

# INTERNATIONAL PLACE RESTAURANT + RETAIL OPPORTUNITIES





# PROJECT ORIENTATION

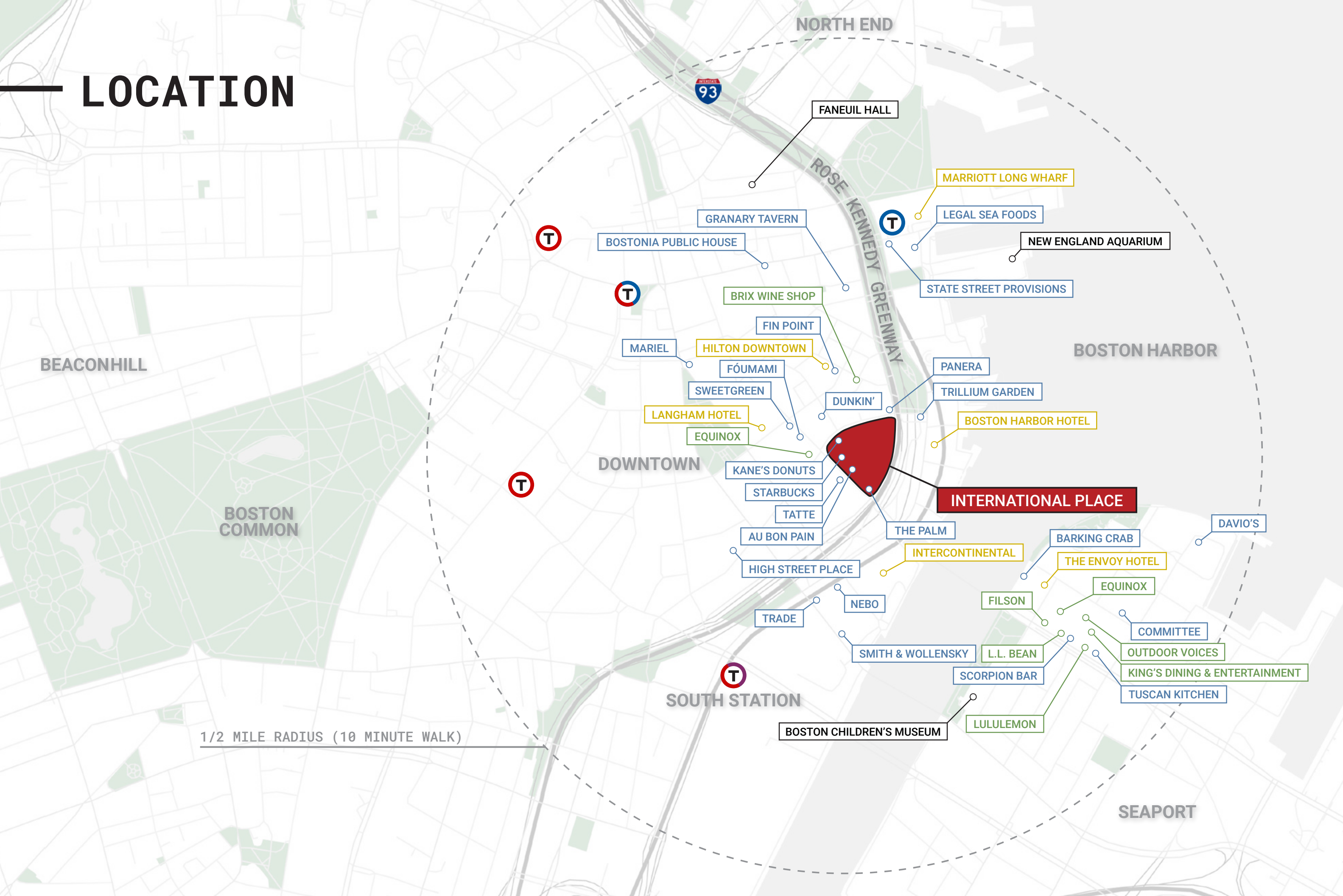
One & Two International Place (“IP”) is one of Boston’s most iconic complexes with 1.8M SF of Class A office, retail and public space. Situated at the densest intersection of the Financial District, steps from the Waterfront, and immediately adjacent to the Greenway, IP is walkable to all MBTA subway lines, North and South Station, and within a block to I-93 and I-90 on ramps.

