

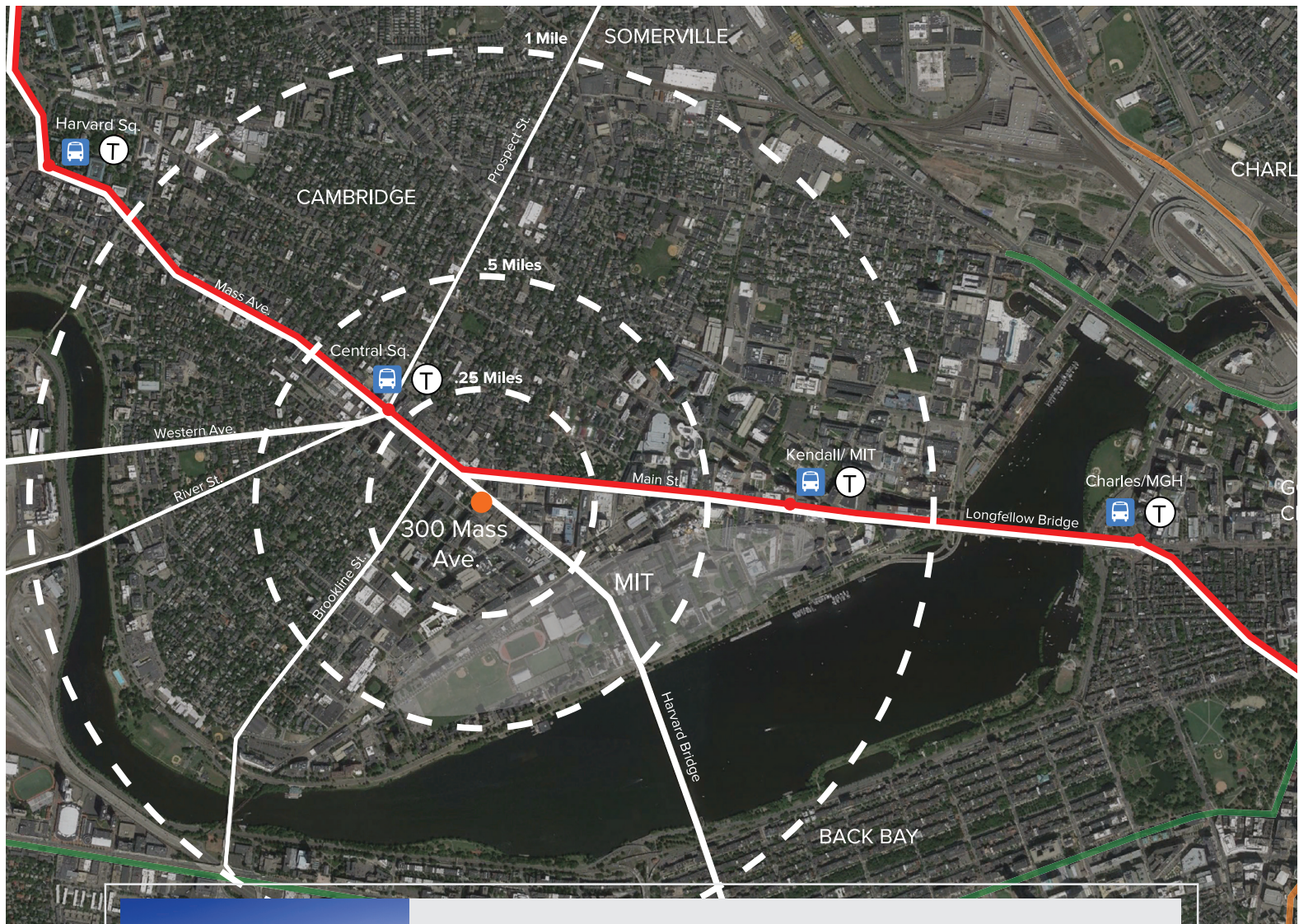


RESTAURANT/RETAIL SPACE FOR LEASE  
**300 MASSACHUSETTS AVE**



**GRAFFITO SP**

CONTACT: DAVID DOWNING  
617.401.2871 | LEASING@GRAFFITOSP.COM

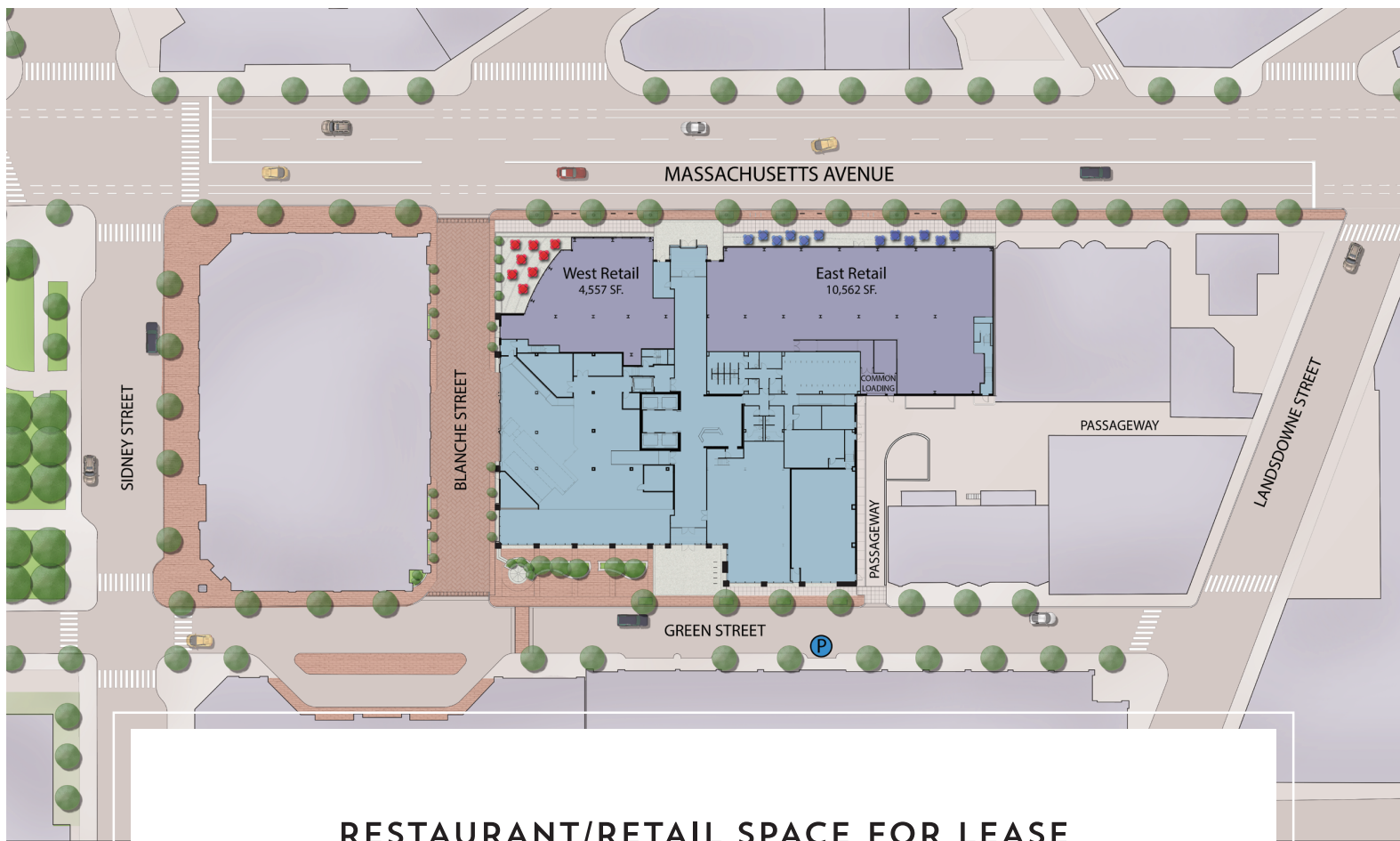


## RESTAURANT/RETAIL SPACE FOR LEASE 300 MASSACHUSETTS AVE

- New construction Class-A office/lab building located immediately between MIT Campus and Central Square Commercial District
- 15,000 SF of divisible restaurant/retail space, all of which borders Massachusetts Avenue, one of the region's most trafficked car, bus and bike routes
- Within 4 blocks of Redline T-station, MIT Campus, incredibly interesting retail cluster in Central Square Cultural District and Cambridge's commercial and civic core
- Landlord seeks multiple unique, dynamic, experienced retailers and restaurateurs to activate the ground floor of the building and compliment the existing neighborhood fabric

