

15 NECCO WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES



LOCATION



LOGAN INTERNATIONAL
AIRPORT

15 NECCO

SOUTH BOSTON →

SEAPORT

FORT POINT



SOUTH
STATION
5 MIN. WALK TO SITE

SUMMER STREET

5/6 NECCO

HARBORWALK

FORT POINT + NECCO STREET PARK

FUTURE DEVELOPMENT - 2024 DELIVERY

PROJECT ORIENTATION

15 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 at the confluence of the Financial District, 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. and National Development are pleased to offer these retail and restaurant spaces at the base of the newly-constructed, world-class, Eli Lilly RNA Research Center. Seeking best-in-class operators to join one of the most dynamic and culinary-driven neighborhoods in Boston.

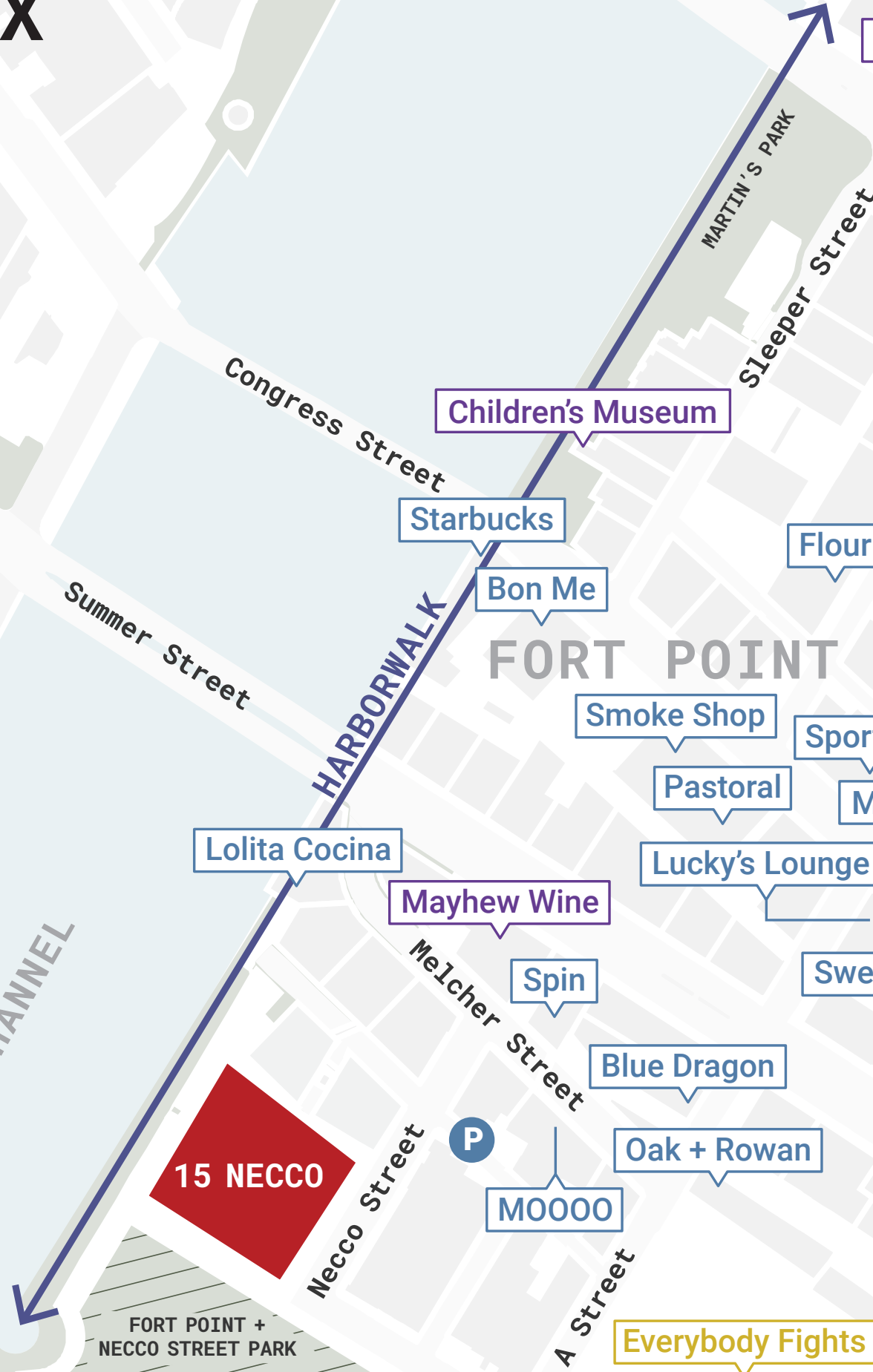


TENANT MIX

DOWNTOWN



FORT POINT CHANNEL



FORT POINT

SEAPORT SQUARE

SOUTH BOSTON

Everybody Fights

Committee

Outdoor Voices

Equinox

Filson

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

Flour

Starbucks

Bon Me

Smoke Shop

Sportello

Pastoral

Menton

Lucky's Lounge

Mayhew Wine

Lolita Cocina

Spin

Sweetgreen

Pink Taco

Row 34

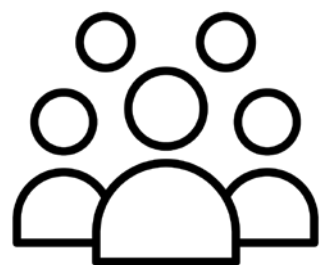
Blue Dragon

Oak + Rowan

M0000

15 NECCO

IN THE NEIGHBORHOOD



18M

visitors annually



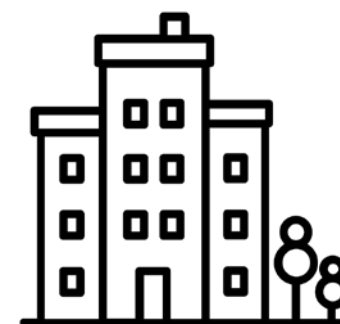
6,000+

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



