CHANNELSIDE WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES

LOCATION

CHANNELSIDE

SOUTH BOSTON

SEAPORT

FORT POINT

SUMMER STREET

HARBORWALK

FT POINT CHANNEL PARK + NECCO ST PARK

5/6 NECCO

15 NECCO

SOUTH STATION
5 MIN. WALK TO SITE

PROJECT ORIENTATION

Located in Boston's Historic Fort Point Neighborhood, Channelside is a 1.1 million square foot mixed-use development with more than 3 acres of new integrated open space, parks, and public realm improvements.

The development plan includes the construction of Fort Point Channel Park, which abuts the Harborwalk, and Necco Street Park, adjacent to A Street. 45,000 square of retail space and 15,000 square of civic and cultural space to further enliven Channelside's edges and bring life to its parks, plazas and walkways.

ACCESSIBILITY

12 min Red Line
Kendall Square

PARK STREET

STATE

DOWNTOWN CROSSING

FINANCIAL DISTRICT

BOSTON COMMON

DOWNTOWN

SOUTH STATION

3.5 hrs Amtrak
NYC

Access North/South

8 min Water Taxi
North Station
MBTA / Commuter Rail
Ferry Stop

BARKING CRAB & COURTHOUSE

CHILDREN'S WHARF

FAN PIER

PIER 4

WORLD TRADE CENTER

LIBERTY WHARF

COURTHOUSE

10 min Drive
Logan Airport

SEAPORT

CHINATOWN

5 min Walk

CHANNELSIDE

10 min Walk

Access Ramp East/West

Access Ramp North/South

BOSTON CONVENTION & EXHIBITION CENTER

BROADWAY

SOUTH END

SOUTH BOSTON

Access North/South

RETAIL MIX

FOOD & BEVERAGE
RETAIL

DOWNTOWN BOSTON
BOSTON HARBOR
SOUTH STATION
LEATHER DISTRICT
SEAPORT
FORT POINT
CHANNELSIDE
LEADER BANK PAVILLION
BOSTON CONVENTION & EXHIBITION CENTER (BCEC)
LAWN ON D

SEAPORT BLVD
CONGRESS STREET
SUMMER STREET
NECCO STREET
A STREET
D STREET
BROADWAY

LOLA 42
MASTRO'S
DAVIOS
COMMITTEE
SWEETGREEN
LOLA BURGER
OUTDOOR VOICES
EMPIRE
SCORPION BAR
STREGA
L.L.BEAN
WOODS HILL PIER 4
NAUTILUS PIER 4
AWAY
KINGS
CISCO BREWERS
GATHER
EQUINOX
LULULEMON
HONEYGROW
WARBY PARKER
WAGAMAMA
SHAKE SHACK
TRILLIUM
GRECO
TRADER JOE'S
BLUE MERCURY
TATTE
FLOUR BAKERY
BARTACO
EVERLANE
SMOKE SHOP BBQ
OCEAN PRIME
CVS
DRINK
CHIPOTLE
MEJURI
PASTORAL
PUTTSHACK
ROSA MEXICANO
LUCID MOTORS
LOLITA
DUNKIN'
75 ON LIBERTY
LUCKY'S LOUNGE
CITY TAP
TAMO
DEL FRISCO'S
MAYHEW WINE SHOP
SWEETGREEN
AURA
TEMAZCAL CANTINA
SPIN
PINK TACO
MORTON'S
MOOO...
ROW 34
LEGAL HARBORSIDE
OAK + ROWAN
EDDIE MERLOT'S
YANKEE LOBSTER
COQUETTE
HARPOON BREWERY
REEBOK
CHICKADEE
FLOUR BAKERY
EVERYBODY FIGHTS
LORD HOBO
SIX WEST
LOVE & MERCY SALON
WORDEN HALL
ALMA GAUCHA
FOX & THE KNIFE
D'S KEY DUELING PIANOS
PURPLE SHELL
COPPERSMITH
STARBUCKS
SOCIAL WINES

