



**325 Main  
Street Food  
Hall Update**

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**CRA Board Presentation**

June 8, 2022

# 325 Main Street Food Hall

As part of BXP’s commitment to deliver 15,392 additional SF of innovation space, BXP is developing a food hall at 325 Main Street in partnership with operator Commonwealth Kitchen – scheduled to open Q3-Q4 2023.



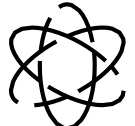
AN AGENT FOR CHANGE



GOOD FOOD FAST, FOR ALL



MORNING THRU EVENING



AUTHENTIC



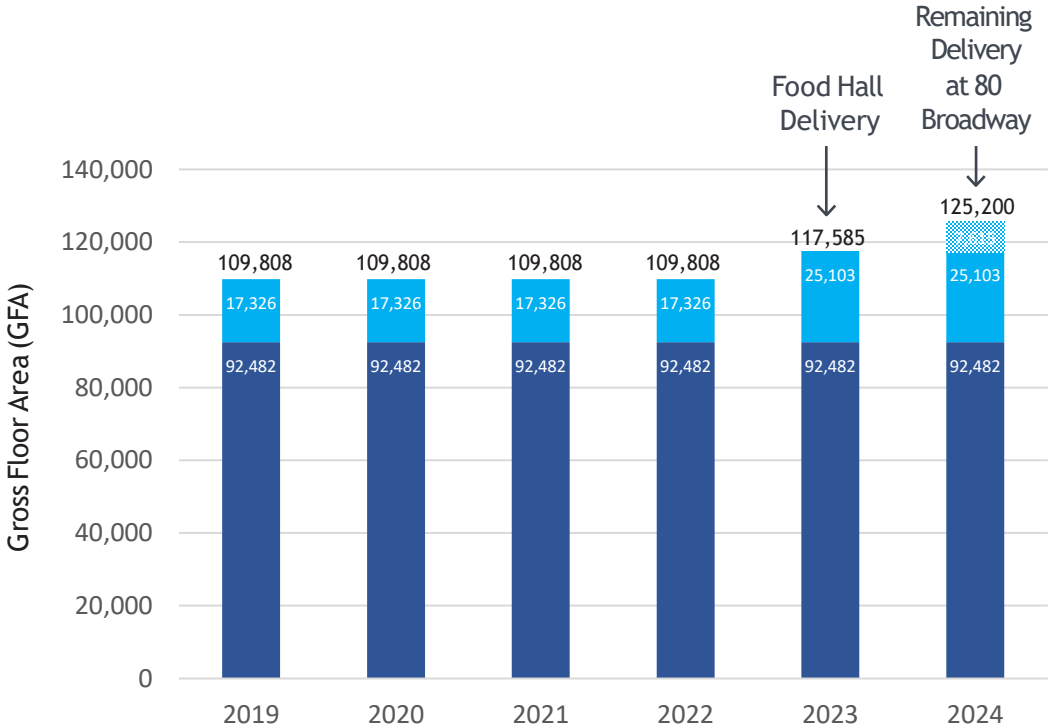
KENDALL SQUARE'S LIVING ROOM



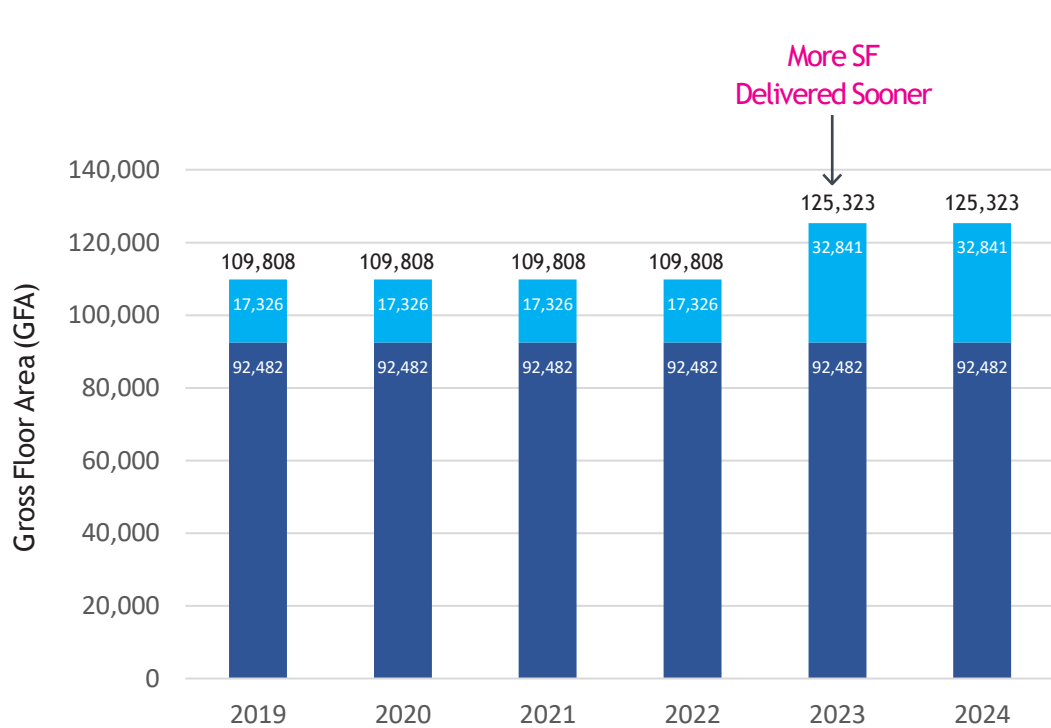
FUNKY & INVITING

# Innovation Space Phasing Plan

**Planned Innovation Space Delivery**  
Presented March 2022



**Planned Innovation Space Delivery**  
Updated June 2022



- Market Rate Innovation Space
- Below Market Rate Innovation Space
- Future Below Market Rate Innovation Space