Starting in 2023, the first floor of IP will be repositioned with new entrances on the Greenway and at Fort Hill Plaza. Improvements will also include additional retail premises, updated wayfinding and signage, newly design retail storefronts, and a world-class indoor green space bridging One and Two International Place.





# LOCATION

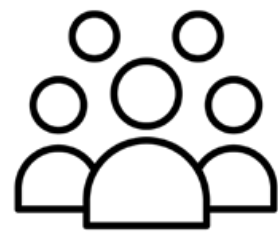


# — IN THE NEIGHBORHOOD



**1,800**

hotel keys within  
5-minute walk



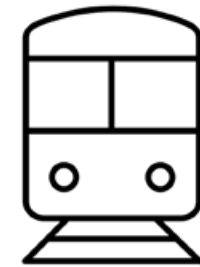
**1.3M**

annual visitors to  
New England Aquarium



**8**

minute walk to  
Seaport Neighborhood



**1.5M**

riders per year  
on Amtrak



**1.4M**

annual visitors  
to Greenway



**125,000**

daytime population  
within 1/2 mile



**1**

block to  
I-90 and I-93 Exits



**5**

minute walk to  
all MBTA lines





Rendering of new entrance and storefronts at High & Oliver Streets





**New entrance to Two International Place along the Greenway**

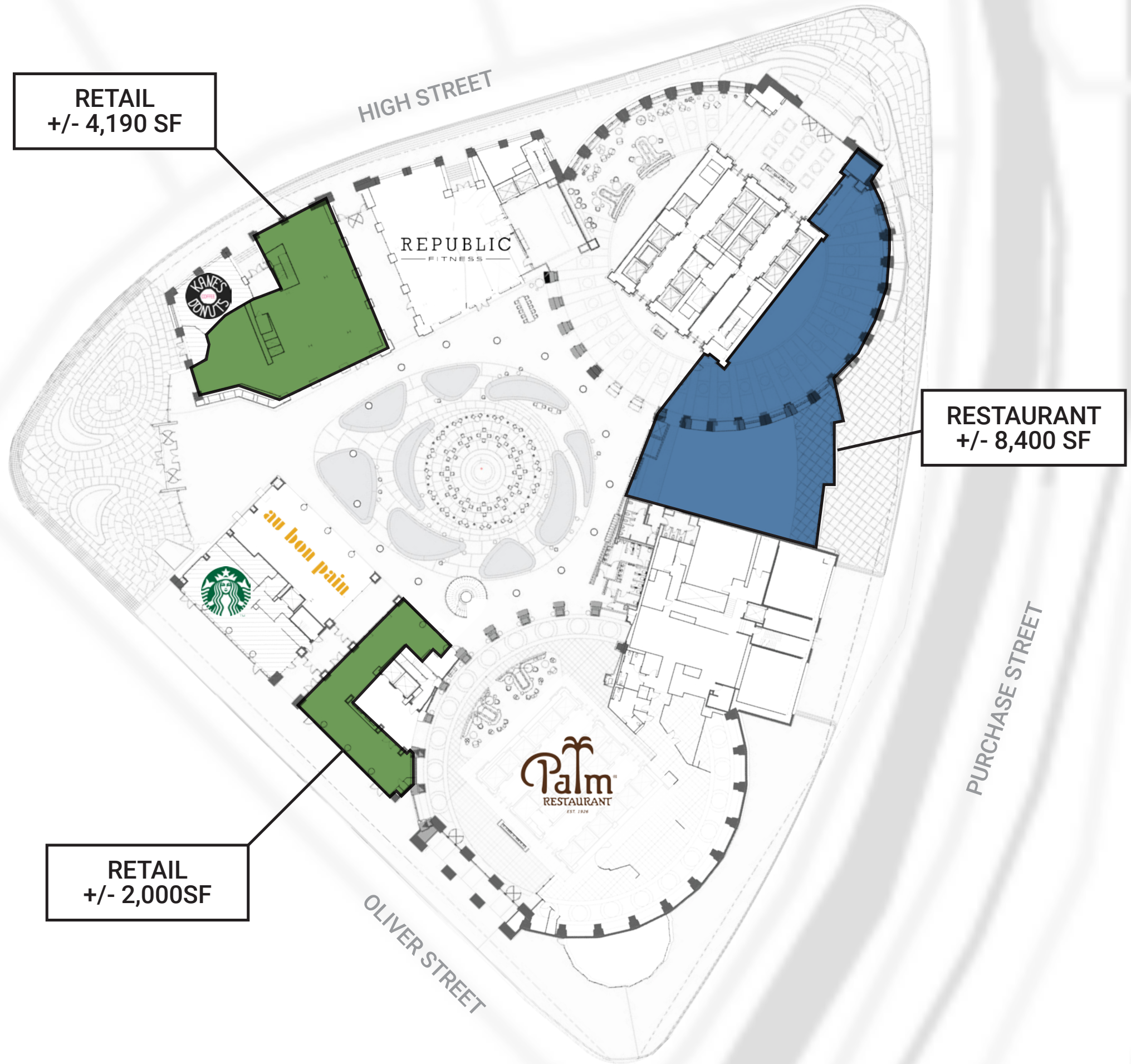




Redeveloped atrium space between One  
and Two International Place lobbies



# SITE PLAN







**New restaurant entryway  
along the Greenway**





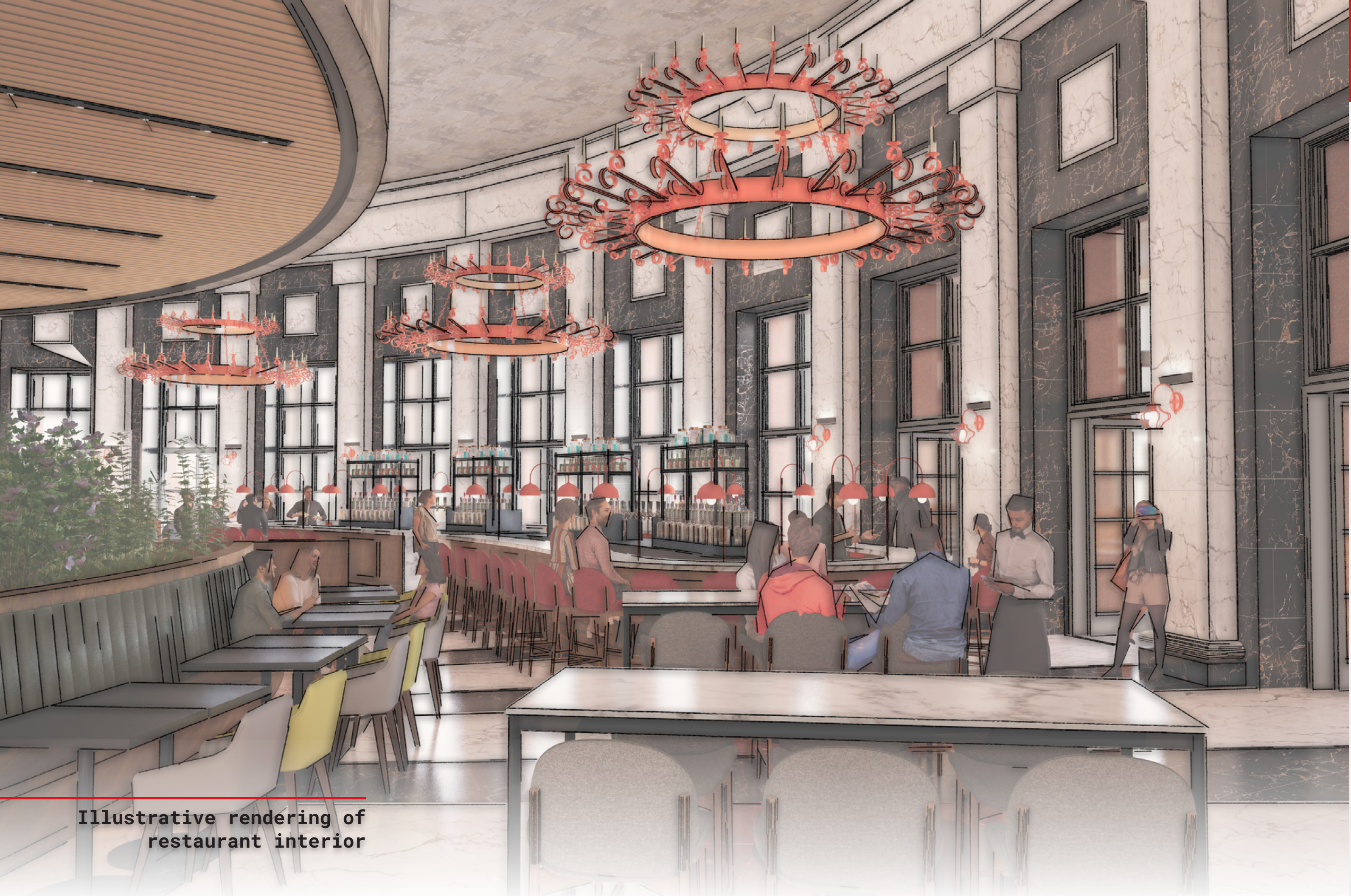
**Operable window-lined restaurant  
dining room along the Greenway**





