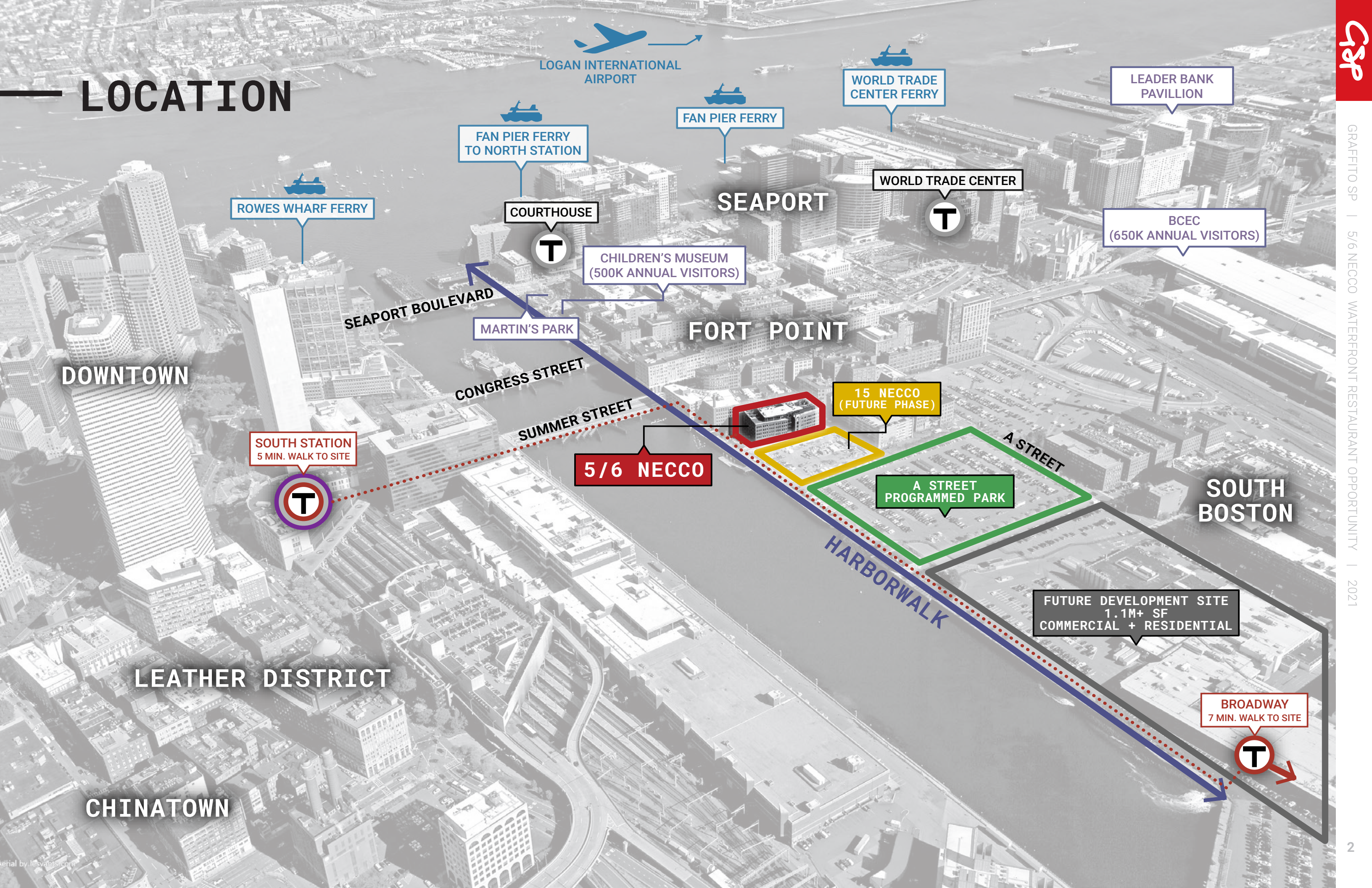


# 5/6 NECCO WATERFRONT RESTAURANT OPPORTUNITY





# LOCATION



LOGAN INTERNATIONAL AIRPORT

WORLD TRADE CENTER FERRY

LEADER BANK PAVILLION

FAN PIER FERRY

FAN PIER FERRY TO NORTH STATION

ROWES WHARF FERRY

WORLD TRADE CENTER

BCEC  
(650K ANNUAL VISITORS)

SEAPORT

COURTHOUSE

CHILDREN'S MUSEUM  
(500K ANNUAL VISITORS)

