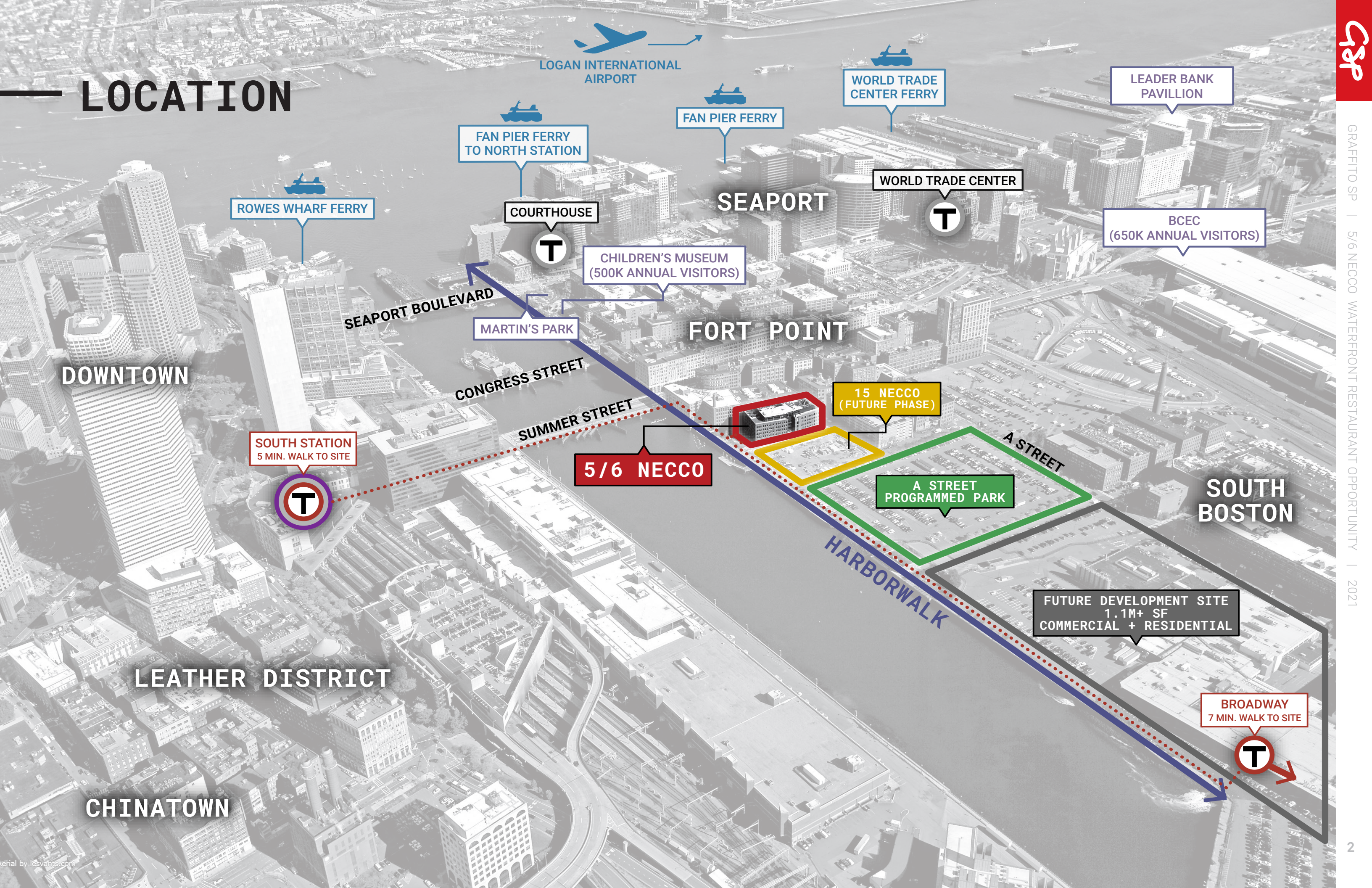


5/6 NECCO WATERFRONT RESTAURANT OPPORTUNITY



LOCATION



LOGAN INTERNATIONAL AIRPORT

WORLD TRADE CENTER FERRY

LEADER BANK PAVILLION

ROWES WHARF FERRY

FAN PIER FERRY TO NORTH STATION

FAN PIER FERRY

WORLD TRADE CENTER

BCEC (650K ANNUAL VISITORS)