**New retail storefront  
along Oliver Street**





**Illustrative rendering of  
restaurant interior**



# RESTAURANT OPPORTUNITY

8,400 sf restaurant space with unparalleled frontage along the Greenway. Space offers 30' ceiling heights with a newly created indoor/outdoor dining area. Dedicated restrooms provided along with additional storage if needed.



2023 DELIVERY



FRONTAGE ALONG GREENWAY



COVERED OUTDOOR SEATING



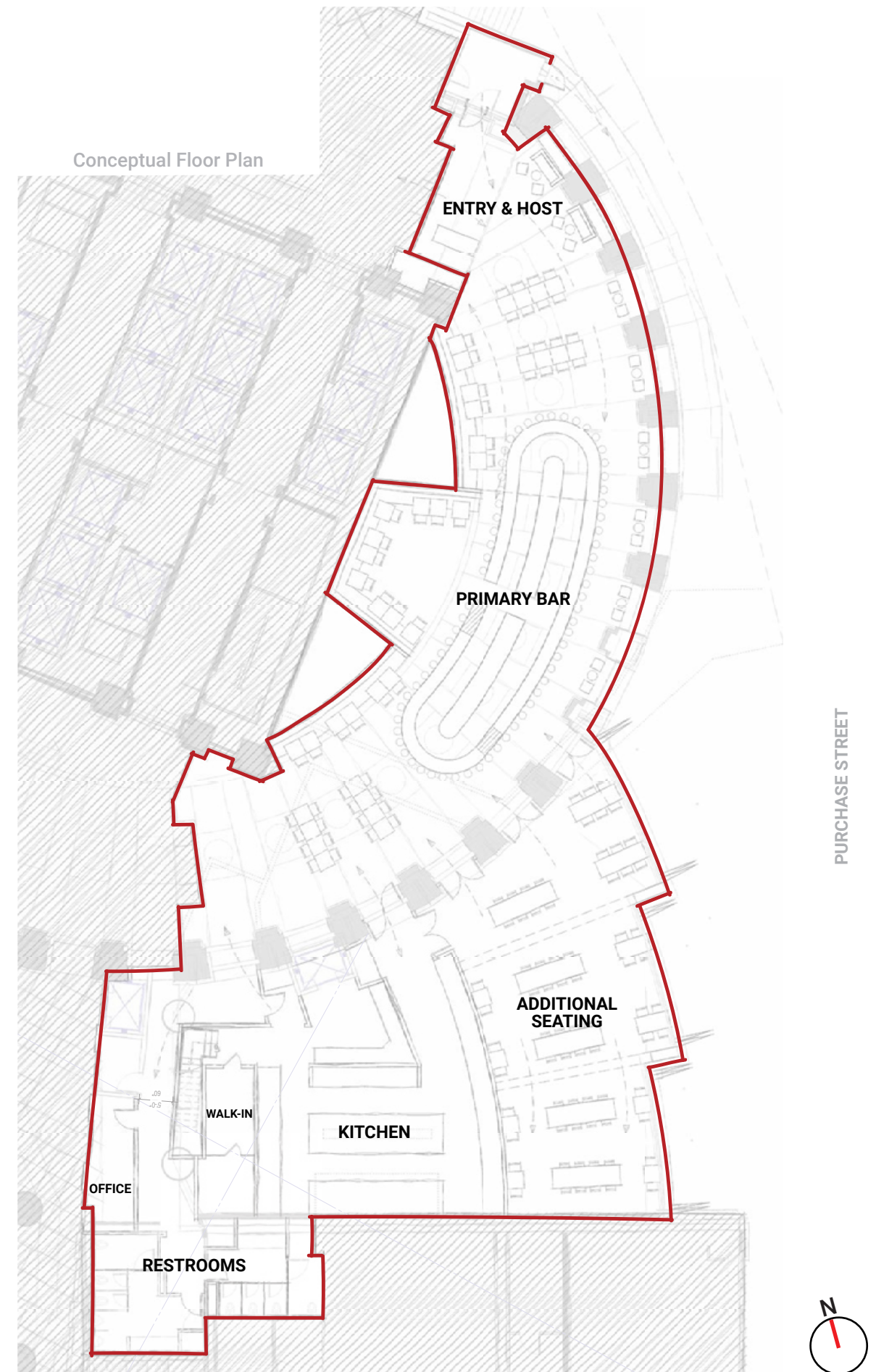
SIZABLE TENANT IMPROVEMENT ALLOWANCE