View from Harborwalk looking toward Seaport

SITE PLAN

FORT POINT CHANNEL

HARBORWALK

Lolita Cocina

FORT POINT +
NECCO STREET PARK

RESTAURANT/RETAIL
7,371 SF
SUBDIVIDABLE

CENTRAL
SEATING
AREA

5/6 NECCO

15 NECCO

COMMUNITY
WORK LOUNGE

FITNESS

CAFE
1,804 SF

Necco Court

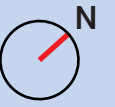
← FUTURE DEVELOPMENT - 2024 DELIVERY

Necco Street Extension (Future Phase)

Necco Street

UBER/LYFT
DROP-OFF

P NECCO GARAGE (657 Spaces)



FLOOR PLAN

Highly desirable waterfront restaurant/retail opportunities located on the ground floor of The Lilly Institute for Genetic Medicine fronting the Fort Point Channel with unparalleled views of Boston and direct access to the Harborwalk and new world-class Fort Point Channel & Necco Street programmed parks.



DELIVERY Q4 2023



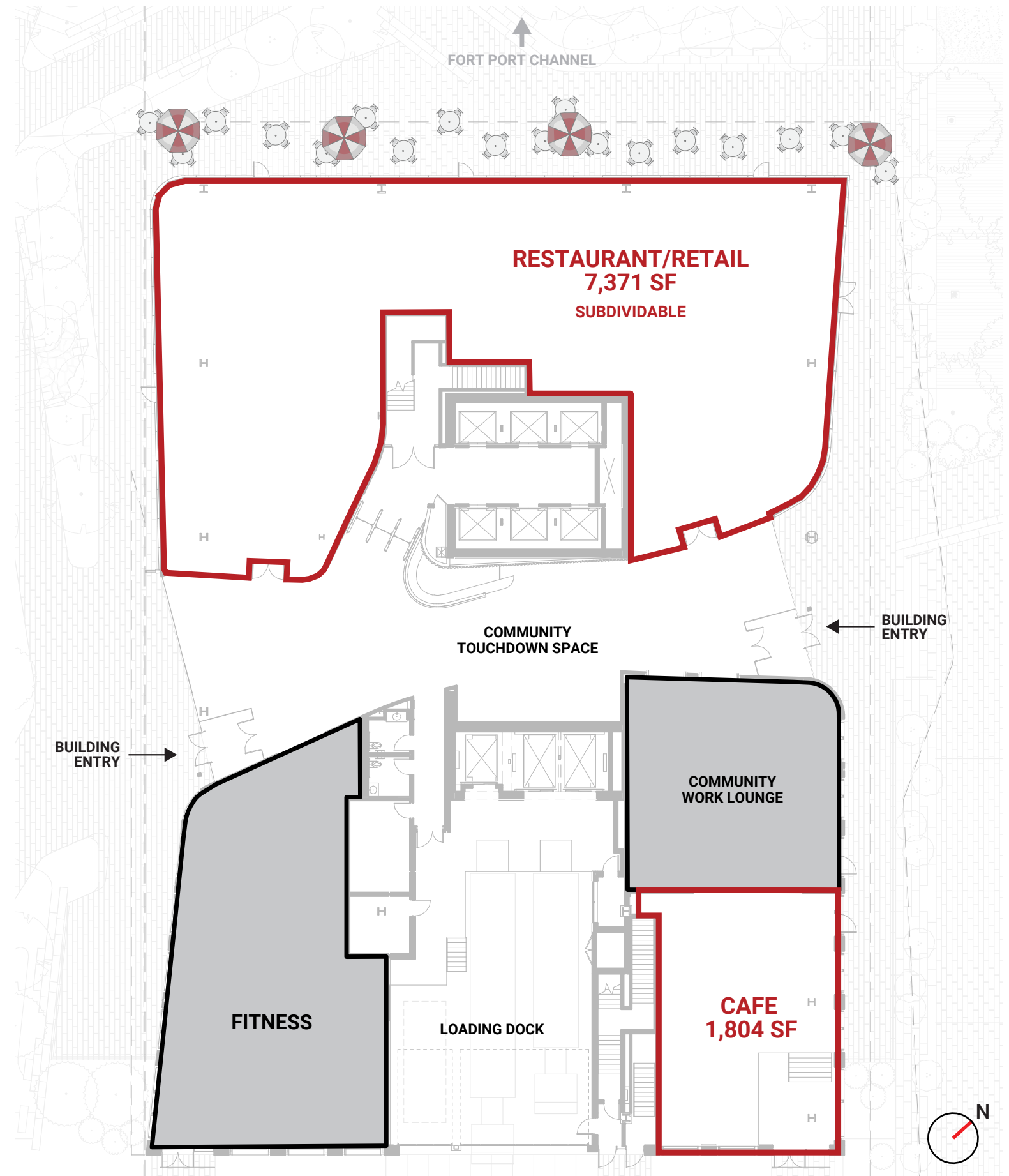
16' + CEILINGS



OUTDOOR SEATING AVAILABLE



UBER/LYFT DROP-OFF ON NECCO STREET



LET'S TALK

Graffito is seeking best-in-class, independent food & beverage operators to activate the Waterfront and provide offerings to the densely growing employees and residents along Necco and A Streets. 15 Necco will be a Waterfront destination that connects the Fort Point and South Boston neighborhoods and adds to the historic culinary fabric of this area.

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