- Market Rate Innovation Space
- Below Market Rate Innovation Space

# 15,515 Total Useable Square Feet =

**10,992**

**Square Feet**

Kendall Public Market  
Footprint at 325 Main  
Street

**+**

**3,966**

**Square Feet**

Relocated Production  
Kitchen at 90  
Broadway

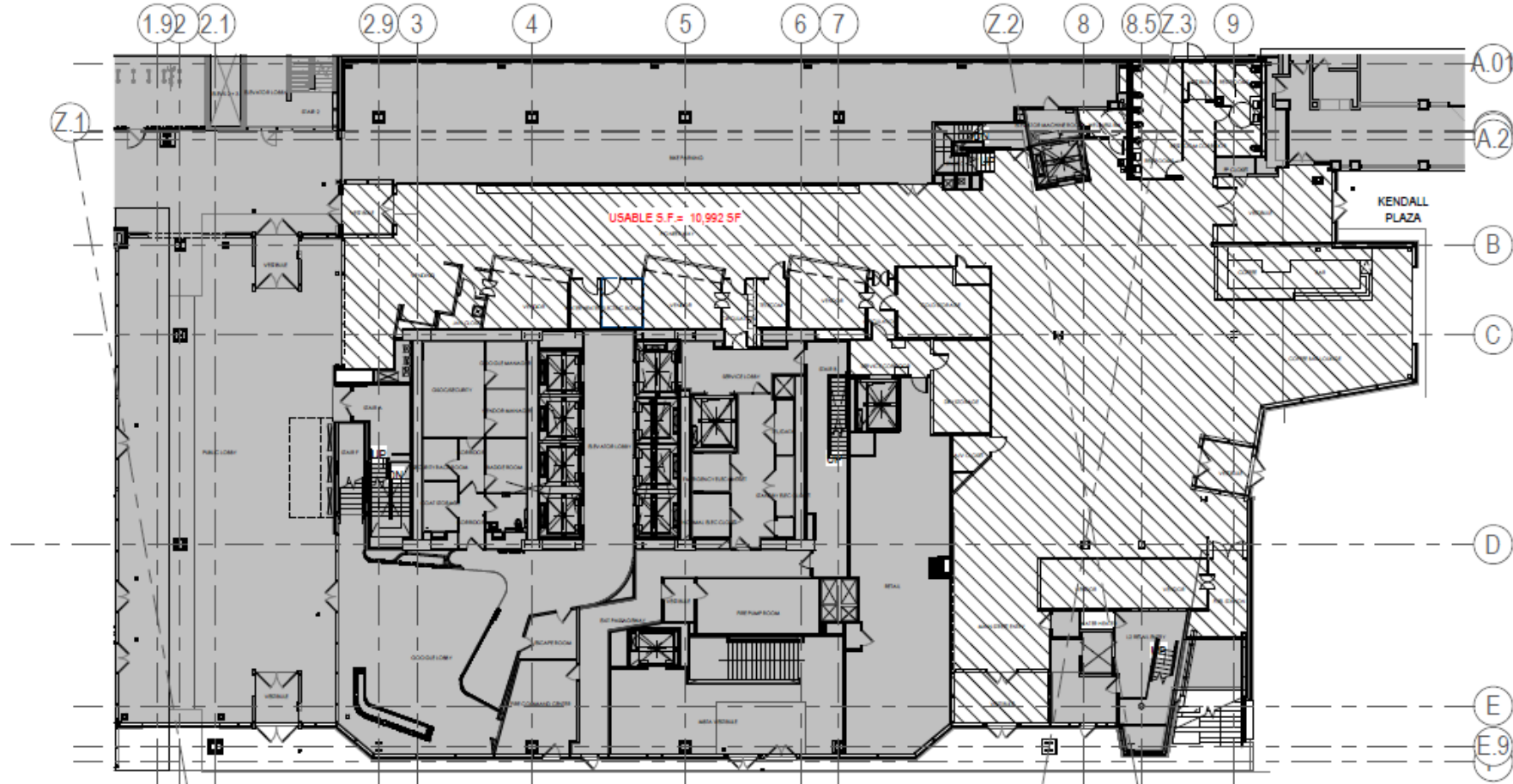
**+**

**557**

**Square Feet**

Basement Storage at  
325 Main Supporting  
Food Hall Operations

# Kendall Public Market



# Kendall Public Market





# KENDALL

PUBLIC MARKET

WELCOME TO the heart of KENDALL SQUARE. HERE YOU'LL FIND SCIENTISTS AND STUDENTS, CREATORS & CONSTRUCTION WORKERS all coming together to build a better tomorrow. WHETHER YOU'RE A REGULAR OR JUST PASSING THROUGH, you can join in and help fuel the future.

TODAY AND EVERY DAY, WE'RE SERVING UP an array of delicious, diverse, and approachable food & beverages that have an impact. IN FACT, EACH DISH YOU'LL SEE (AND TASTE) HERE IS CONCEIVED OF, AND CREATED BY, local entrepreneurs. BY ENJOYING YOUR MORNING COFFEE, LUNCHTIME SALAD OR EVENING MEAL HERE, you're transforming the local food economy.

SO HAVE A SEAT, GRAB A BITE and join the movement. WE'RE GLAD YOU'RE HERE.