DEDICATED TRASH/LOADING CONNECTIVITY

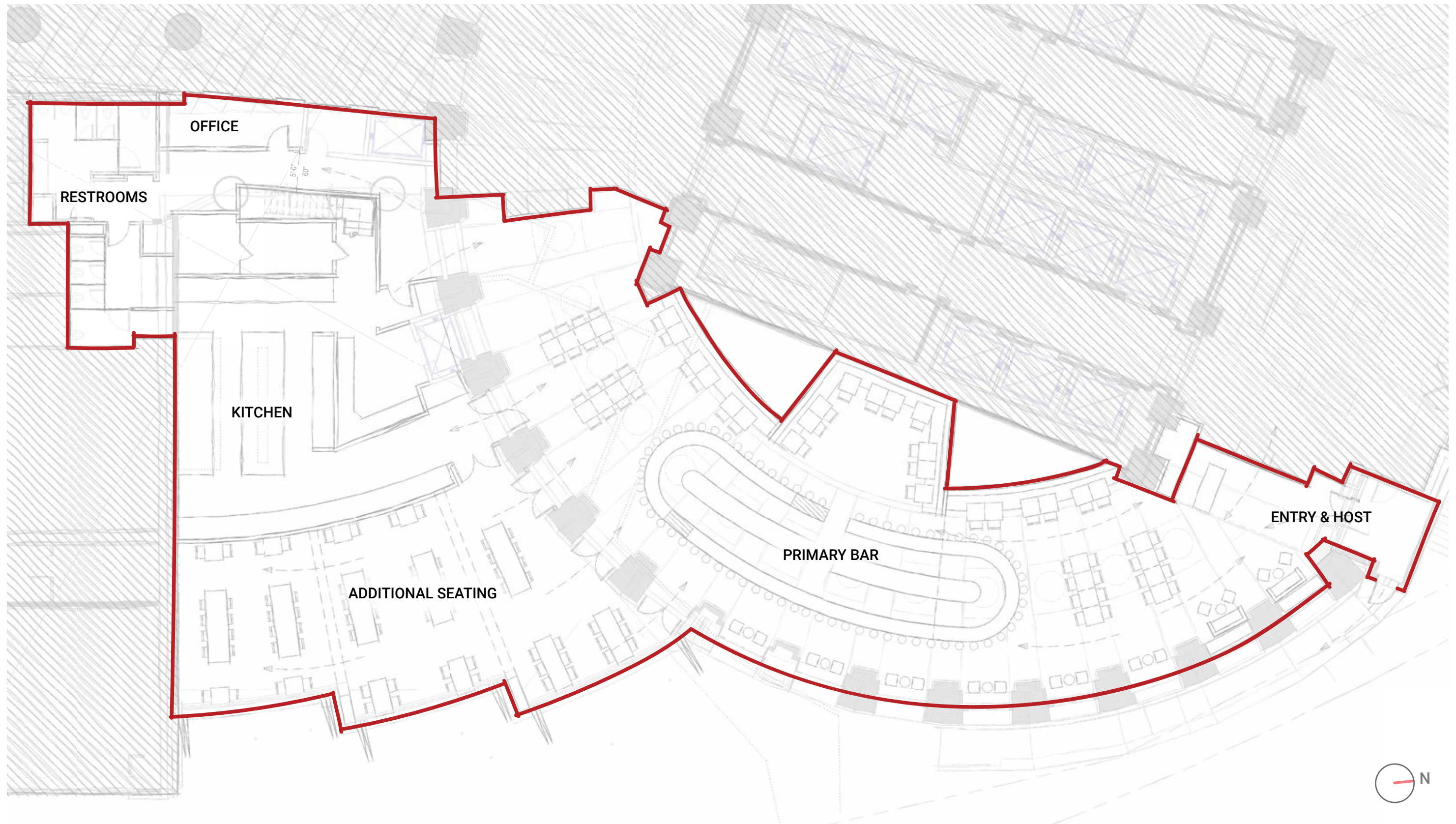


GARAGE PARKING AVAILABLE NIGHTS + WEEKENDS





# RESTAURANT TEST FIT





# RETAIL + QSR OPPORTUNITIES

+/-4,190 SF with frontage on High Street as well as a new main entry off the Fort Hill Plaza. Lobby access from interior of building and patio seating opportunity. +/-2,000 Sf along Oliver Street with new storefront and generous outdoor seating opportunity. Access potential from interior lobby.