COURTHOUSE

SEAPORT

CHILDREN'S MUSEUM (500K ANNUAL VISITORS)

DOWNTOWN

SEAPORT BOULEVARD

MARTIN'S PARK

FORT POINT

CONGRESS STREET

SUMMER STREET

15 NECCO (FUTURE PHASE)

5/6 NECCO

A STREET PROGRAMMED PARK

A STREET

SOUTH BOSTON

SOUTH STATION 5 MIN. WALK TO SITE

FUTURE DEVELOPMENT SITE 1.1M+ SF COMMERCIAL + RESIDENTIAL

LEATHER DISTRICT

HARBORWALK

BROADWAY 7 MIN. WALK TO SITE

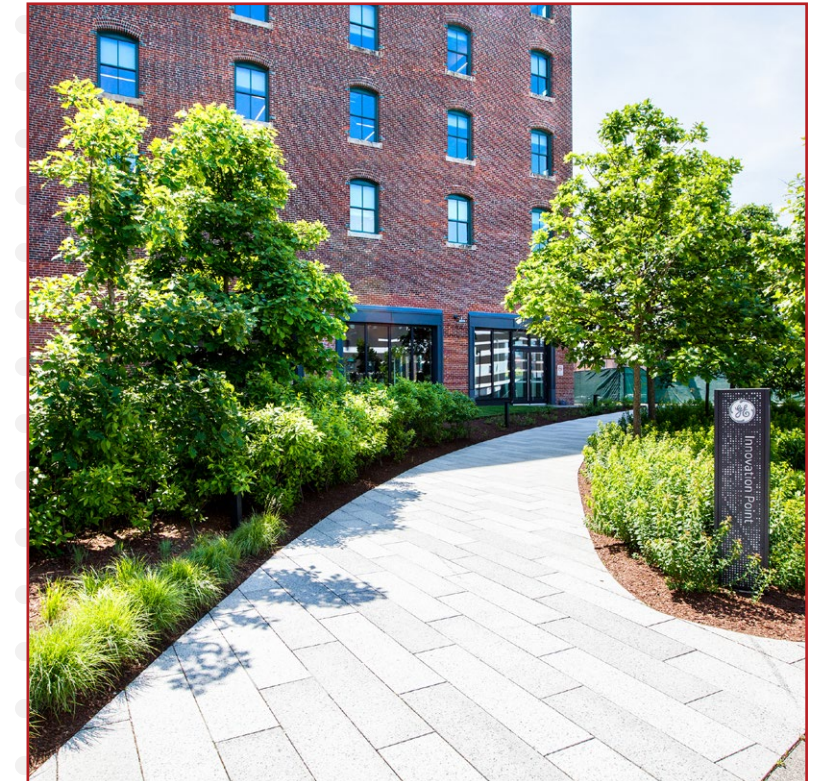
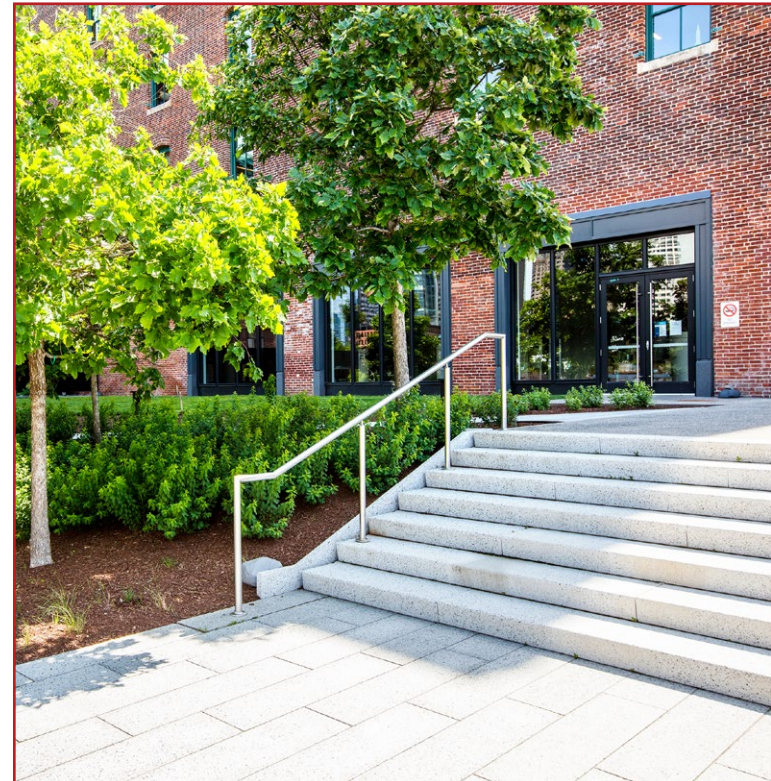
CHINATOWN