FORT POINT

MARTIN'S PARK

SEAPORT BOULEVARD

CONGRESS STREET

SUMMER STREET

15 NECCO  
(FUTURE PHASE)

5/6 NECCO

A STREET  
PROGRAMMED PARK

A STREET

SOUTH BOSTON

FUTURE DEVELOPMENT SITE  
1.1M+ SF  
COMMERCIAL + RESIDENTIAL

BROADWAY  
7 MIN. WALK TO SITE

LEATHER DISTRICT

CHINATOWN

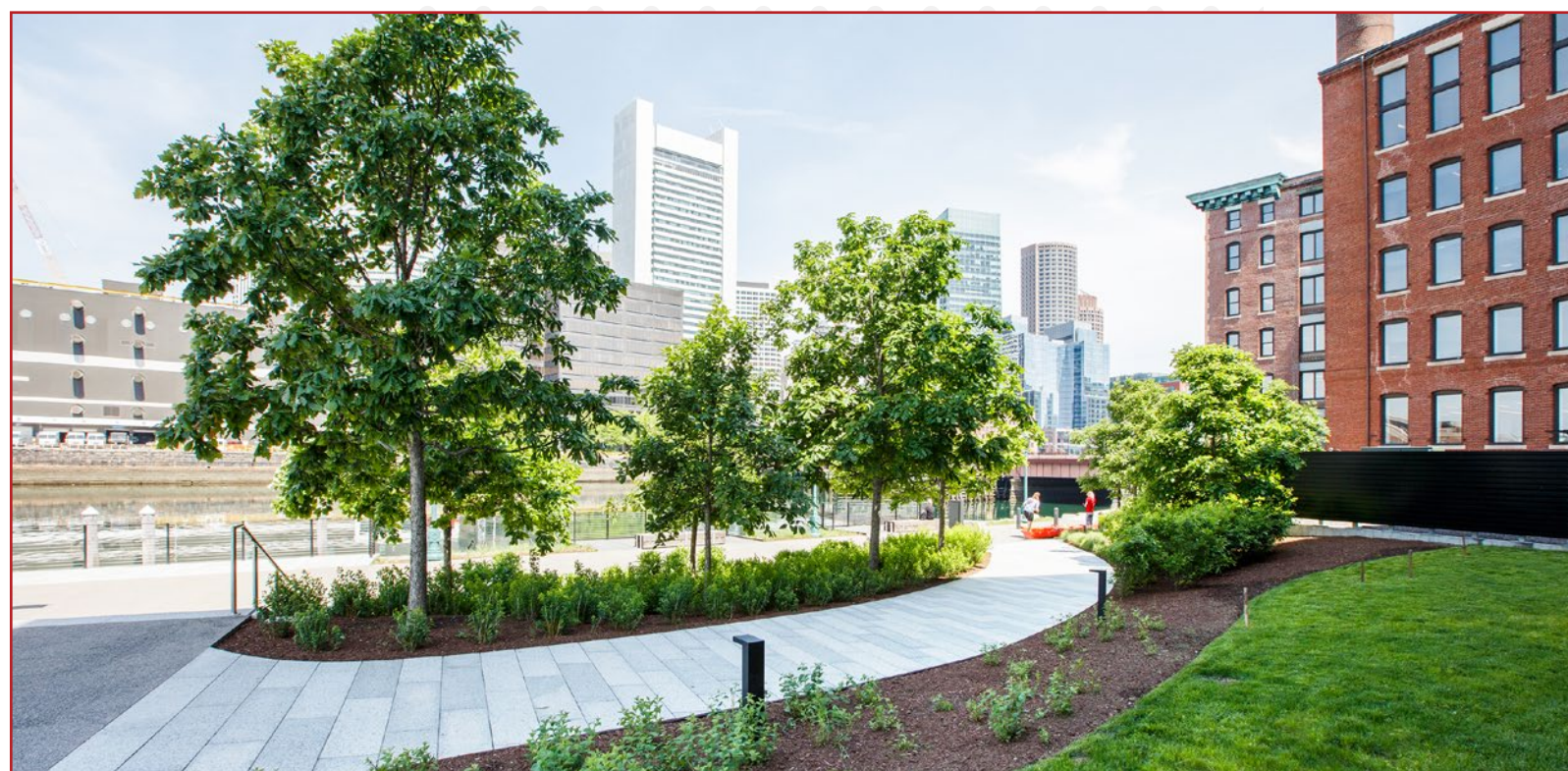
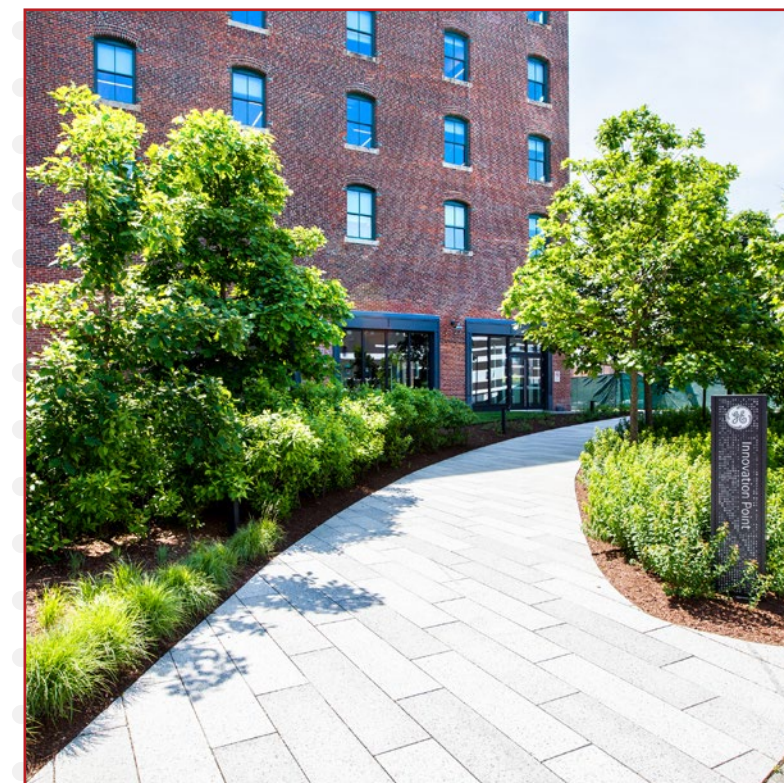
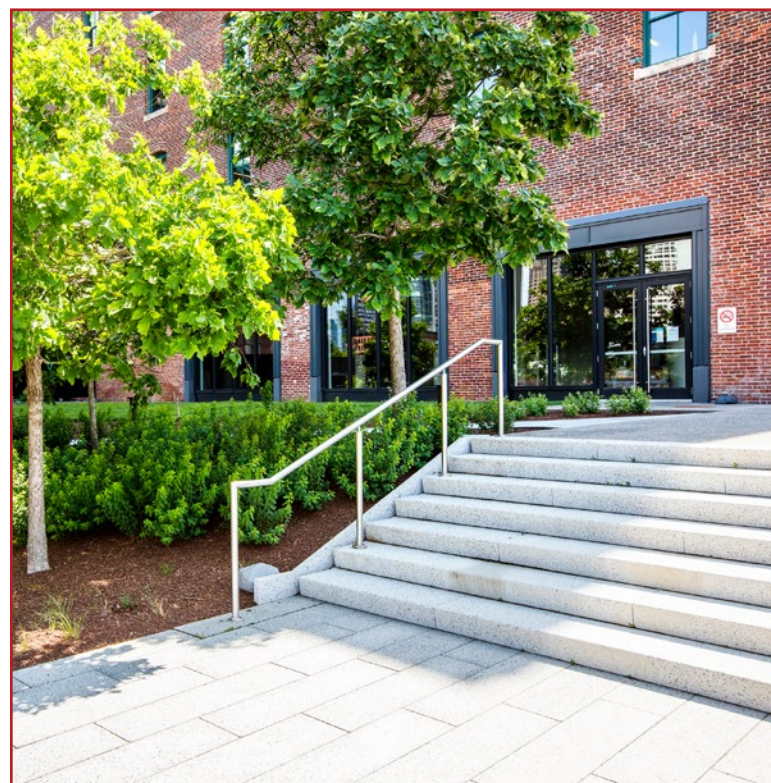


