

An architectural rendering of a modern high-rise building complex at dusk. The buildings feature extensive glass facades and illuminated interiors, with some units having balconies. The foreground shows a city street with cars, trees, and pedestrians, all lit up with warm streetlights. The sky is a deep blue, suggesting twilight.

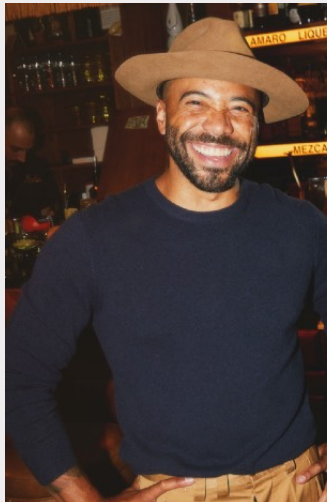
# THE GARRET BARS

IS COMING TO BOSTON



# AS A HOSPITALITY COMPANY, OUR BUSINESS IS PEOPLE.

## SO IT ALL STARTS WITH OUR TEAM



**GAVIN  
MOSELEY**  
Founding Partner



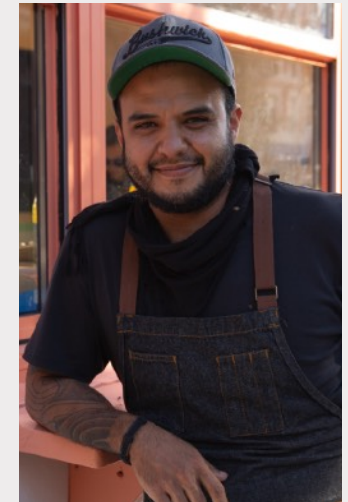
**ADAM  
FULTON**  
Founding Partner



**MAX STAMPA-  
BROWN**  
Director of F&B



**MACKENZIE  
GLEASON**  
Director of Ops



**YUVAL  
OCHOA**  
Head Chef Borrachito



# THE LOCATION

## The Superette @ Echelon Seaport District

### Partnership with WS Development

The Garret team has entered a partnership with WS Development to launch their first Boston location in the new Superette development in the Seaport District slated to begin opening in early 2022. This highly destination worthy development will include major office and residential space, as well as 40 retail, food & beverage, and entertainment venues.

WS Development is providing the project with a strong tenant improvement package to assist in the buildout of The Garret Space

### The Space Specs

- 3,000 Square Feet
- White Box Condition
- Located in Breezeway Corridor
- Construction Beginning Mid 2022







