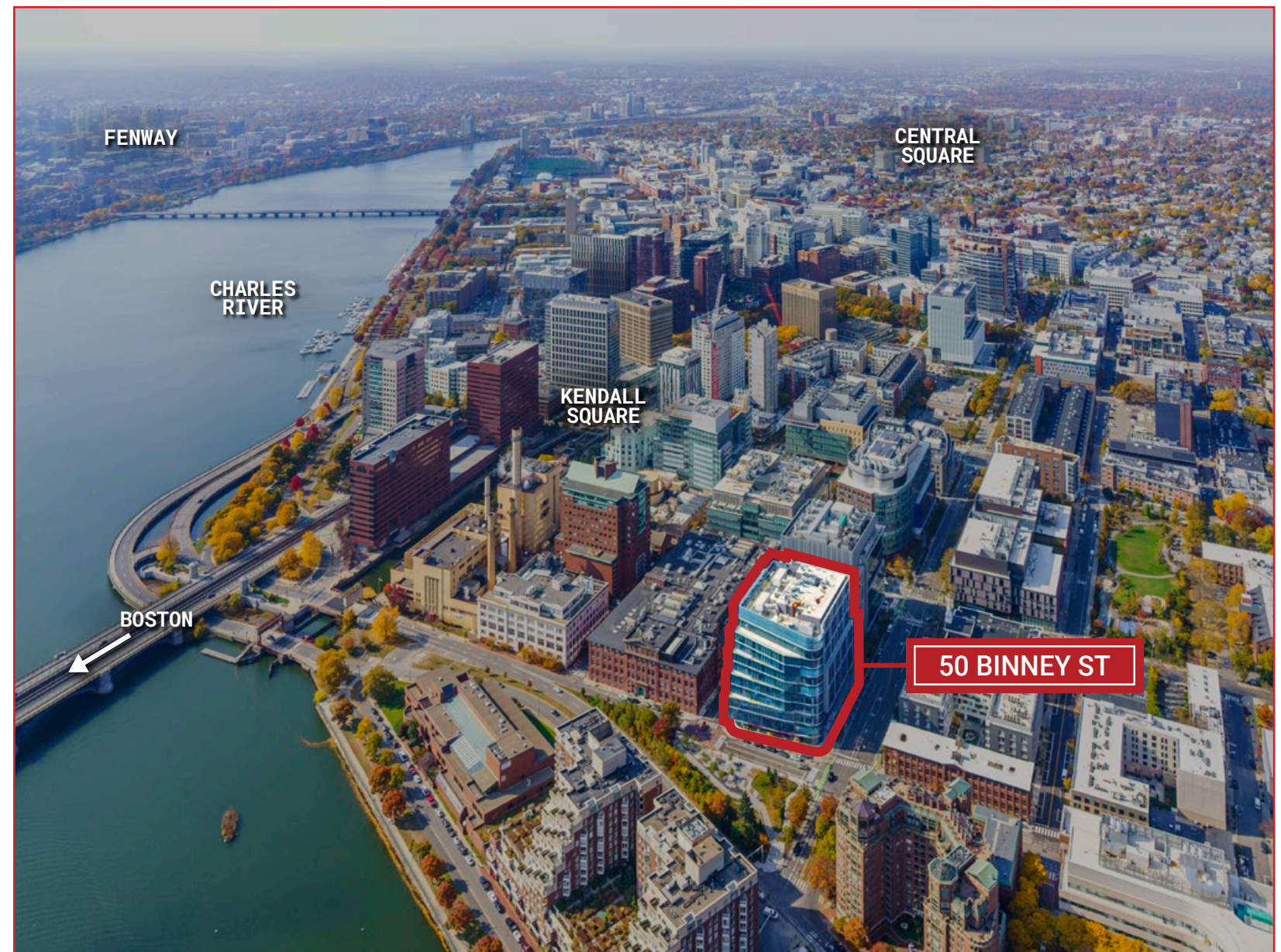
# 50 BINNEY STREET TURNKEY RESTAURANT OPPORTUNITY



# 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)

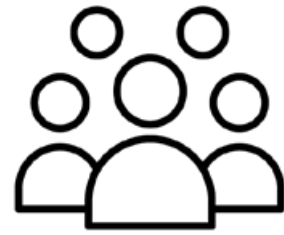


# IN THE NEIGHBORHOOD



**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



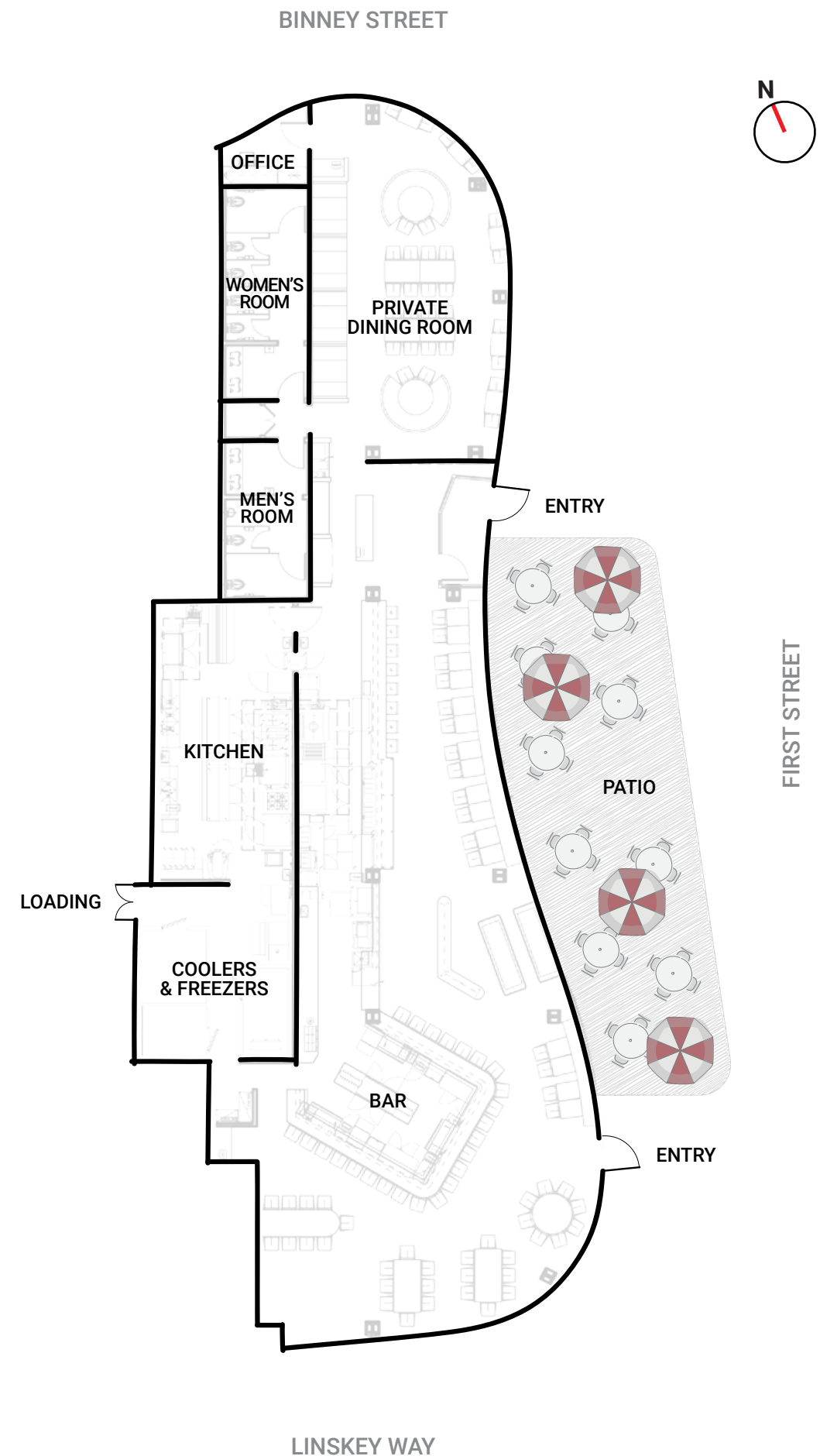
EMPLOYEE + CUSTOMER PARKING ON-SITE