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:

amazon · ALEXION · bynder · CRISPR THERAPEUTICS · GE

GOODWIN · hp · Lilly · LogMeIn · PTC

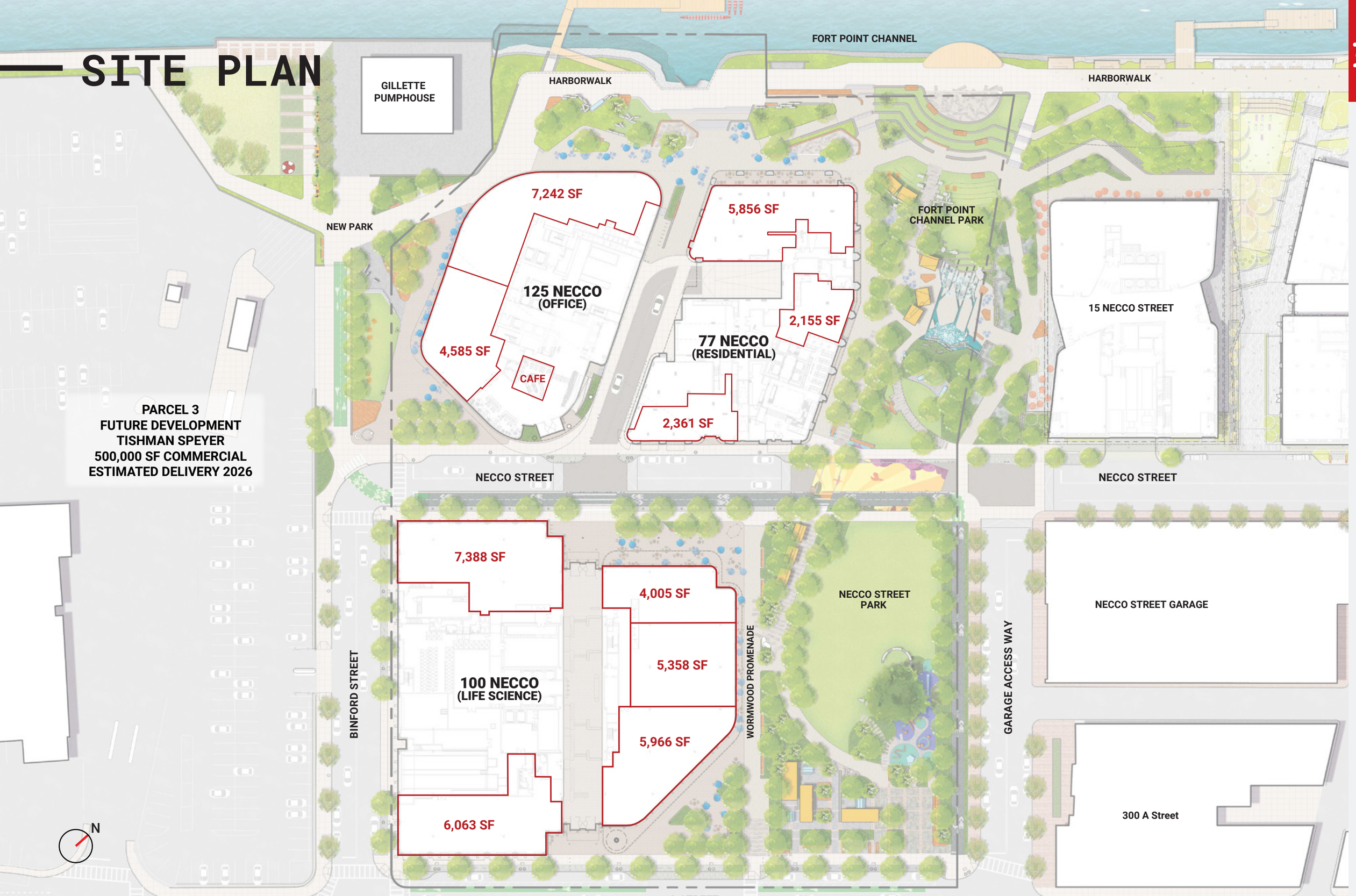
pwc · Red Hat · Stantec · STATE STREET · VERTEX