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RESTAURANT/RETAIL SPACE FOR LEASE  
**300 MASSACHUSETTS AVE**



- 1. The Middle East
- 2. Mary Chung
- 3. Central Square Theater
- 4. Veggie Galaxy Diner
- 5. Moksa
- 6. Economy True Value
- 7. Mariposa Bakery
- 8. Cafe Luna
- 9. Toscanini's Ice Cream
- 10. Craigie on Main
- 11. Star Market
- 12. The Asgard Irish Pub
- 13. VIM Fitness
- 14. Miracle of Science
- 15. Middlesex Lounge
- 16. Darwin's
- 17. University Stationery Co.
- 18. MIT Museum
- 19. Cambridge Bicycle
- 20. Central Bottle
- 21. Flour Bakery

- Restaurants
- Retail

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One Broadway, 14th FL, Cambridge, MA 02142  
1 Little West 12th Street, New York, NY 10014  
leasing@graffitosp.com www.graffitosp.com

*300 Mass Ave \_ Corner Restaurant \_ Term Sheet \_ West Retail*

- Property:** 300 Massachusetts Avenue, Cambridge, MA
- Lessor:** Mass Ave 300 Block West LLC, a Massachusetts limited liability company
- Demised Premises:** Approximately 4,557 SF as shown on the attached rendering; including the exclusive use of the outdoor patio on the western edge of the Property.
- Proposed Use:** Full-serve restaurant and bar open seven days per week for lunch and dinner.
- Base Rent:**
- |                   |  |
|-------------------|--|
| Lease Year 1:     | \$35.00 psf                                  |
| Lease Year 2:     | \$40.00 psf                                  |
| Lease Years 3-10: | 3% annual increase over prior year base rent |
| Option Period:    | FMR to be further detailed in the Lease      |
- Premises Delivery Date:** Q1 2016
- Rent Commencement:** Upon open for business
- Real Estate Tax/CAM:** Tenant will pay proportionate share of taxes and operating expenses attributable to the Premises, which Landlord anticipates to be between \$9.00-\$12.00 psf.
- Percentage Rent:** To be discussed and subject to overall deal economics and respective investment into the Premises by Landlord and Tenant.
- Landlord Contribution:** \$100.00 per square foot
- Condition of Premises:** As defined in attached Allocation of Responsibility matrix.
- Security:** Subject to review of Tenant financials and proposed investment into the Premises.
- Permits & Licenses:** Tenant shall be responsible for obtaining all necessary regulatory permits, licenses and approvals for conducting its business.
- Utilities:** All utilities shall be paid by Tenant
- Conditions:** This term sheet is not an offer and is subject to withdrawal at any time. Prior to further discussions, Tenant to submit project summary detailing the following:

The above and attached information regarding the property commonly known as 300 Massachusetts Ave, Cambridge, MA (the "Property") is being released as an accommodation for general informational purposes only and is not intended and shall not be deemed or construed to be a representation or warranty regarding the Property.



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- Tenant's relevant experience and operating history;
- Tenant's proposed restaurant concept for the Premises;
- Tenant's expected ownership and operating structure; and
- Tenant financials and revenue projections for the Premises.

**Contact:**

Jesse Baerkahn :: 617-669-6171 :: jesse@graffitosp.com  
Dave Downing :: 617-401-2871 :: dave@graffitosp.com

**Attachments:**

Marketing Flyer, Floor Plans, Utility Matrix and Allocation of Responsibilities



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leasing@graffitosp.com www.graffitosp.com

