

# SEAPORT PLACE RESTAURANT + RETAIL SPACES AVAILABLE





# PROJECT OVERVIEW

Seaport Place is a 2.2M SF mixed-use development situated in the heart of Boston's Seaport District, fronting Seaport Boulevard, Congress Street, and the Waterfront.

With immediate access to the BCEC, Boston's major highways, MBTA, the active waterfront, and Blue Bikes, it makes Seaport Place one of the most accessible destinations in Boston. It is comprised of two Class A office towers, totaling 1.1M SF with 3,700 employees, a 428-key hotel, a 2,300-space underground parking garage, event space, public green space, and pedestrian walkways that connect Seaport Boulevard to Congress Street. These dense and well-connected assets offer retail and restaurant operators a chance to join the dynamic Seaport neighborhood.





# COMMONWEALTH PIER

The Commonwealth Pier revitalization builds on a rich history to create a vibrant, mixed-use and inclusive environment for all. It will offer enhanced and extensive public spaces with programming, an improved and widened Harborwalk, new office space, event space, and dynamic retail space along the Waterfront and Seaport Boulevard.

Construction is underway with an anticipated delivery of 45,000 SF retail and 635,000 SF office in 2024.



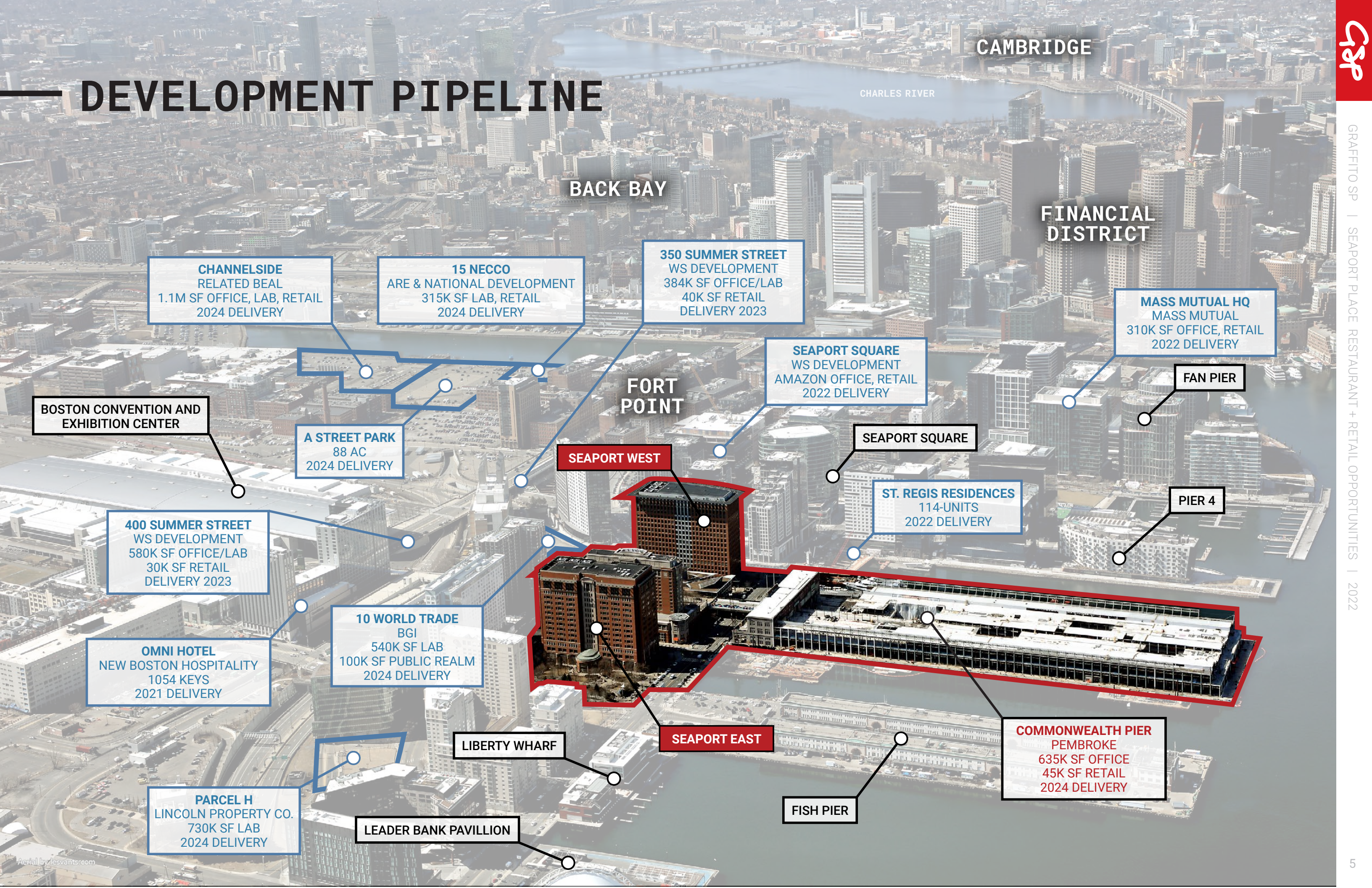


# ACCESSIBILITY + TRANSIT





# DEVELOPMENT PIPELINE



CAMBRIDGE

CHARLES RIVER

BACK BAY

FINANCIAL DISTRICT

FORT POINT

SEAPORT WEST

SEAPORT SQUARE

FAN PIER

PIER 4

SEAPORT EAST

LIBERTY WHARF

FISH PIER

LEADER BANK PAVILLION

**CHANNELSIDE**  
RELATED BEAL  
1.1M SF OFFICE, LAB, RETAIL  
2024 DELIVERY

**15 NECCO**  
ARE & NATIONAL DEVELOPMENT  
315K SF LAB, RETAIL  
2024 DELIVERY

**350 SUMMER STREET**  
WS DEVELOPMENT  
384K SF OFFICE/LAB  
40K SF RETAIL  
DELIVERY 2023

**MASS MUTUAL HQ**  
MASS MUTUAL  
310K SF OFFICE, RETAIL  
2022 DELIVERY

**SEAPORT SQUARE**  
WS DEVELOPMENT  