18' CEILINGS



HIGHLY VISIBLE CORNER + SIGNAGE

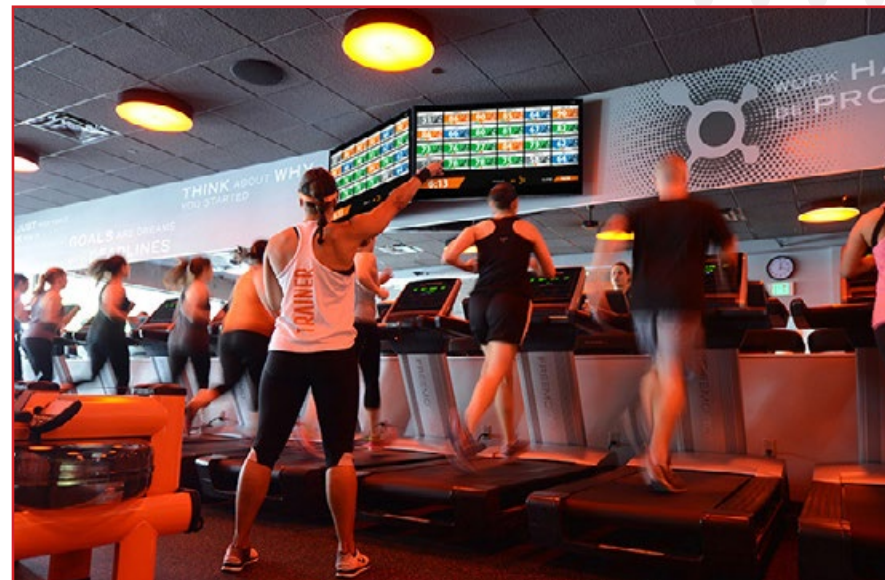


# LET'S TALK

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.

**Dave Downing**  
dave@graffito.com  
617.401.2872

**Angela VanArsdale**  
angela@graffito.com  
978.766.5142



ALEXANDRIA®  
Building the Future of Life-Changing Innovation®