*300 Mass Ave \_ Retail Term Sheet \_ East Retail*

<b><u>Property:</u></b>	300 Massachusetts Avenue, Cambridge, MA
<b><u>Lessor:</u></b>	Mass Ave 300 Block West LLC, a Massachusetts limited liability company
<b><u>Demised Premises:</u></b>	Approximately 10,562 SF of divisible space as shown on the attached rendering.
<b><u>Base Rent:</u></b>	TBD based on Premises, specific use, etc.
<b><u>Premises Delivery Date:</u></b>	Q1 2016
<b><u>Rent Commencement:</u></b>	Upon open for business
<b><u>Real Estate Tax/CAM:</u></b>	Tenant will pay proportionate share of taxes and operating expenses attributable to the Premises, which Landlord anticipates to be between \$9.00-\$12.00 psf.
<b><u>Landlord Contribution:</u></b>	Market tenant improvement package depending on use and particular premises <u>plus</u> a separate allowance for storefront improvements.
<b><u>Condition of Premises:</u></b>	As defined in the Allocation of Responsibilities matrix.
<b><u>Security:</u></b>	Subject to review of Tenant financials and proposed investment into the Premises.
<b><u>Permits &amp; Licenses:</u></b>	Tenant shall be responsible for obtaining all necessary regulatory permits, licenses and approvals for conducting its business.
<b><u>Utilities:</u></b>	All utilities shall be paid by Tenant
<b><u>Conditions:</u></b>	This term sheet is not an offer and is subject to withdrawal at any time. Prior to further discussions, Tenant to submit project summary detailing the following: <ul style="list-style-type: none"><li>• Tenant's relevant experience and operating history;</li><li>• Tenant's proposed concept for the Premises;</li><li>• Tenant's expected ownership and operating structure; and</li><li>• Tenant financials and revenue projections for the Premises.</li></ul>
<b><u>Contact:</u></b>	Jesse Baerkahn :: 617-669-6171 :: jesse@graffitosp.com Dave Downing :: 617-401-2871 :: dave@graffitosp.com
<b><u>Attachments:</u></b>	Marketing Flyer, Floor Plans, Utility Matrix and Allocation of Responsibilities Matrix

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### 300 Mass Ave. Retail Spaces

## Allocation of Responsibility between Landlord and Tenant Work

Landlord shall provide the Base Building Work (core-and-shell systems), to be constructed in accordance with the Base Building Construction Documents. Tenant Work shall be funded through the Tenant Improvement Allowance, supplemented by Tenant as required. This document describes the allocation of different building elements between Landlord's Base Building Work and Tenant Work.

ELEMENT	DESCRIPTION	BASE BUILDING WORK	TENANT WORK
SITE IMPROVEMENTS	All permanent site improvements around the Building, including granite entry / seating plazas in the vicinity of Retail Spaces, in accordance with the Base Building Construction Documents.	X	
	All site furnishings, planters, tables and chairs, etc. associated with outdoor activities for Retail Spaces, subject to conformance with Landlord's Design Guidelines and Landlord approval.		X
BUILDING ENVELOPE	Environmentally responsible sustainable Base Building that is targeted to achieve LEED Gold Certification.	X	
	Building facade of insulated glass curtain wall, terra cotta panels, metal panels and other similar materials.	X	
	Storefront and entry doors for West Retail Area, including louvers for HVAC fresh air, designed and installed in accordance with the Base Building CDs	X	
	Any modifications to storefront and entry doors for West Retail Area requested by Tenant and approved (including installation procedures) by Landlord.		X
	Storefront and entry doors for all Tenant spaces in East Retail Area shall be designed and installed as part of Tenant Fit-Up, subject to Landlord approval. Storefront must incorporate approved louver system for HVAC fresh air intake.		
ROOFING	Membrane roofing system with walking pads to all Base Building mechanical equipment.	X	
	Walking pads to any Tenant mechanical equipment installed on the roof, including exhaust fans. All roof work by tenant shall be by Landlord's roofing contractor at Tenant's expense.		X
STRUCTURAL	Slab on Grade floor systems capable of supporting live/partition load of 100 PSF.	X	
	Any structural upgrades, openings, modifications or other changes to the Base Building structural system requested by Tenant and approved by Landlord.		X
	Concrete slabs in Retail Areas have been left out where possible to facilitate installation of utilities, and shall be installed (with appropriate dowelling at connections to existing slab edges) as part of Tenant Fit-Up.		X
BASE BUILDING COMMON AREAS	All Ground Floor Common Area components of the Building that serve only the Building's Office/R&D tenant(s) and will not be utilized by Retail Tenants, such as the main entrance lobby, elevators, primary loading dock, first floor restrooms, bicycle storage room / showers, and similar elements.	X	
	Finished ground floor electrical rooms, tel/data room, water room and fire pump room, which provide service to both Office/R&D and Retail Tenants, as shown on Landlord base building drawings.	X	
RETAIL COMMON AREAS	For spaces in the East Retail Area, finished service/loading/trash area, together with corridors as necessary to provide access to each Retail Tenant in East Retail Area.	X	