AMAZON OFFICE, RETAIL  
2022 DELIVERY

**BOSTON CONVENTION AND EXHIBITION CENTER**

**A STREET PARK**  
88 AC  
2024 DELIVERY

**400 SUMMER STREET**  
WS DEVELOPMENT  
580K SF OFFICE/LAB  
30K SF RETAIL  
DELIVERY 2023

**ST. REGIS RESIDENCES**  
114-UNITS  
2022 DELIVERY

**OMNI HOTEL**  
NEW BOSTON HOSPITALITY  
1054 KEYS  
2021 DELIVERY

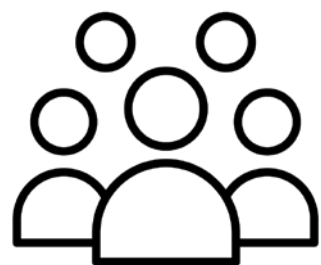
**10 WORLD TRADE**  
BGI  
540K SF LAB  
100K SF PUBLIC REALM  
2024 DELIVERY

**PARCEL H**  
LINCOLN PROPERTY CO.  
730K SF LAB  
2024 DELIVERY

**COMMONWEALTH PIER**  
PEMBROKE  
635K SF OFFICE  
45K SF RETAIL  
2024 DELIVERY



# IN THE NEIGHBORHOOD



**18M**

visitors annually



**6,000+**

hotel keys



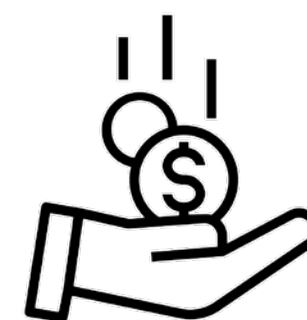
**260,000**

daytime population  
within a mile radius



**12,000+**

new residential units  
since 2010



**\$143,000**

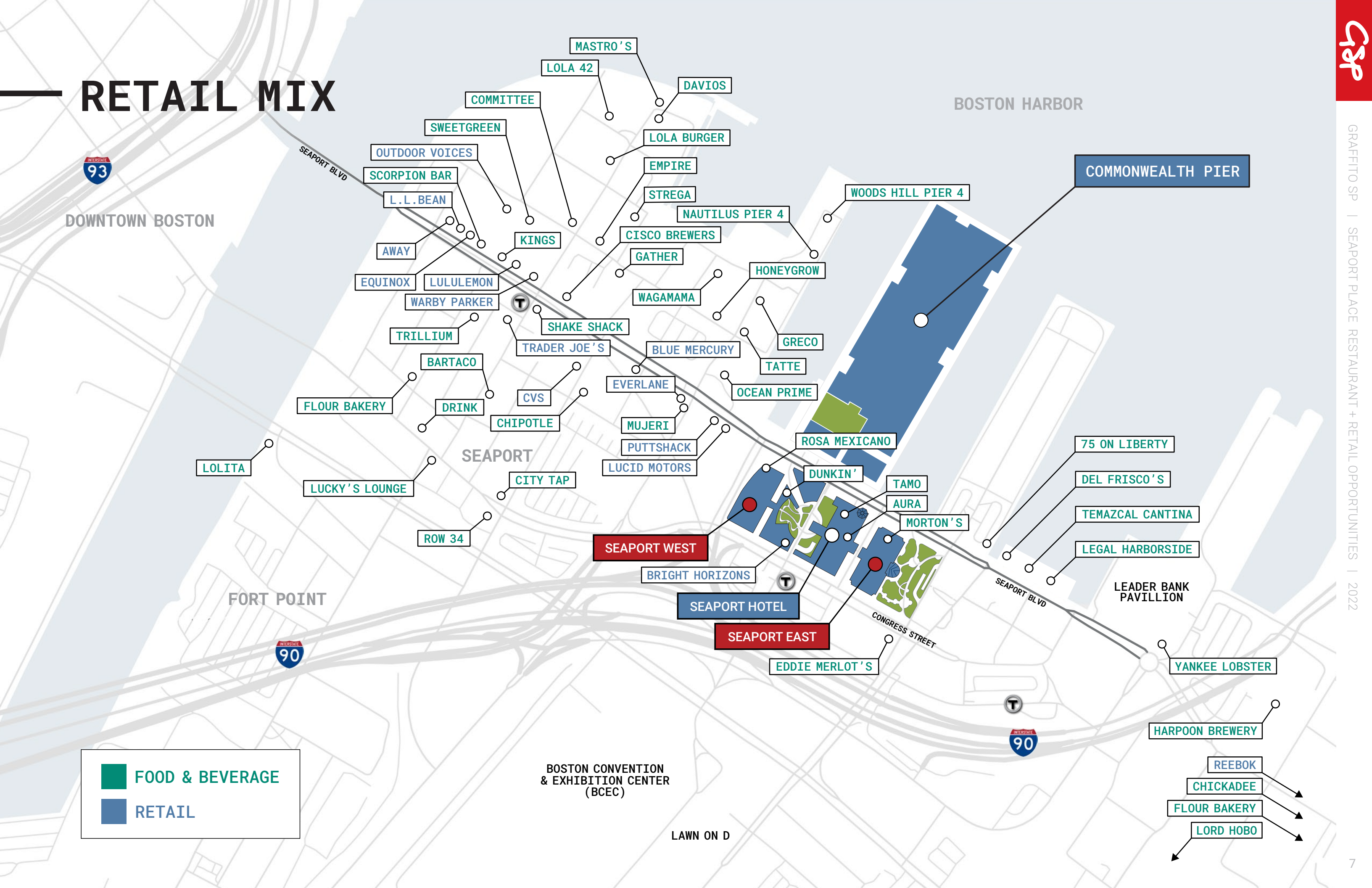
average HHI  
within a mile radius

