

# SOUTH STATION TOWER: FLAGSHIP RESTAURANT OPPORTUNITY



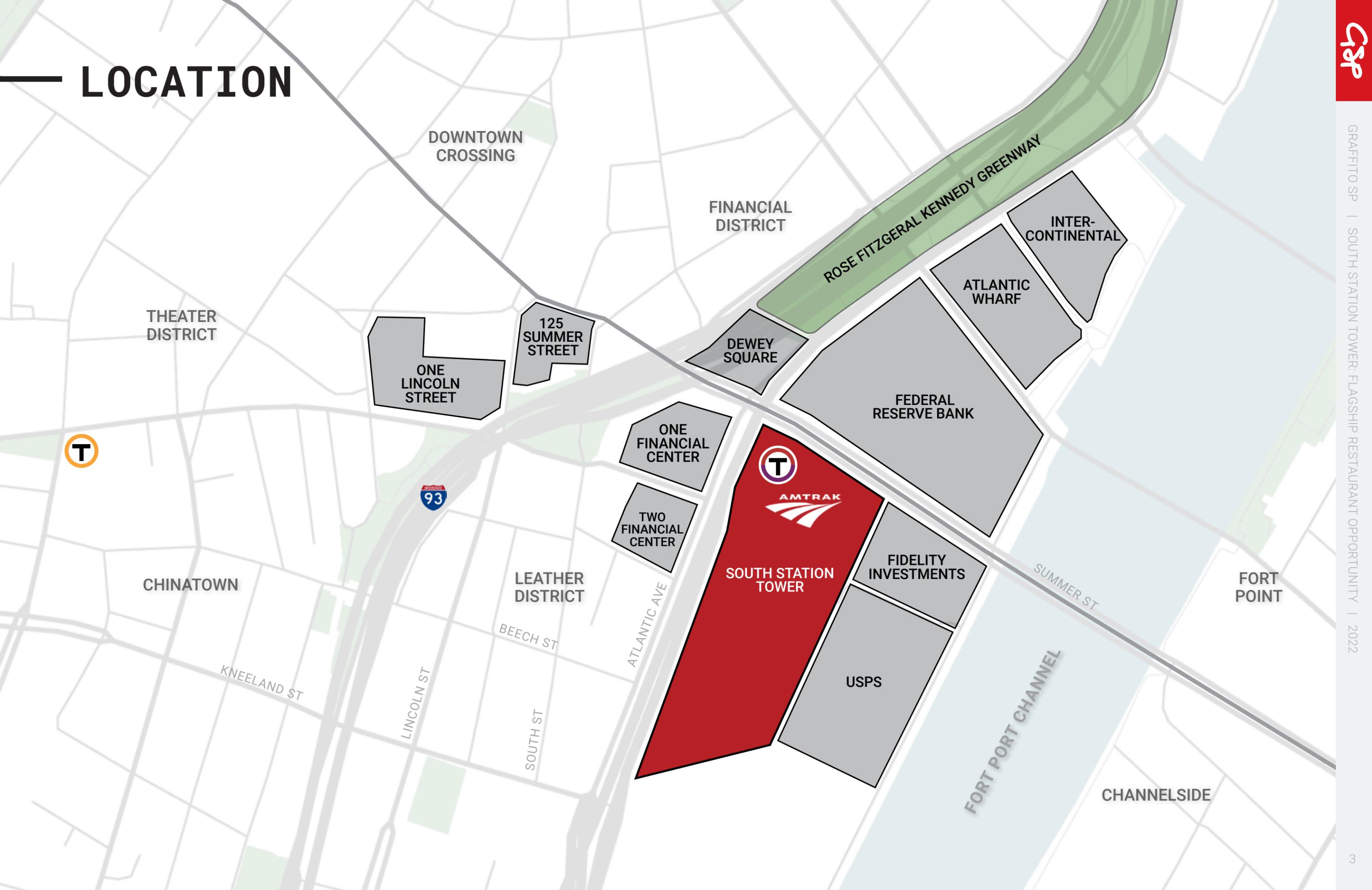
# PROJECT ORIENTATION

South Station Tower is a 51 story, 1M SF mixed use residential (166 residential condominiums to be known as The Ritz-Carlton Residences, Boston, South Station Tower) and office (670,000 SF) tower situated over Boston's most connected and active transit hub. With a striking, timeless, sustainability forward design by Pelli Clarke & Partners, this new icon - rising 680 feet above one of Boston's most seen and recognized landmarks - will redefine the Boston skyline and take center stage at the intersection of the Greenway, Financial District, Fort Point Channel, and the Leather District.

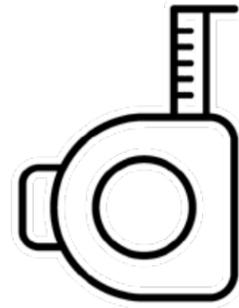
Hines, South Station Tower's developer, is working with Graffito SP to identify a hospitality partner for its flagship restaurant space at the Tower, the first of three phases of development by Hines at and adjacent to South Station. Said restaurant will serve as the food & beverage hub for the entire site, setting the pace for all future retail, food, beverage and amenity uses across the three-phase 2M SF project.