PROJECT ORIENTATION

5/6 Necco is located in one of Boston's most sought-after markets, Fort Point Channel, where tradition and culture intersect with commerce and innovation.

Situated between the Financial District, the Seaport, and South Boston neighborhoods, Fort Point Channel boasts authenticity, accessibility, and waterfront views along the Channel. Recently this vibrant area has added additional residential units, welcomed headquarters for major corporate entities, and created one of the most dynamic retail destinations in the area, while maintaining the artistic and cultural fabric of this historic neighborhood.

Alexandria Real Estate Equities, Inc. is pleased to offer this restaurant-ready space with an expansive waterfront patio at the base of the General Electric office building. Seeking a best-in-class operator to join one of the most dynamic and culinary-driven neighborhoods in Boston.

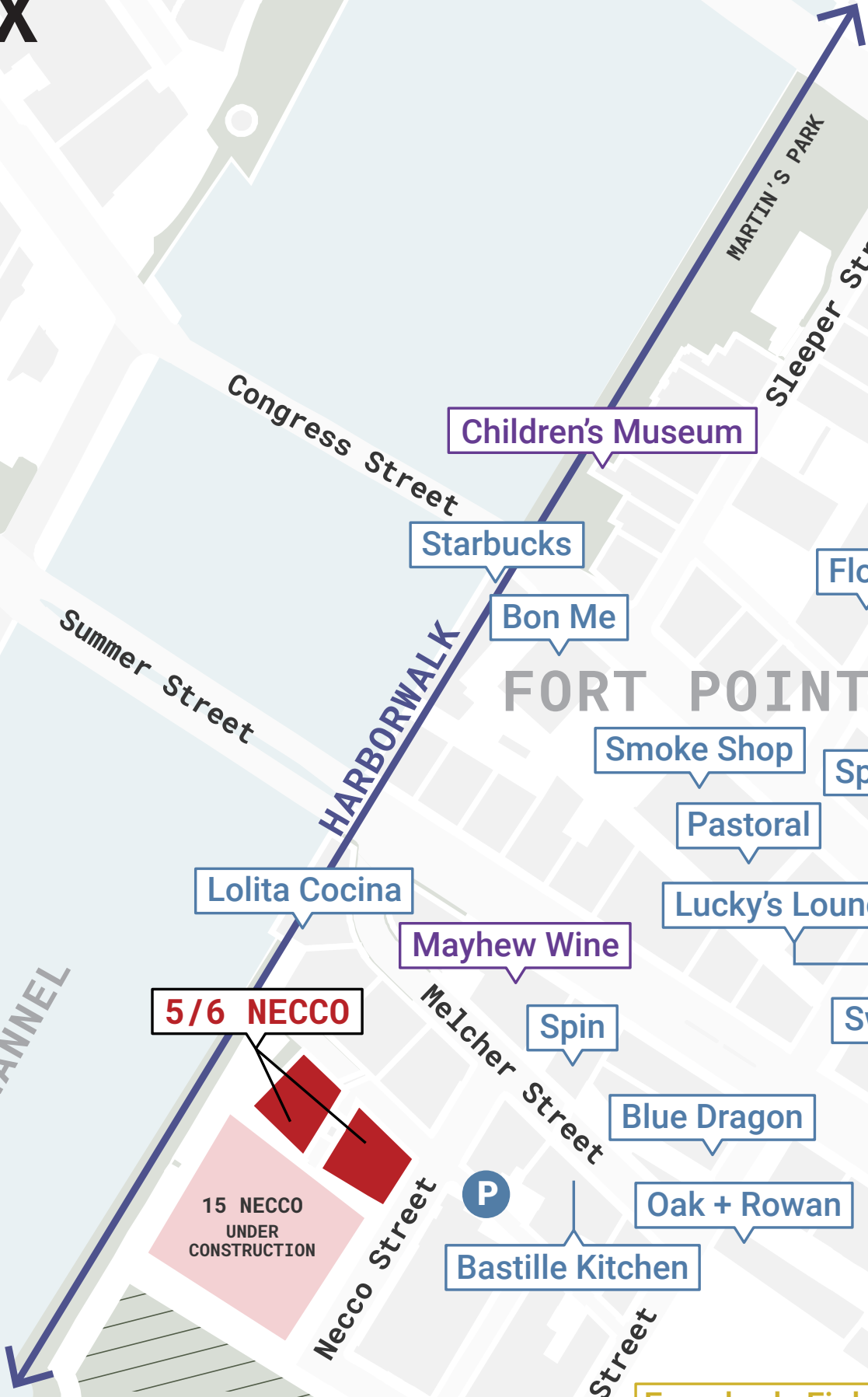