## LARGEST EMPLOYERS IN THE AREA





# RETAIL MIX

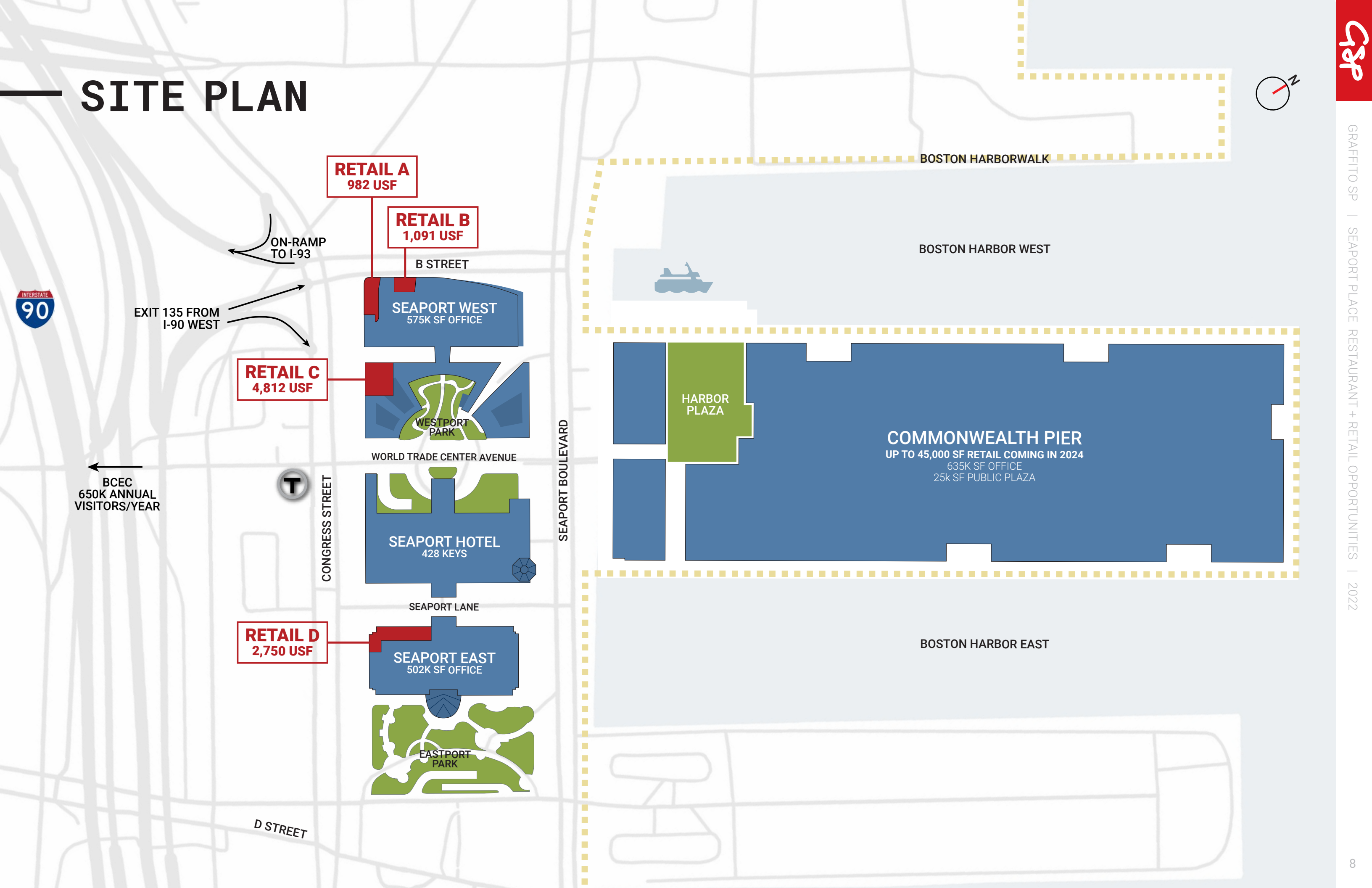


FOOD & BEVERAGE

RETAIL



# SITE PLAN



BCEE  
650K ANNUAL  
VISITORS/YEAR

EXIT 135 FROM  
I-90 WEST



CONGRESS STREET

SEAPORT BOULEVARD

**RETAIL A**  
982 USF

**RETAIL B**  
1,091 USF

**RETAIL C**  
4,812 USF

**RETAIL D**  
2,750 USF

SEAPORT WEST  
575K SF OFFICE

WESTPORT  
PARK

SEAPORT HOTEL  
428 KEYS

SEAPORT EAST  
502K SF OFFICE

EASTPORT  
PARK

HARBOR  
PLAZA

COMMONWEALTH PIER  
UP TO 45,000 SF RETAIL COMING IN 2024  
635K SF OFFICE  
25K SF PUBLIC PLAZA

BOSTON HARBORWALK

BOSTON HARBOR WEST

BOSTON HARBOR EAST





Retail A, view from the corner  
of B Street and Congress Street



# RETAIL A

Highly visible corner of B and Congress Streets at the base of the Seaport West office tower and directly across from the luxury residential Echelon building. Steps to Seaport Boulevard, the new Amazon campus, and the Fort Point Channel neighborhood.