# LOCATION



# IN THE NEIGHBORHOOD



**20'**

clear ceiling height  
on restaurant space



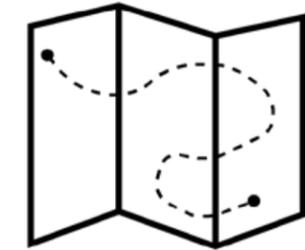
**#1**

busiest transit node  
in New England



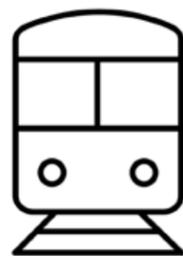
**#7**

busiest train station  
in North America



**28M**

annual trips to and  
from South Station



**13**

rail lines in addition to  
Red and Silver lines



**210,000**

employees within  
one-mile radius



**67,000**

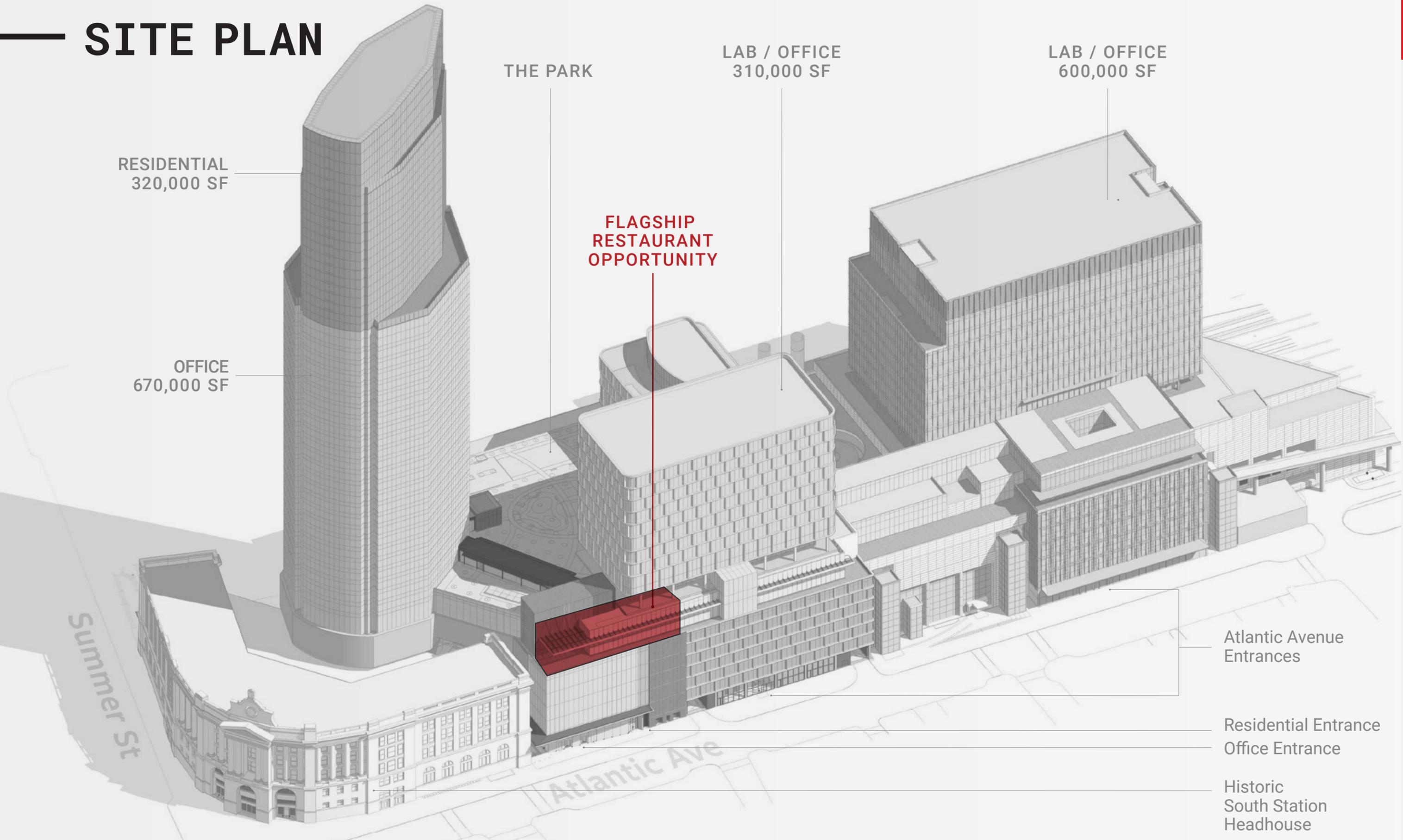
residents within  
one-mile radius



**\$1B+**

overall development cost  
of South Station Tower

# SITE PLAN



RESIDENTIAL  
320,000 SF

OFFICE  
670,000 SF

THE PARK

**FLAGSHIP  
RESTAURANT  
OPPORTUNITY**

LAB / OFFICE  
310,000 SF

LAB / OFFICE  
600,000 SF

Summer St

Atlantic Ave

Atlantic Avenue  
Entrances

Residential Entrance  
Office Entrance

Historic  
South Station  
Headhouse

# TEST FIT

ATLANTIC AVE





**NEW GATEWAY BETWEEN SOUTH STATION  
AND SOUTH STATION TOWER**



**TOWER PODIUM AND  
ENTRANCE ON ATLANTIC AVE**



SKY STREET LOCATED BETWEEN RESTAURANT AND TOWER ELEVATOR LOBBY



VIEW FROM RESTAURANT TERRACE

# LET'S TALK

Hines and Graffito are seeking a best-in-class partner for this restaurant opportunity, which includes the potential for additional food and beverage outposts elsewhere within South Station Tower, plus catering and off-premises services to the residential and office communities on-site.



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**Jesse Baerkahn**  
jesse@graffito.com  
617.669.6171