**300 Mass Ave. Retail Spaces  
Allocation of Responsibility between Landlord and Tenant Work**

<b>ELEMENT</b>	<b>DESCRIPTION</b>	<b>BASE BUILDING WORK</b>	<b>TENANT WORK</b>
	For the West Retail Area space, loading/service/trash will be used solely by the single tenant in this space and will be provided as part of the Tenant Fit-Up.		X
	Perimeter service doors in connection with loading and trash areas for all Retail Areas, per Base Building plans.	X	
	Restrooms for Retail spaces are to be provided within individual Tenant Premises as a part of Tenant Fit-Up.		X
TENANT AREAS	Framing, insulation, vapor barrier and taped drywall at exterior walls (excluding storefront) and all walls separating Retail Areas from other non-retail building common or tenant areas of the Building.	X	
	Framing (metal studs) of demising walls between Retail tenants.	X	
	Drywall on Tenant side of demising walls between Retail tenants, or between a tenant space and a retail service area.		X
	All partitions, ceilings, flooring, painting, finishes, doors/hardware, millwork, systems, fixtures, equipment and related work within Tenant premises.		X
	LEED CI Certification for Retail tenant improvements is not required but optional if desired by Retail Tenant. Landlord's LEED Tenant Design and Construction Guidelines to be provided to Tenant, who shall in any case adhere to any requirements set forth in the Guidelines that pertain to protection of the targeted LEED-CS Gold Certification for the Base Building.		X
WINDOW TREATMENT	All window treatments at storefront to be designed and installed as part of Tenant Fit-Up, subject to Landlord's approval.		X
HVAC	HVAC systems for cooling, heating, ventilation/make up air to be packaged AC units installed in the ceiling of the Premises, utilizing the exterior louver for outside air and AC condenser air cooling.		X
	(3) 36" x 24" black iron kitchen hood exhaust risers from level one thru roof for tenant use, together with conduits for tenant-provided control wiring, allocated at Landlord's discretion.	X	
	Kitchen exhaust fans wherever located, and distribution black iron ductwork from kitchen equipment to risers and, if necessary, from risers to fan.		X
	Toilet exhaust risers from level one through roof, with exhaust fan.	X	
	Connections from restrooms to toilet exhaust riser .		X
GAS	Medium pressure gas service from NStar to building with independent meters programmed for each Retail Tenant.	X	
	Gas utility meter		X
	Gas piping from meter to West Retail Area Premises	X	
	Gas piping from meter to East Retail Area Tenant Premises.	X	
	Gas piping within Tenant Premises and to all Tenant equipment.		X
PLUMBING	Building water service, with back-flow prevention.	X	
	Cold water service piped to each Retail Tenant Premises, with provision for tenant-furnished sub-meter to measure use through the Building BAS system.	X	
	Cold water meter linked to Building's BAS System.		X



**300 Mass Ave. Retail Spaces  
Allocation of Responsibility between Landlord and Tenant Work**

<b>ELEMENT</b>	<b>DESCRIPTION</b>	<b>BASE BUILDING WORK</b>	<b>TENANT WORK</b>
	Provision of hot water within Tenant Premises, and distribution of all hot and cold water within Tenant Premises to all Tenant equipment, restrooms, kitchens and service areas.		X
	Sanitary waste main under Retail slab-on-grade, common sanitary vent to roof, and separate under- slab common grease waste line with common interceptor.	X	
	All sanitary waste, grease waste and vent connections within Retail Tenant Premises.		X
	All plumbing fixtures and equipment within Retail Tenant Premises, including restrooms, kitchens and other specialty requirements.		X
<b>ELECTRICAL</b>	Primary service feeds from NStar, electrical service switchboards, and related base building equipment.	X	
	Allocation to Non-Restaurant Retail of 25 W/SF (200A, 480V) for HVAC, lighting, plugs and equipment. Allocation to Restaurant Retail of 75 W/SF (400A, 480V) for HVAC, lighting, plugs and equipment.	X	
	Switchboard connection, CT cabinet, electrical utility company metering, and (in East Retail Area only) empty conduit to Tenant space.		X
	Tenant fit-up of panels, transformers, receptacles & lighting in Tenant area.		X
	Lighting & receptacles serving core areas.	X	
	Exterior building lighting not associated with any specific Retail tenant.	X	
	Exterior lighting associated with a Retail Tenant storefront.		X
	Emergency egress and exit lighting in core areas at building exterior.	X	
	Emergency egress and exit lighting fixtures in Tenant area.		X
	Lightning protection system, for building and Base Building equipment.	X	
	Lightning protection tie in for any Tenant rooftop equipment, using UL-certified contractor.		X
<b>FIRE PROTECTION</b>	Sprinkler service including fire pump, fire department connection, alarm flow valve protection, standpipes in each stair.	X	
	Core area sprinkler heads and piping.	X	
	Retail Area piping and sprinkler heads only as required to obtain a Base Building Certificate of Occupancy.	X	
	All modifications to base fire protection system as required by the Tenant Fit-Up program, including additional run-outs, drops, heads and related equipment.		X
	Special extinguishing systems for Retail Tenant kitchen requirements.		X
	Fire Extinguisher Cabinets in core area with appropriate Fire Extinguishers.	X	
	Fire Extinguisher Cabinets in tenant area (to building standard) with appropriate Fire Extinguishers.		X
<b>FIRE ALARM</b>	Base building expandable addressable fire alarm system that meets all high-rise code requirements. Base building system to include separate circuits ready for connection by Tenant.	<b>X</b>	
	Detection and annunciation devices in core areas and stair entries.	X	
	Detection, annunciation and all wiring in Tenant areas and as required to tie into Base Building system. Final tie-in to be provided at Tenant		X