AVAILABLE NOW



982 SF



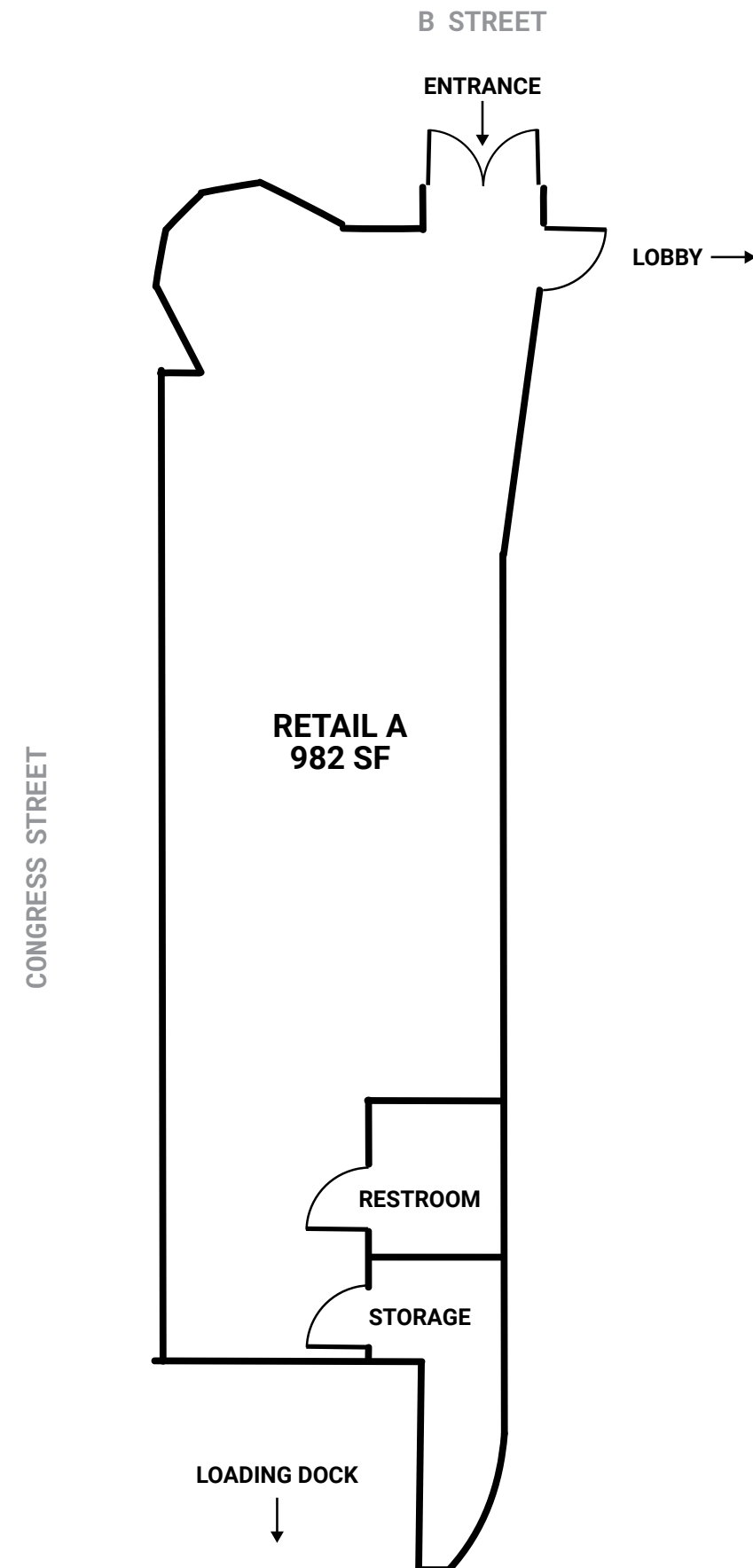
15' CEILINGS



EXPANSIVE WINDOW WRAPPED FRONTAGE



OUTDOOR SEATING OPPORTUNITY







Retail B, view from B Street  
looking toward Boston Harbor



# RETAIL B

Fronting along B Street at the base of the Seaport West office tower, and directly across from the luxury residential Echelon building. Steps from Seaport Boulevard with a public parking garage below grade.