MAIN STREET ENTRANCE



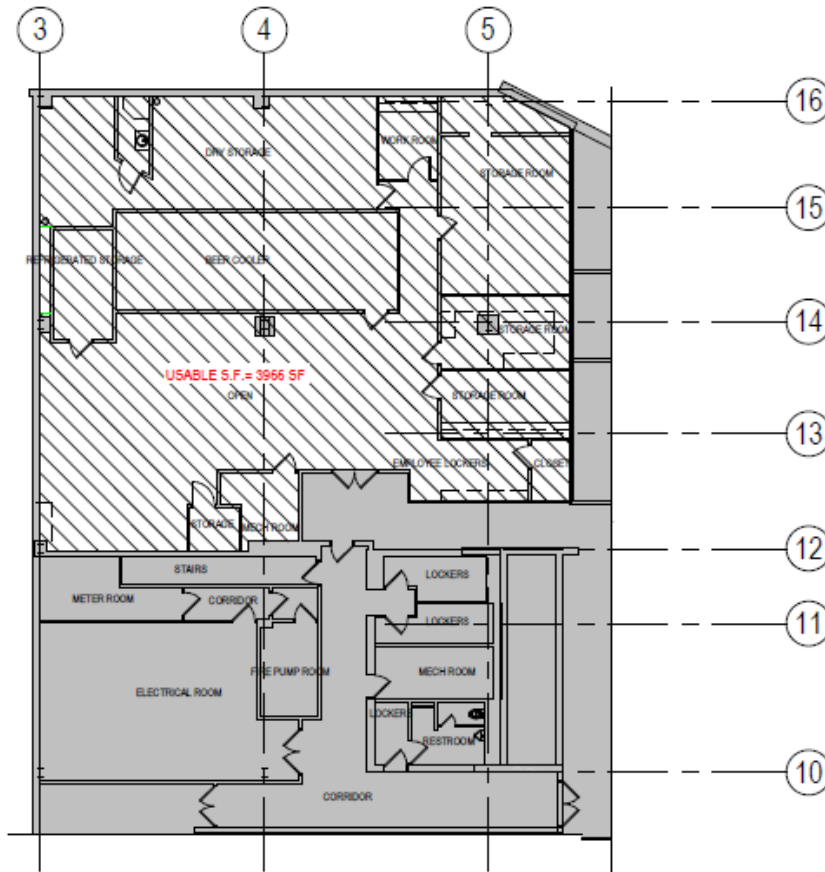
**COFFEE BAR AREA- LIGHTING OPTION 1**



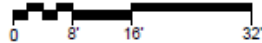


PIONEER WAY OPTION 1: TUBE STEEL/PEG WALL

# 90 Broadway Production Kitchen



CRA-002



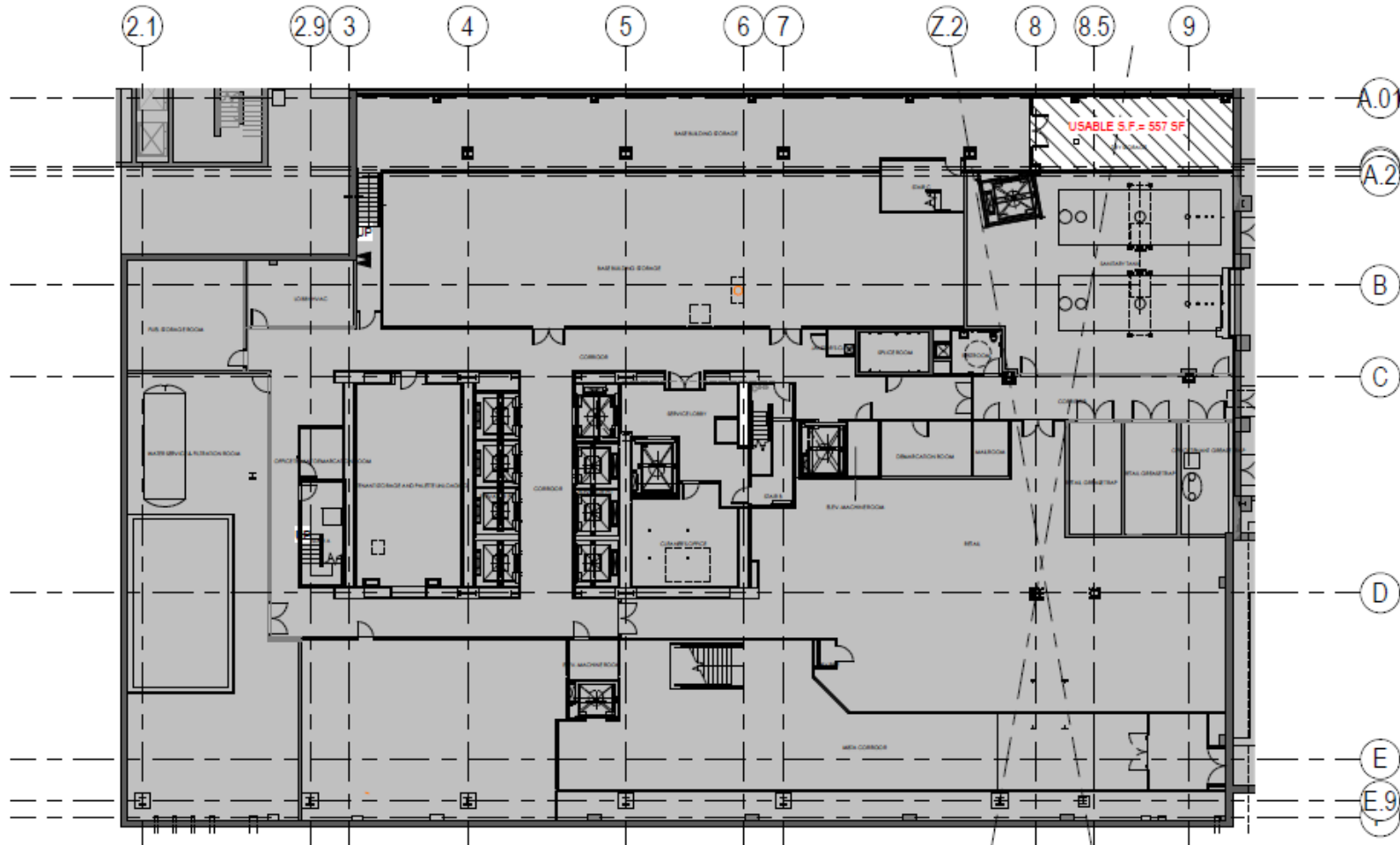
EXISTING CONDITIONS

CRA BASEMENT PLAN

90 BROADWAY

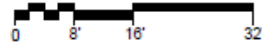
06/07/22

# 325 Main Basement Storage



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CRA BASEMENT PLAN - 325 MAIN STREET  
KENDALL PUBLIC MARKET

06/07/22

