

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.

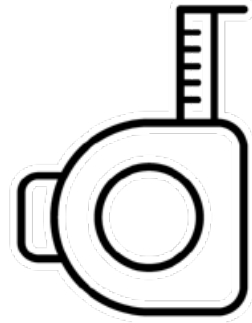
Hines, South Station Tower's developer, is working with Graffito SP to identify a hospitality partner for its flagship restaurant space at the Tower, the first of three phases of development by Hines at and adjacent to South Station. Said restaurant will serve as the food & beverage hub for the entire 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



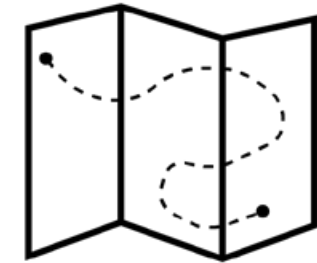
#1

busiest transit node
in New England



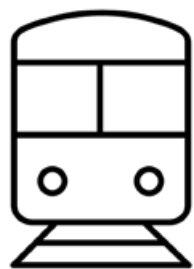
#7

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

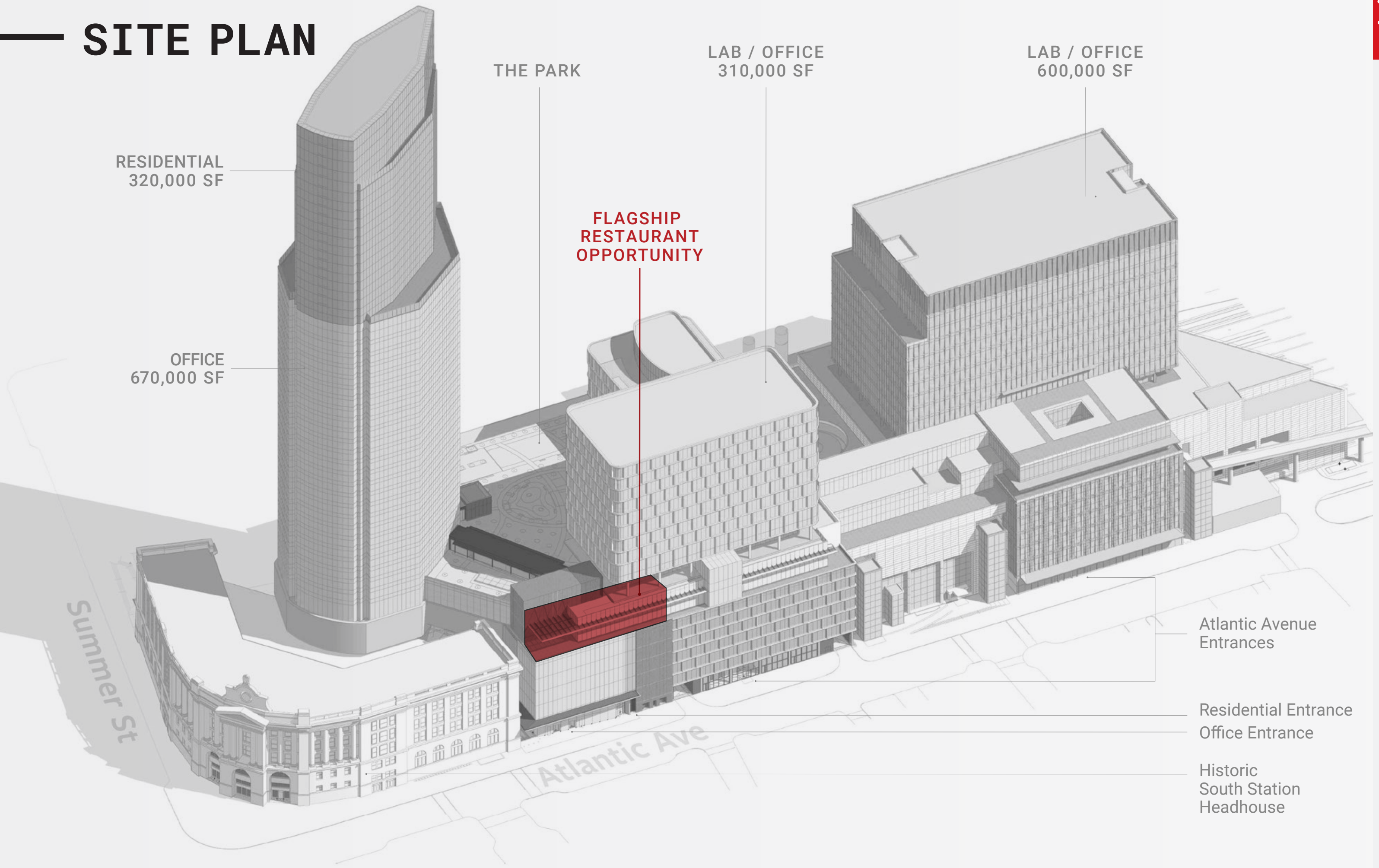
residents within
one-mile radius



\$1B+

overall development cost
of South Station Tower

SITE PLAN



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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