AVAILABLE NOW



1,091 SF



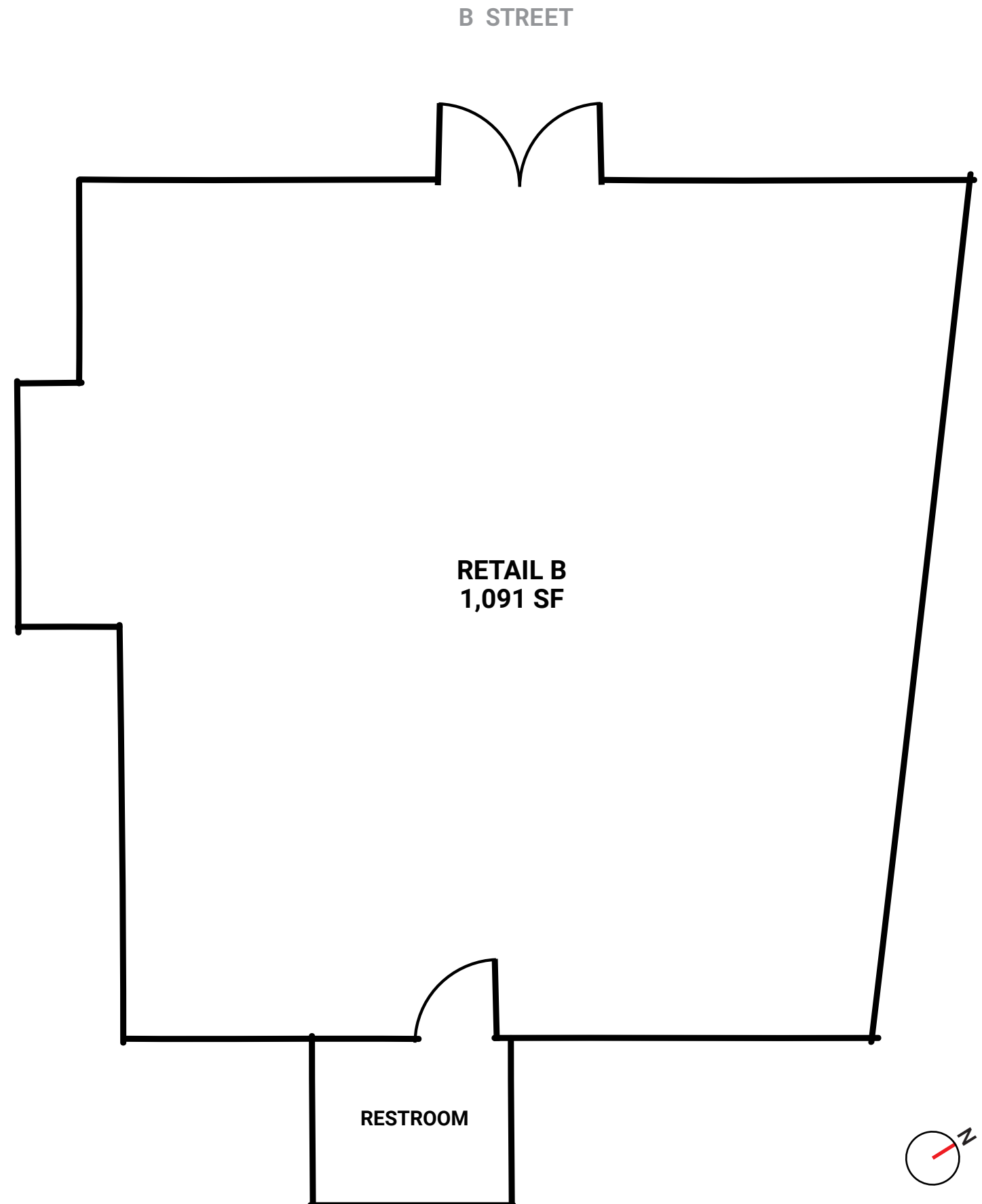
15' CEILINGS



EXPANSIVE WINDOW FRONTAGE



ADJACENT TO SEAPORT BOULEVARD







Retail C, view from  
Congress Street



# RETAIL C

Hard corner retail space on Congress Street, at the base of the podium building and Seaport Hotel, and directly across from the Seaport West office tower. Entrance along the pedestrian walkway connecting Seaport Boulevard to Congress Street.