Outdoor seating along
Necco Street Park

Fort Point Channel Park

Outdoor restaurant seating adjacent to the Harborwalk

SITE PLAN



PARCEL 3
FUTURE DEVELOPMENT
TISHMAN SPEYER
500,000 SF COMMERCIAL
ESTIMATED DELIVERY 2026

77 NECCO

View of Residential Building from Harborwalk

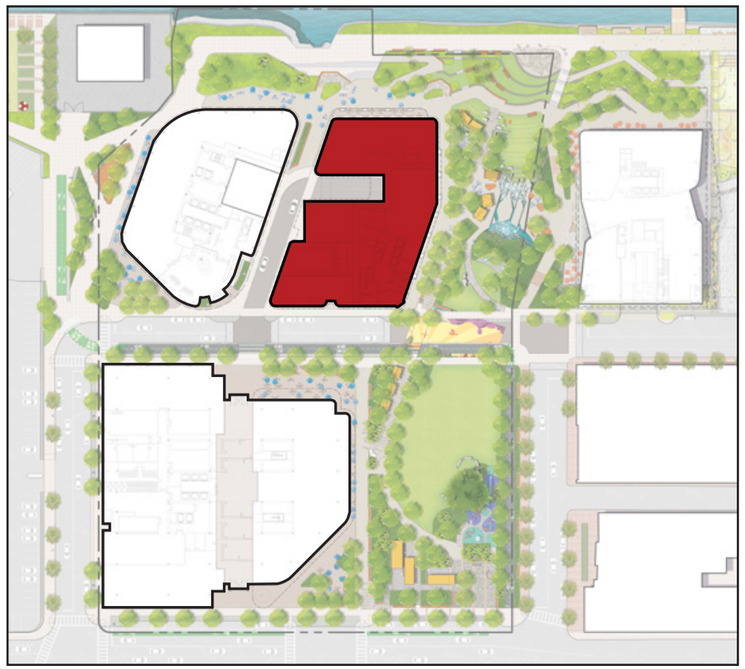
77 NECCO

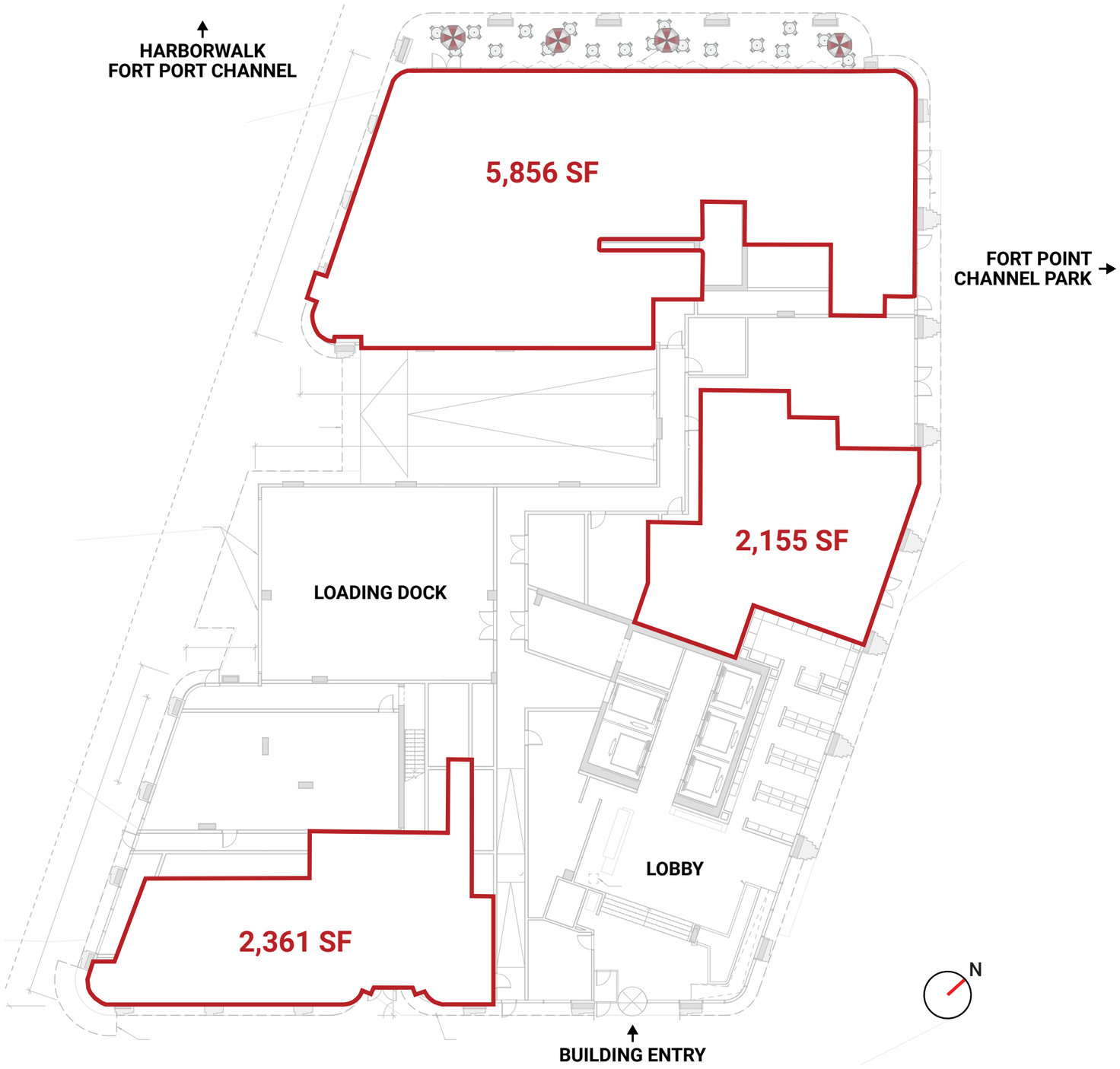
340 RESIDENTIAL UNITS

FLAGSHIP RESTAURANT SPACE

WATERFRONT AND PARK FACING

OUTDOOR SEATING



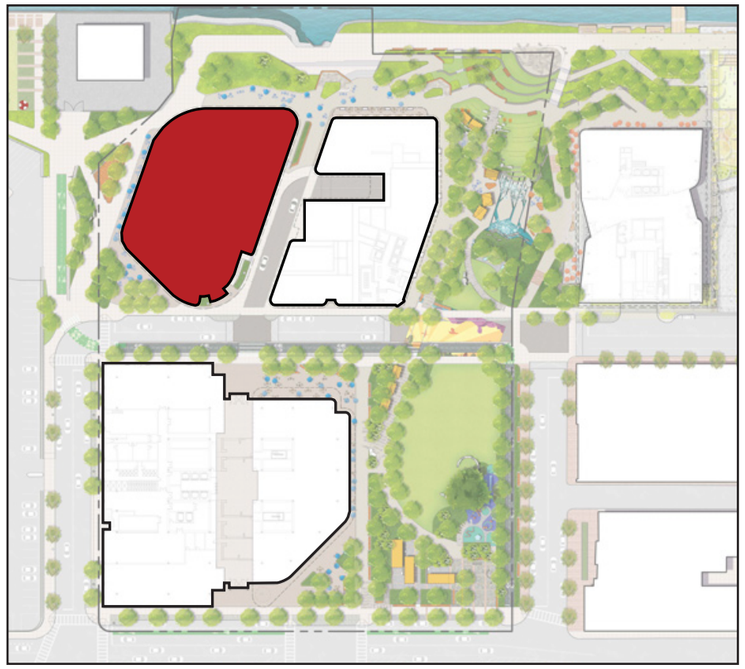