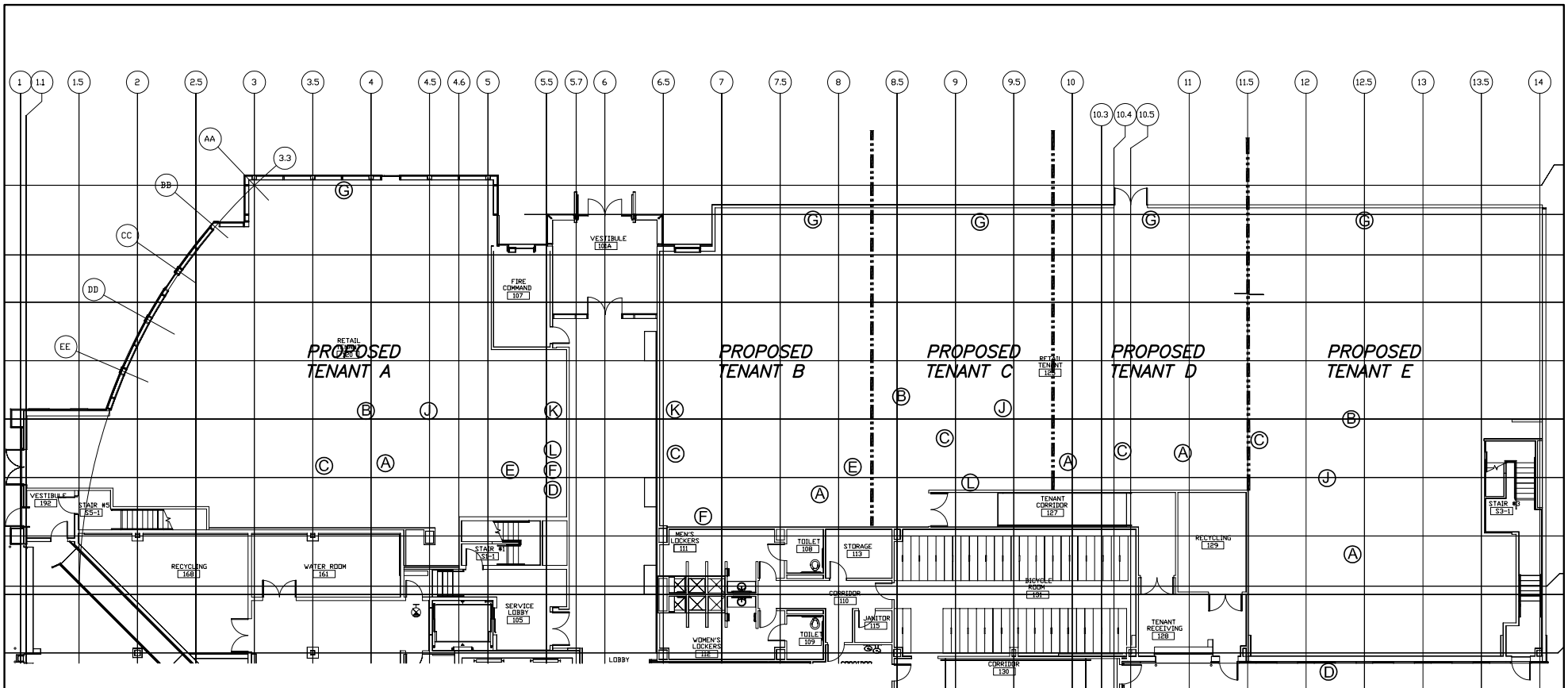
**300 Mass Ave. Retail Spaces  
Allocation of Responsibility between Landlord and Tenant Work**