## THE CONCEPT

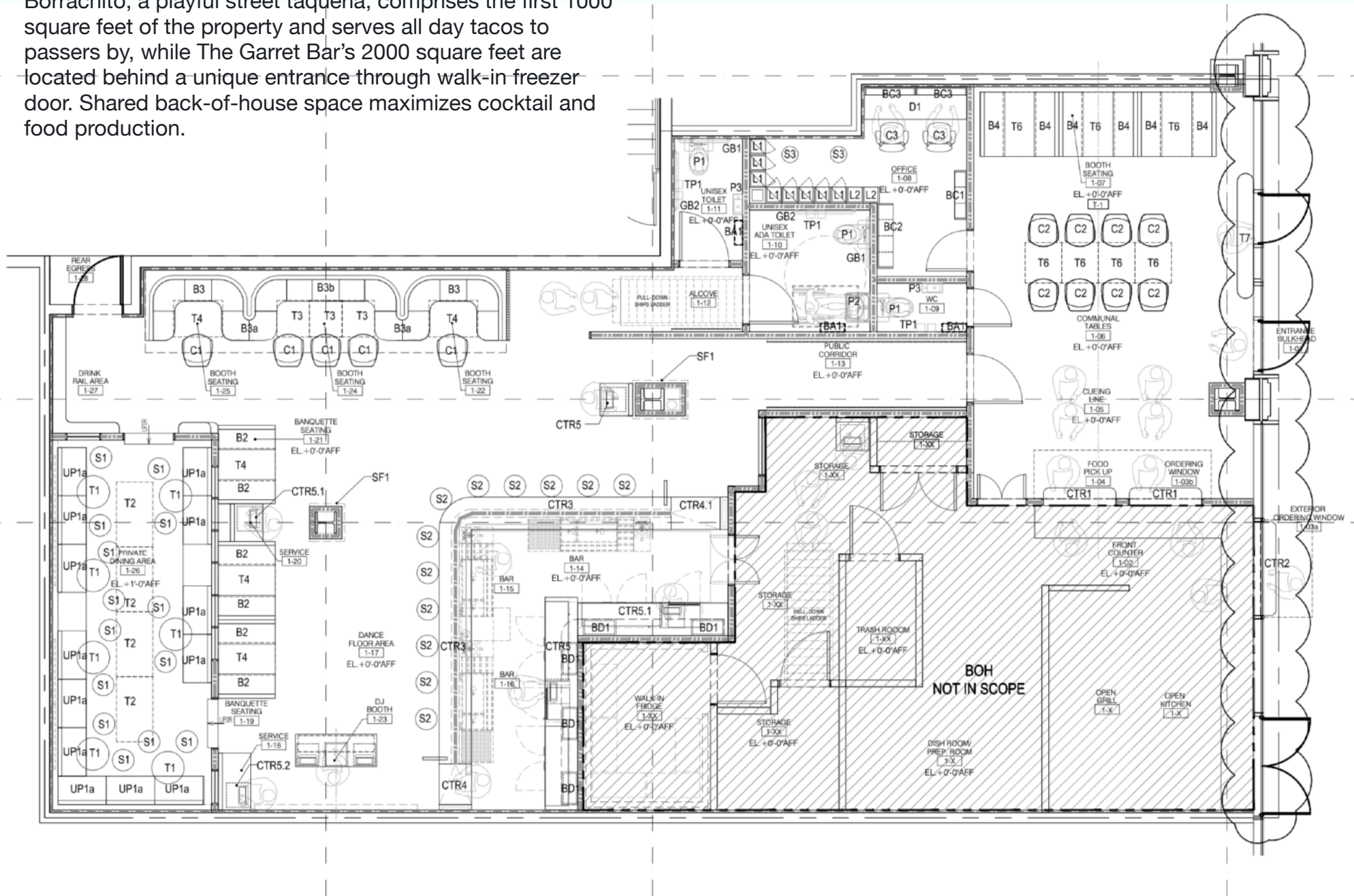
**AUTHENTIC STREET TAQUERIA BY DAY.  
ELEVATED COCKTAIL BAR BY NIGHT.**





# THE FLOOR PLAN

Borrachito, a playful street taqueria, comprises the first 1000 square feet of the property and serves all day tacos to passers by, while The Garret Bar's 2000 square feet are located behind a unique entrance through walk-in freezer door. Shared back-of-house space maximizes cocktail and food production.





# BORRACHITO

## TAQUERIA

**CHEF DRIVEN TACOS.  
AUTHENTIC PRINCIPLES.  
UNEXPECTED TWISTS.**

### About Borrachito

Borrachito is a playful and elevated take on a traditional Mexico City-style taqueria. The menu blends traditional Mexican cooking practices with experimental ingredients, providing a fresh and fun take on the classic taco.

Driven forward by **Chef Yuval Ochoa's** passion for perfection — all tortillas are made by hand and can be paired with cervezas and frozen cocktails in a counter service environment.

### Details

- Street Facing Frontage of the Property
- Interior Seating for 30, Exterior Seating for 8
- Operating 11AM to Late Night Daily
- High Quality Affordability
- Creating All-Day Sales and Traffic in the Space
- Food Service Option for the The Garret Bar back room
- Strong COGS & Operational Controls





**THE GARRET BAR  
BOSTON WILL BE  
DISCRETELY LOCATED  
THROUGH A WALK-IN  
FREEZER DOOR INSIDE  
THE OPERATIONAL  
TAQUERIA**





# WELCOME TO THE GARRET BOSTON

## About the Property

The Garret Boston, accessed through a discrete Walk-In Freezer door will be an elevated bar for good cocktails and great times modeled after The Garret Bars most successful NYC Ventures.

## Details

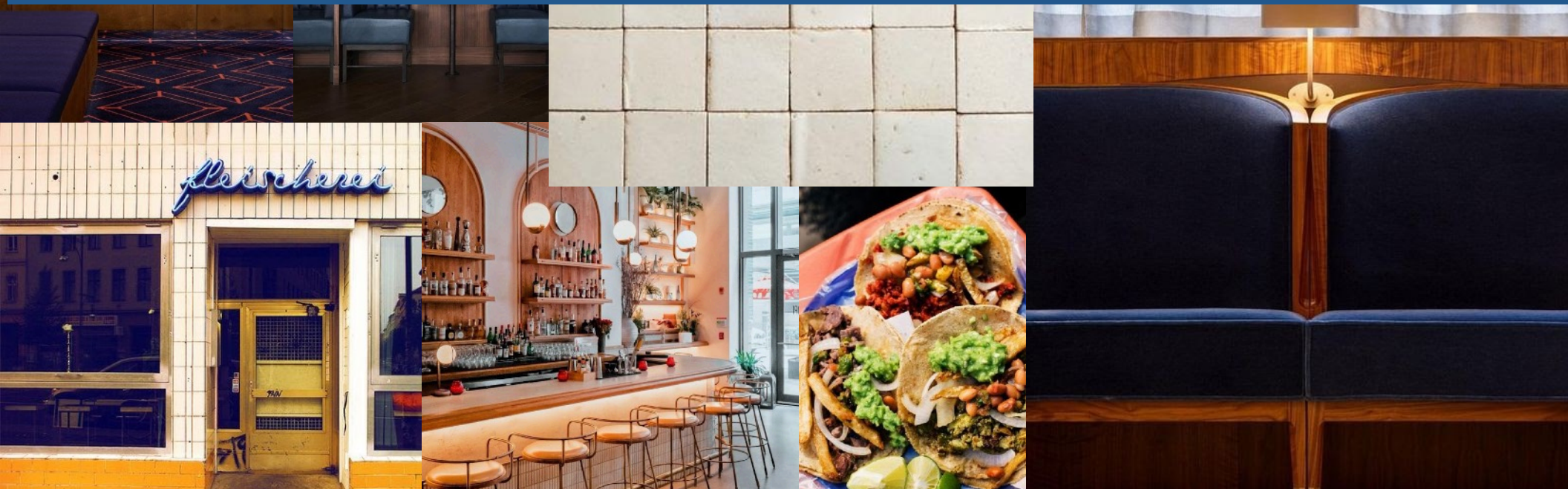
- 12 Bar Stools with highly visual and impactful bar design
- 8 Beers on Tap
- Robust & Exciting Cocktail Program
- Serving Tacos from Borrachito
- Additional Seating in main room for 35 in groups of 2 up to 12
- Semi-Private space for 20 Seated, 30 standing
- Total Room Capacity 140 guests







THANK YOU.



FORT POINT NEIGHBORHOOD ASSOCIATION

THE GARRET BARS