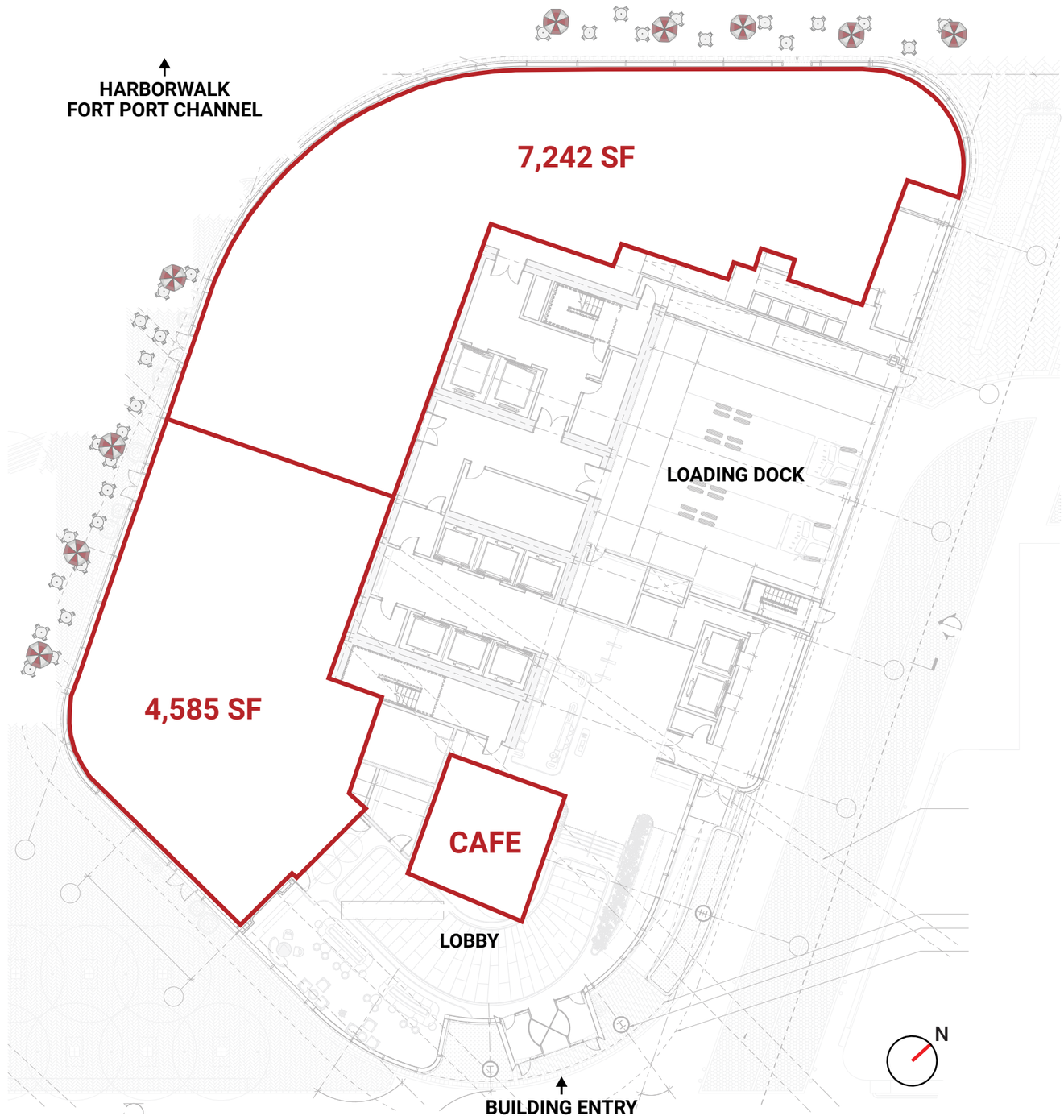
125 NECCO

View of Fort Point Channel
and Boston Harbor

125 NECCO

- 320,000 SF OFFICE BUILDING
- UP TO 11,827 SF CONTIGUOUS SPACE
- PREMIERE LOBBY CAFÉ OPPORTUNITY
- WATERFRONT AND PARK FACING SPACE
- OUTDOOR SEATING