AVAILABLE NOW



4,812 SF



FORMER FITNESS USE WITH INFRASTRUCTURE

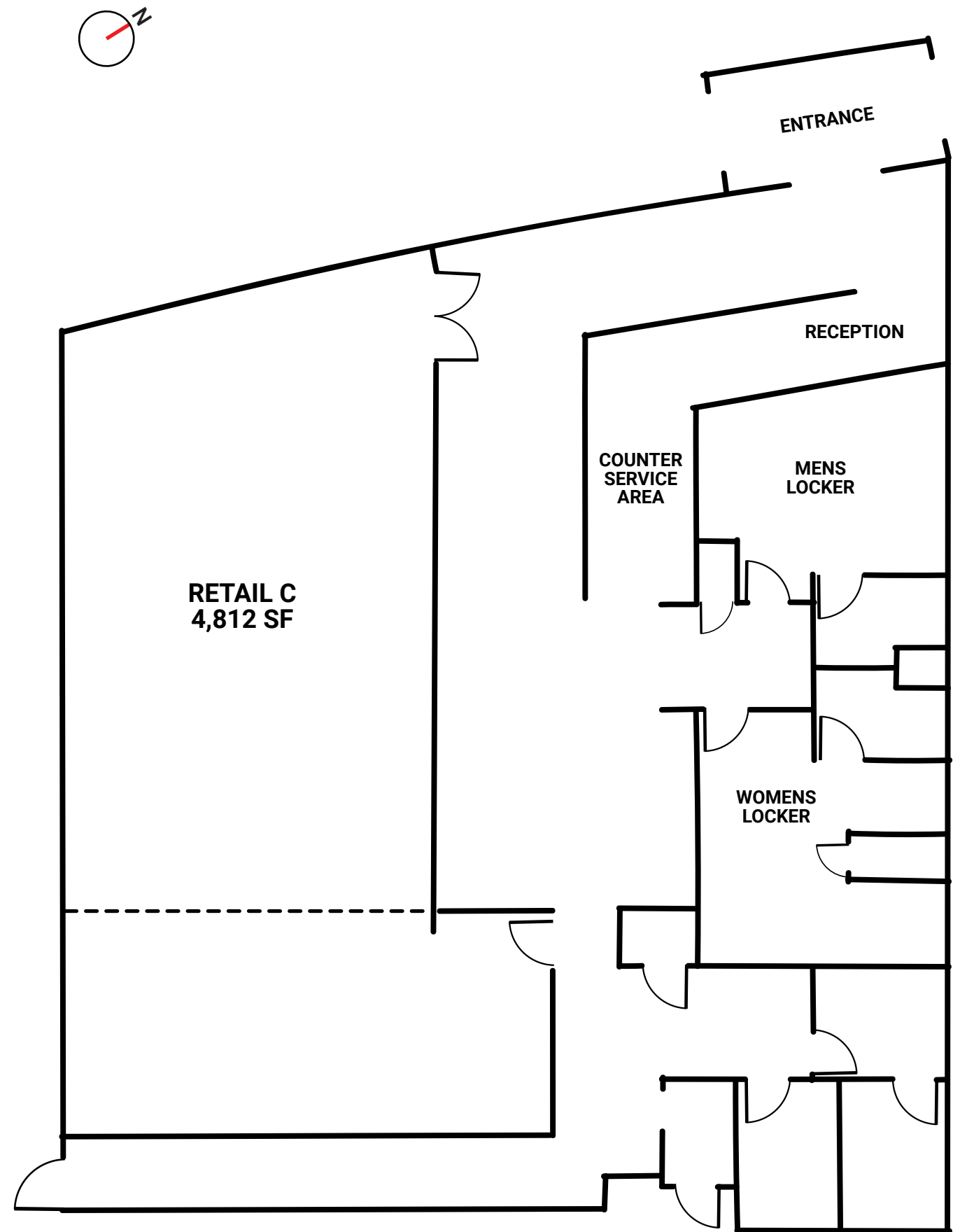


CONNECTION TO PARKING GARAGE AND LOADING



EXPANSIVE OUTDOOR PATIO OPPORTUNITY

CONGRESS STREET







Retail D, view from Seaport Lane  
looking towards Congress Street

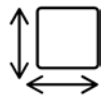


# RETAIL D

Second generation restaurant opportunity at the base of the Seaport East office tower and directly across from the Seaport Hotel. Hard corner off of Congress Street and steps from Seaport Boulevard.