TENANT MIX

DOWNTOWN



FORT POINT CHANNEL



5/6 NECCO

15 NECCO UNDER CONSTRUCTION

A STREET PROGRAMMED PARK

Children's Museum

Starbucks

Bon Me

Lolita Cocina

Mayhew Wine

Spin

Blue Dragon

Bastille Kitchen

Oak + Rowan

Everybody Fights

Flour

Smoke Shop

Sportello

Pastoral

Menton

Lucky's Lounge

Caffè Nero

Sweetgreen

Pink Taco

Row 34

Filson

Equinox

The Grand

LL Bean

Lululemon

ICON Theater

Trillium

Shake Shack

Trader Joe's

One King's Lane

CVS

DIG

Bartaco

City Tap

Committee

Outdoor Voices

Tuscan Kitchen

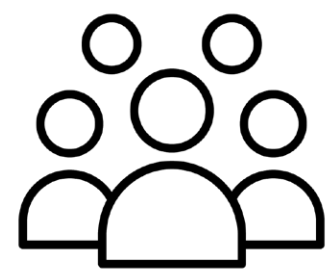
SEAPORT SQUARE

Blue Mercury

Everlane

SOUTH BOSTON

IN THE NEIGHBORHOOD



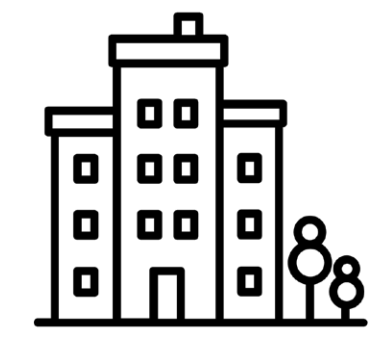
18M
visitors annually



6,000+
hotel keys



260,000
daytime population
within a mile radius



12,000+
new residential units
since 2010



\$143,000
average HHI
within a mile radius

LARGEST EMPLOYERS IN THE AREA:





GENERAL ELECTRIC



View from above Fort Point Channel Harborwalk



View from Fort Point Channel

SITE PLAN

FORT POINT CHANNEL



HARBORWALK

Lolita Cocina

OUTDOOR PATIO AREA

LOADING & DELIVERIES

TENANT 1
6,745 SF

CENTRAL SEATING AREA

15 NECCO
FUTURE PHASE
(Delivery 2023)

LOBBY

TRASH

Necco Court

A STREET
PROGRAMMED PARK

Necco Street Extension (Future Phase)

Necco Street


UBER/LYFT
DROP-OFF

P NECCO GARAGE (657 Spaces)

FLOOR PLAN

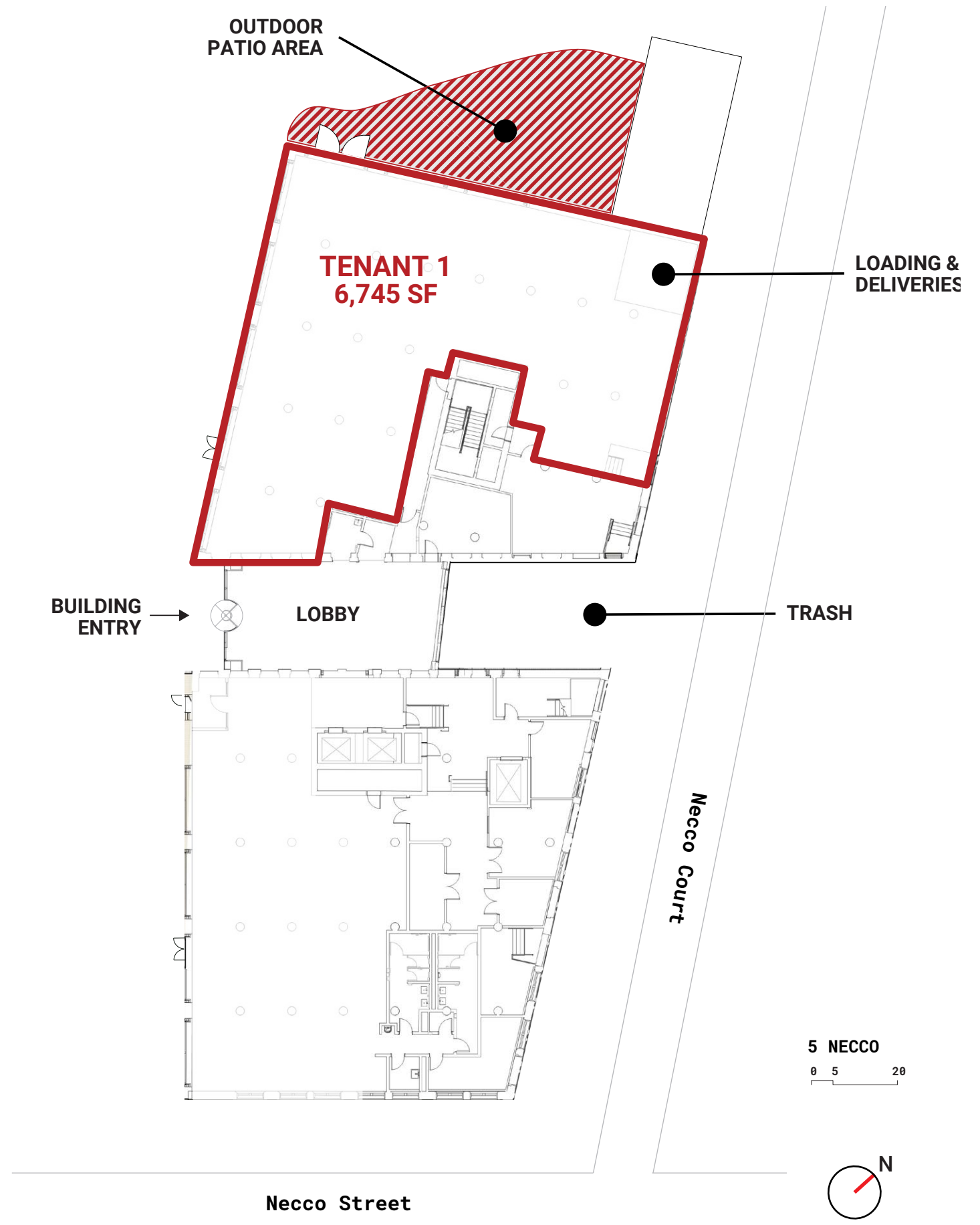
Highly desirable restaurant opportunity located on the ground floor of GE's headquarters fronting the Fort Point Channel. This brick and beam space boasts high ceilings, expansive frontage, large outdoor patio with unparalleled views of downtown Boston and direct access to the Harborwalk.