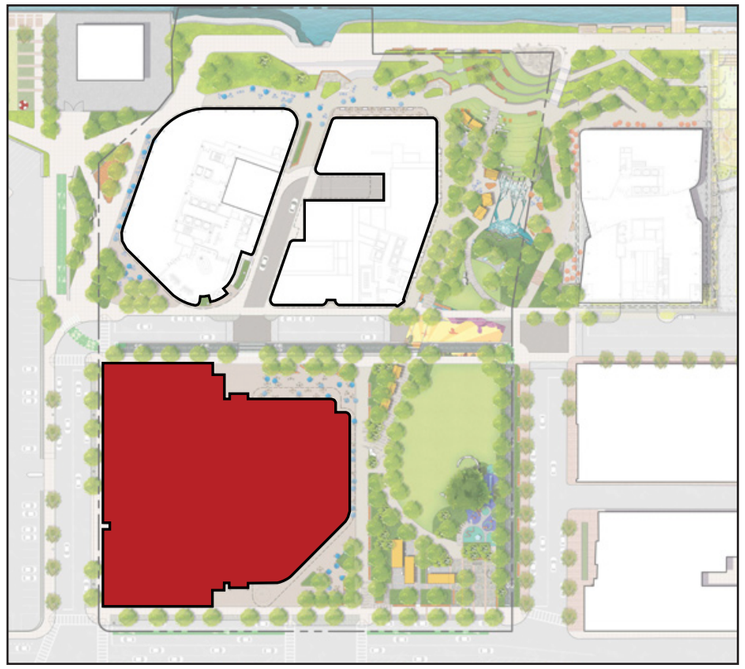
NECCO STREET

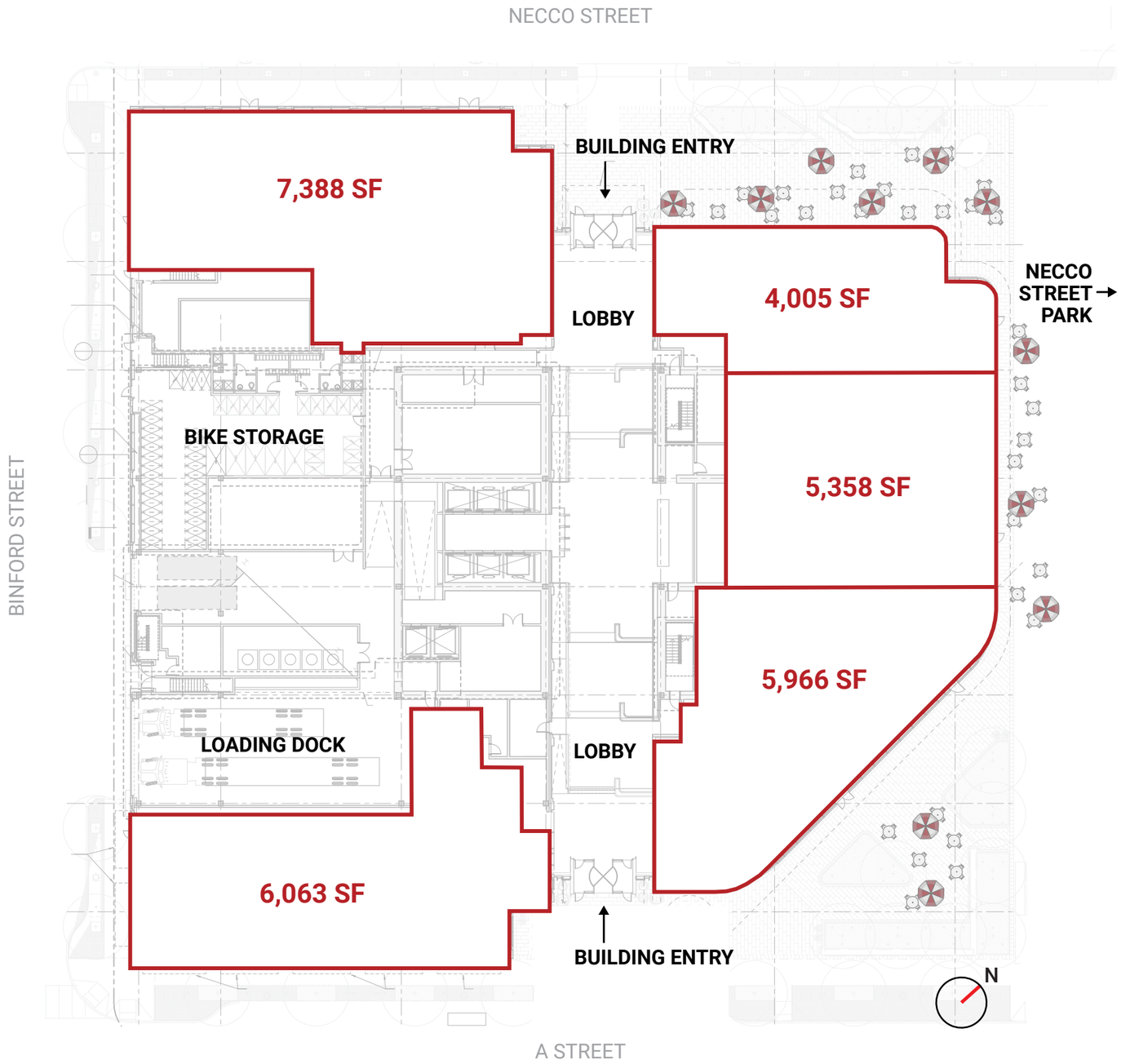
100 NECCO

View of 100 Necco from A Street

100 NECCO

- 420,000 SF LAB BUILDING
- UP TO 12,874 SF CONTIGUOUS SPACE
- GATEWAY TO CHANNELSIDE
- PARK FACING SPACE
- OUTDOOR SEATING





LET'S TALK

Graffito and Related Beal are seeking best-in-class restaurant, retail, and civic/community partners to activate this transformational project along the historic Fort Point Channel. Channelside will be both a Waterfront destination as well as an emerging cluster of life science and residential development that connects the Fort Point and South Boston neighborhoods.

Angela VanArsdale
angela@graffito.com
978.766.5142

Jesse Baerkahn
jesse@graffito.com
617.401.2872

RELATED BEAL

Related Beal is one of Boston's most prominent real estate developers with storied experience in all aspects of development, acquisitions, finance, design, construction, property management, leasing and marketing. From vibrant retail experiences and mixed-use destinations, to hospitality-focused residential, commercial and life science buildings, Related Beal's capabilities are unmatched in the industry.

One Kenmore Square, Boston

Lovejoy Wharf, Boston

Hudson Yards, New York

Channelside, Boston