2024 DELIVERY



FRONTAGE ALONG HIGH AND OLIVER STREETS



PATIO SEATING OPPORTUNITIES



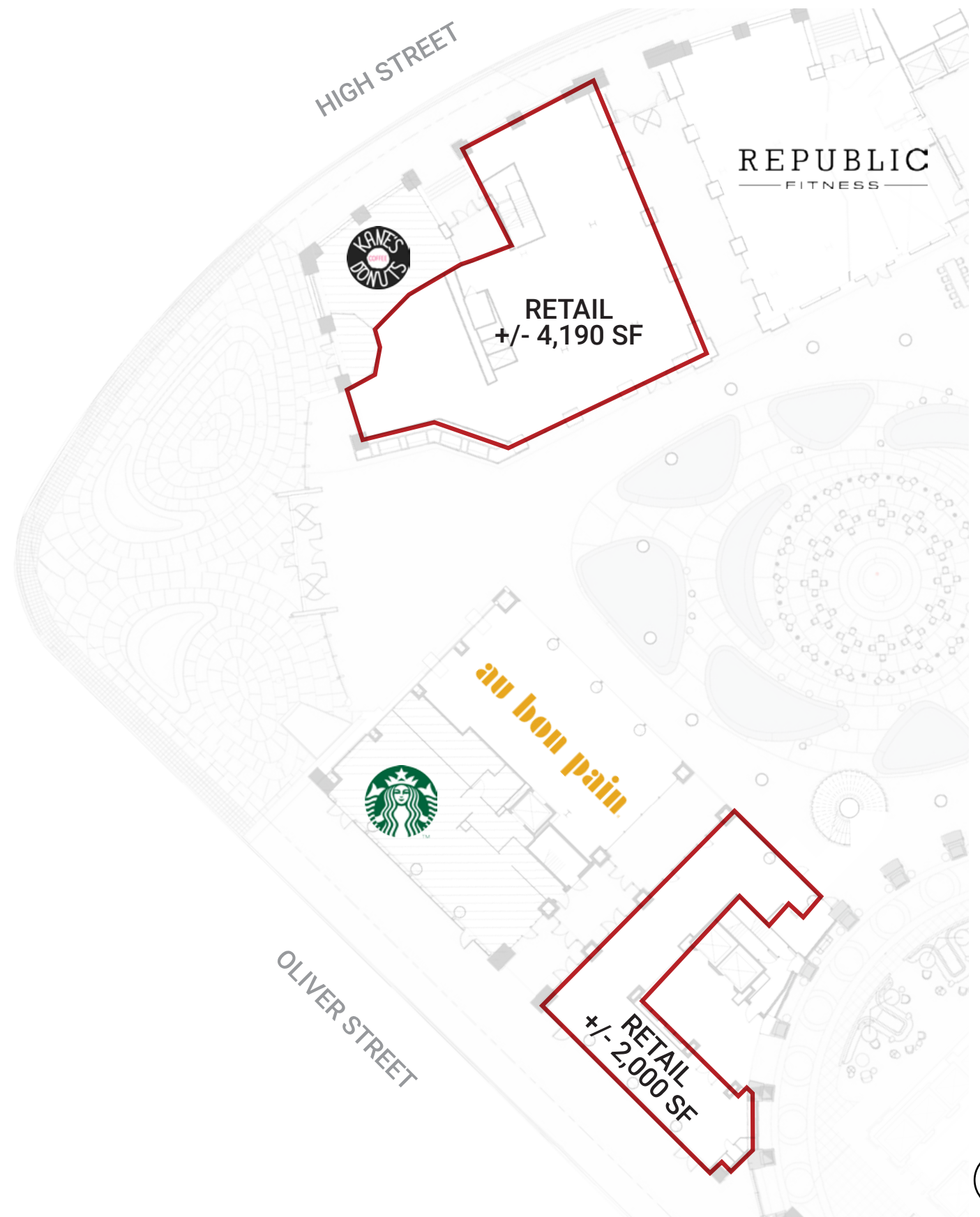
INTERIOR LOBBY SEATING



NEW STOREFRONTS



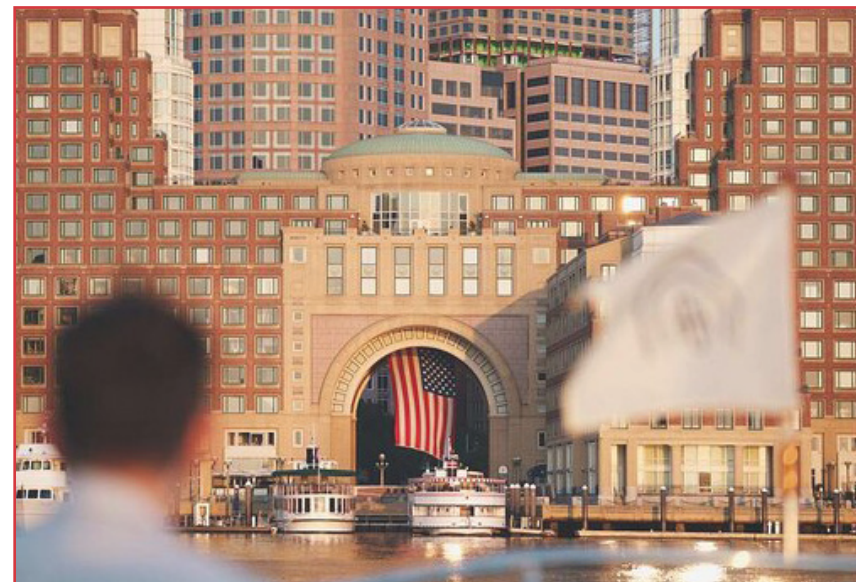
ABILITY TO VENT





# — LET'S TALK

Graffito is seeking unique restaurants and retailers to join the IP community and service the many thousands of workers, waterfront residents, and visitors to the Greenway and Boston Harbor that pass by and frequent IP every day.



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