 DELIVERY Q4 2022

 19' + CEILINGS

 WATERFRONT OUTDOOR SEATING

 UBER/LYFT DROP-OFF ON NECCO STREET



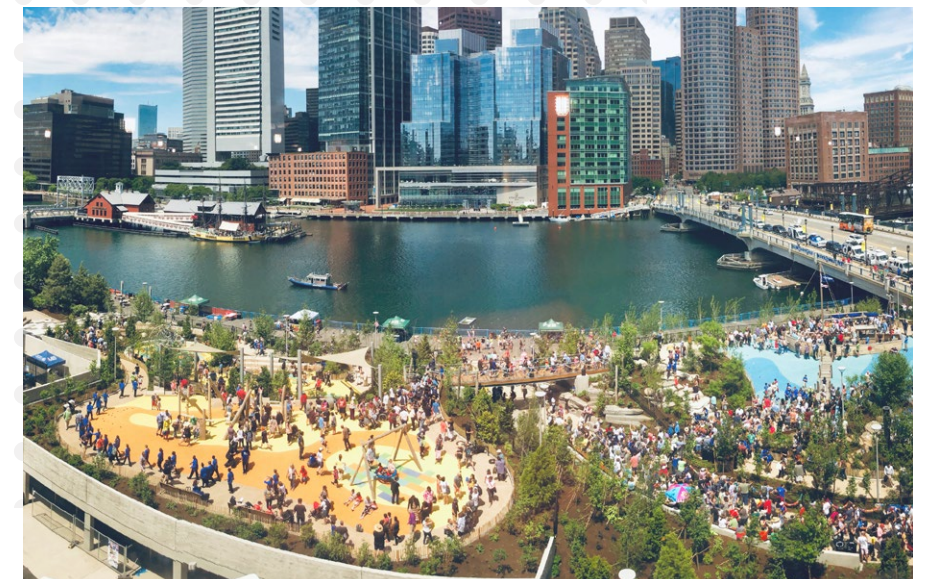
LET'S TALK

Graffito is seeking a best-in-class, independent restaurant to help transform the ground floor of 5/6 Necco into a waterfront destination, while building upon the extraordinary dining options along the Channel in this rapidly growing Fort Point neighborhood.

Available Now. Delivery in 2022.

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142



5/6 Necco Street is owned and operated by Alexandria Real Estate Equities, Inc.

Founded in 1994, Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, is the first, longest-tenured, and premier owner, operator, and developer of collaborative life science, technology, and agtech campuses in key innovation cluster locations. In the Greater Boston area, Alexandria has a significant presence consisting of nearly 10.4 million square feet of high-quality laboratory and office space primarily located in Cambridge, Watertown, Boston, and Route 128.