# PROJECT ORIENTATION

**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

Congress Street  
Summer Street

HARBORWALK

MARTIN'S PARK  
Sleeper Street

FORT POINT

SEAPORT SQUARE

SOUTH BOSTON

5/6 NECCO

15 NECCO UNDER CONSTRUCTION

A STREET PROGRAMMED PARK

Necco Street

Melcher Street

A Street

Thomson Pl.

Boston Wharf Road

1M SF Amazon

HARBOR SQUARE PARK

SEAGREEN PARK

Children's Museum

Starbucks

Bon Me

Lolita Cocina

Mayhew Wine

Spin

Blue Dragon

Oak + Rowan

Bastille Kitchen

Flour

Smoke Shop

Sportello

Pastoral

Menton

Lucky's Lounge

Caffè Nero

Sweetgreen

Pink Taco

Row 34

Filson

Equinox

Outdoor Voices

The Grand

LL Bean

Lululemon

ICON Theater

Tuscan Kitchen

Trillium

Shake Shack

Trader Joe's

One King's Lane

CVS

Blue Mercury

Everlane

DIG

Bartaco

City Tap

1M SF

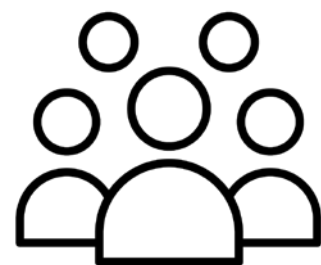
Amazon

Committee

Everybody Fights



# 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:

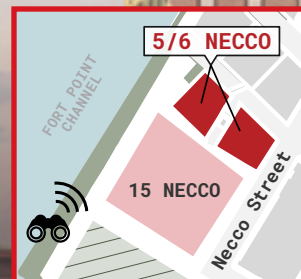






View from above Fort Point Channel Harborwalk





View from Fort Point Channel



# SITE PLAN

FORT POINT CHANNEL

HARBORWALK

Lolita Cocina

OUTDOOR  
PATIO AREA

LOADING &  
DELIVERIES

TRASH

TENANT 1  
6,745 SF

LOBBY

Necco Court

15 NECCO  
FUTURE PHASE  
(Delivery 2023)

CENTRAL  
SEATING  
AREA

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**



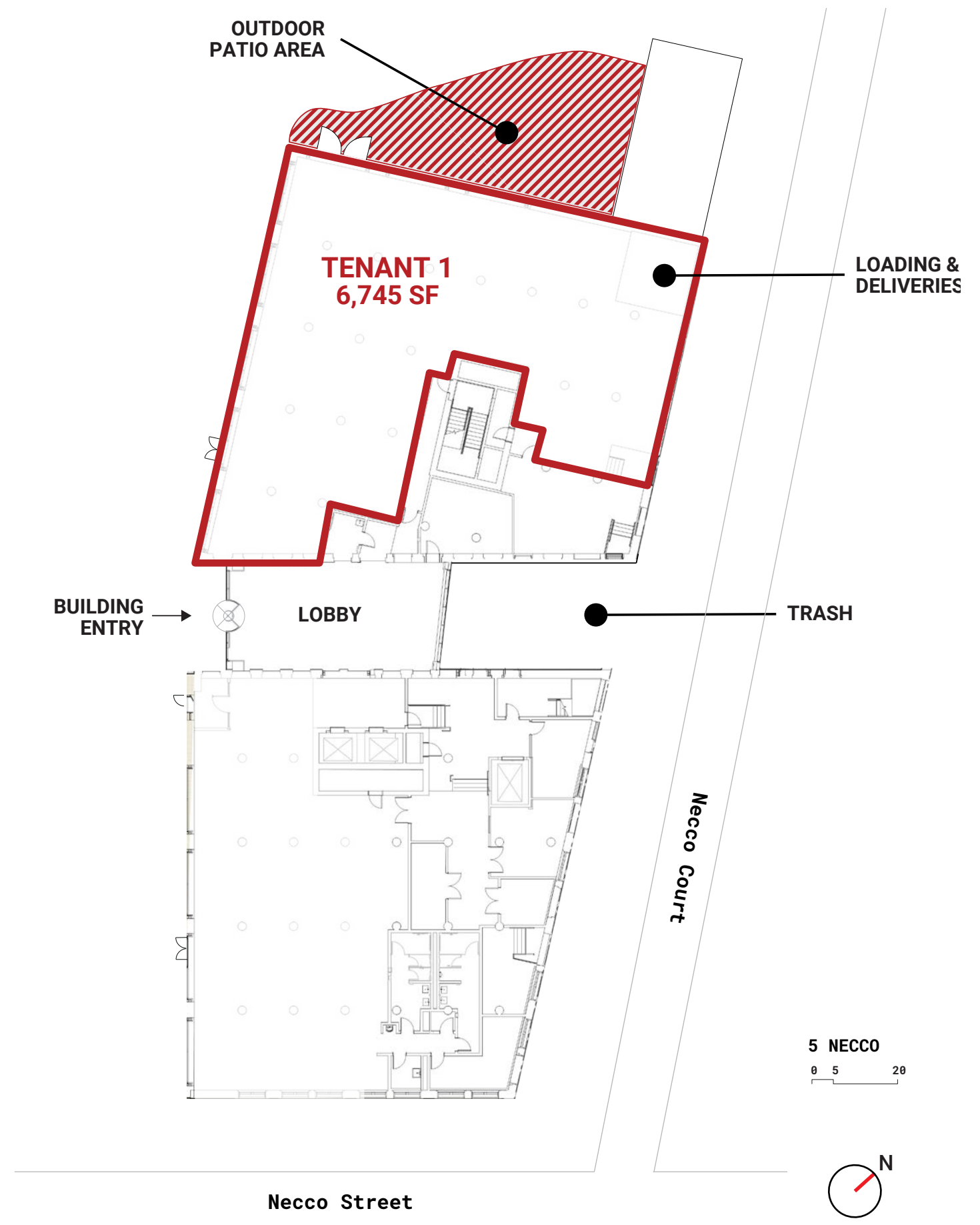
**19' + CEILINGS**



**WATERFRONT OUTDOOR SEATING**

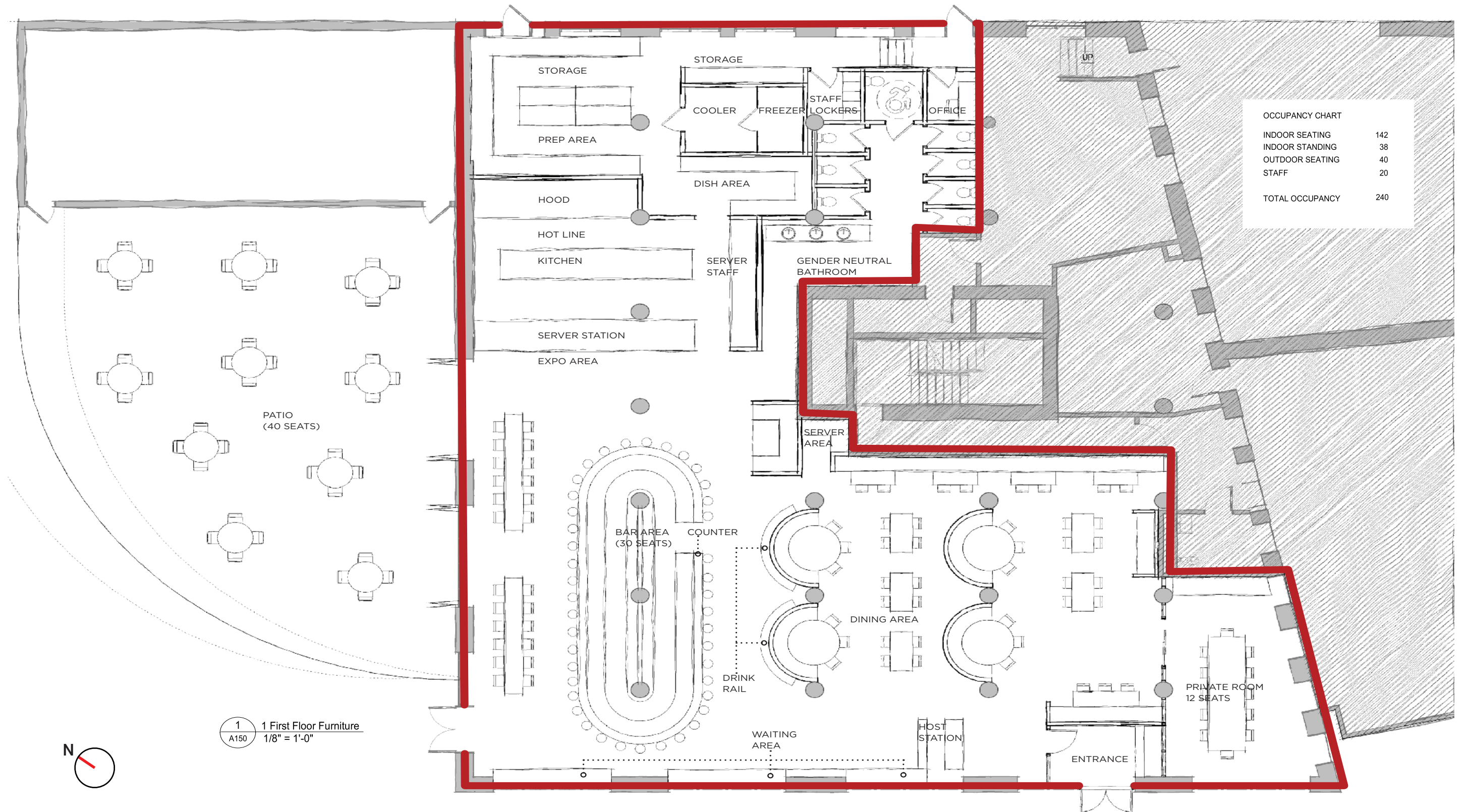


**UBER/LYFT DROP-OFF ON NECCO STREET**





# SAMPLE TEST FIT





# 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.