<b>ELEMENT</b>	<b>DESCRIPTION</b>	<b>BASE BUILDING WORK</b>	<b>TENANT WORK</b>
	cost by Landlord's fire alarm contractor.		
TELECOMM- UNICICATIONS	Main Distribution Frame (MDF) telephone room, with empty conduit leading to Retail Areas.	X	
	Telephone and data wiring, conduits and outlets for Tenant areas from core closets, plus extensions from closets to MDF for carrier services.		X
	Audio-visual connections and systems for Tenant areas.		X
	Any special equipment needed to provide specific requirements for tenants' telephone, IT and data equipment. Rooftop dishes may only be installed with Landlord's specific permission and at locations approved by Landlord.		X
SECURITY	Building wide security network system for monitoring and access control, including card access at any common entry and service doors.	X	
	Card access and/or alarm systems into or within Tenant's premises. Emergency egress doors must be tied into Base Building Fire Alarm system.		X
SIGNAGE	Building and site exterior address, directional, common identity and code-required signage to landlord standards.	X	
	All Retail Tenant exterior identity signage, consistent with Landlord's Signage Guidelines and as approved by Landlord.		X
	Signage within tenant's space. Any signage visible from the sidewalk shall be approved by Landlord.		X

**300 MASS AVE  
RETAIL UTILITY MATRIX**



<u>Service</u>	<u>Retail 300-A</u>	<u>Retail 300-B</u>	<u>Retail 300-C</u>	<u>Retail 300-D</u>	<u>Retail 300-E</u>
Fire Protection	Existing	Existing	Existing	Existing	Existing
Domestic Cold Water	2 inch	2 inch	2 inch	2 inch	2 inch
Domestic Hot Water	None	None	None	None	None
Domestic Waste	4" Below Slab	4" Below Slab	4" Below Slab	4" Below Slab	4" Below Slab
Grease Waste	4" Below Slab	4" Below Slab	4" Below Slab	4" Below Slab	4" Below Slab
Gas	At premise, capacity by tenant	At utility meter, capacity by tenant	At utility meter, capacity by tenant	At utility meter, capacity by tenant	At utility meter, capacity by tenant
Base Building Air	None	None	None	None	None
Chilled Water	None	None	None	None	None
Condenser Water	None	None	None	None	None
Heating Hot Water	None	None	None	None	None
Toilet Exhaust	200 CFM available	200 CFM available	200 CFM available	200 CFM available	200 CFM available
Kitchen Hood Exhaust	36 x 24 duct available	36 x 24 duct available	36 x 24 duct available	36 x 24 duct available	36 x 24 duct available
Retail Electric	75W/SF 400A 480V	40W/SF 200A 480V	40W/SF 200A 480V	40W/SF 200A 480V	75W/SF 400A 480V
Emergency Power	Life Safety Only	Life Safety Only	Life Safety Only	Life Safety Only	Life Safety Only
Stand-by Power	None	None	None	None	None



### UTILITY LEGEND

- |                          |                        |
|--------------------------|------------------------|
| (A) Domestic Waste       | (G) HVAC Louvers       |
| (B) Grease Waste         | (H) Electrical Power   |
| (C) Potable Cold Water   | (J) Domestic Vent      |
| (D) Natural Gas          | (K) Tel/Data Conduit   |
| (E) Toilet Exhaust       | (L) Electrical Conduit |
| (F) Kitchen Hood Exhaust |                        |

24 HARTWELL AVE, 3RD FLOOR LEXINGTON, MA 02421 Main: (781) 372-3000 Fax: (781) 372-3100 Web: www.aha-engineers.com	 Atlanta · Boston · Washington, DC	300 MASS AVE - GROUND FLOOR	Sheet No.
		RETAIL UTILITY LOCATIONS	RU-1
Drawn: MJB	Checked: JPK	Date: 09-25-14	Ref. Dwg.: -
		Scale: N.T.S.	