AVAILABLE NOW



2,750 USF



ABILITY TO VENT



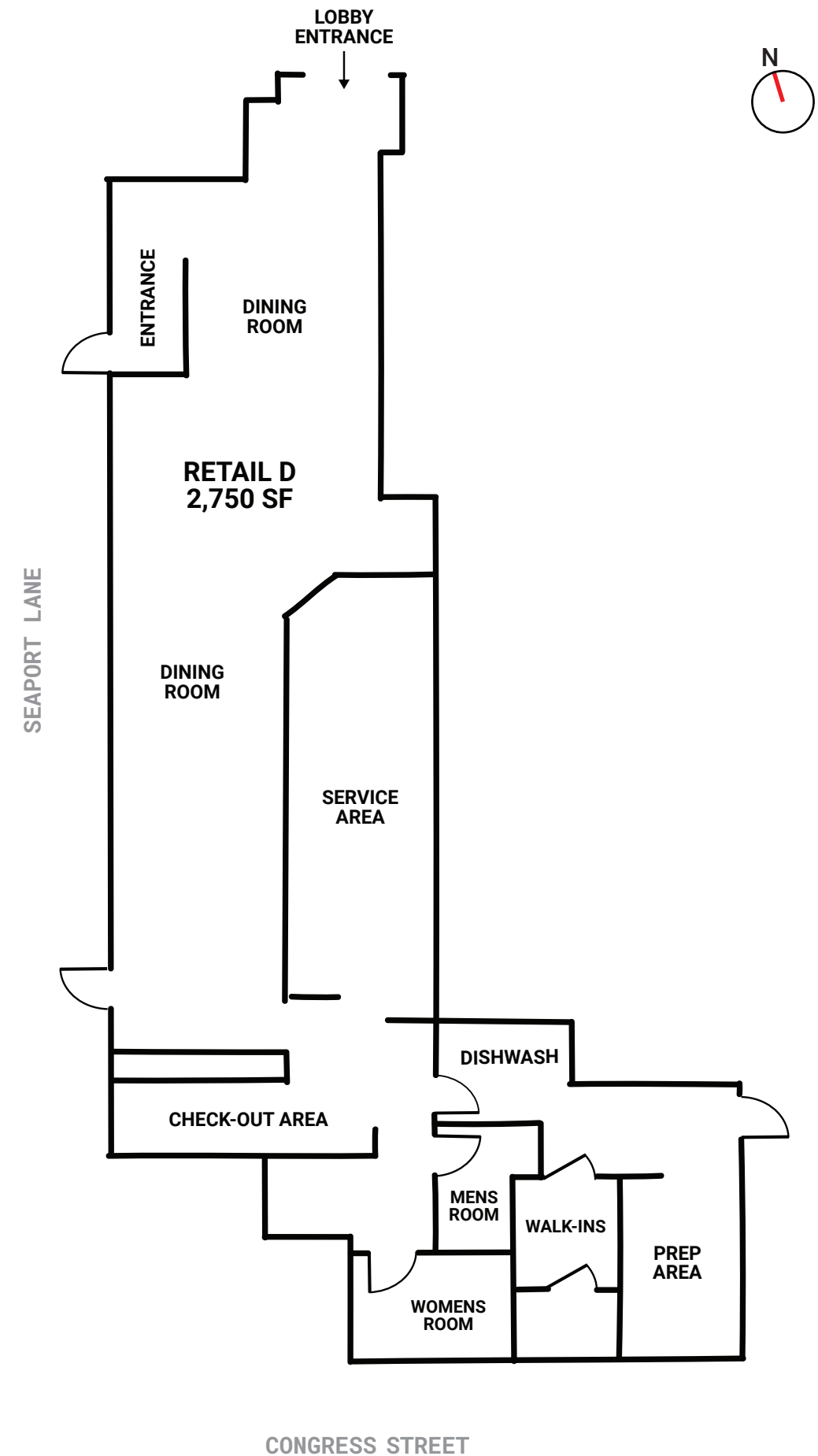
DIRECT CONNECTION TO TRASH AND LOADING



CONNECTED TO RENOVATED OFFICE LOBBY (COMING SOON)



OUTDOOR PATIO OPPORTUNITY





# LET'S TALK

Graffito is seeking unique food & beverage operators and dynamic neighborhood amenities to service the dense office population, Seaport Hotel visitors, and local residents and be a part of one of the fastest growing markets in Boston.

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A PEMBROKE PROPERTY

