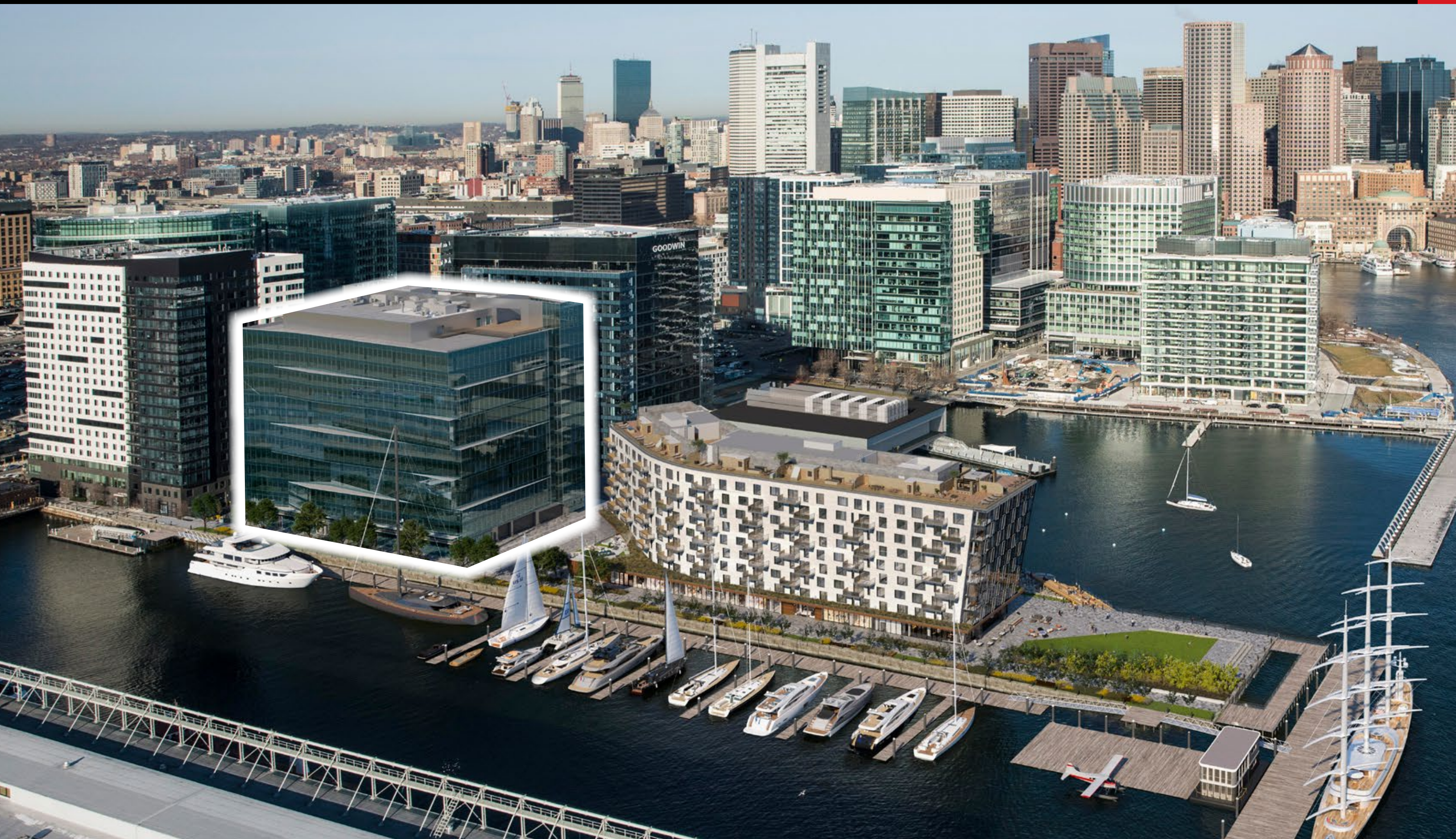


PIER 4 WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES



PROJECT OVERVIEW

Pier 4 is prominently located on Boston's Waterfront in the highly sought-after Seaport District. Situated along the Harborwalk and off of Seaport Blvd, Pier 4 is positioned as one of the most accessible sites in the neighborhood with access and close proximity to I-90/I-93, the BCEC, MBTA and blue bike hubs and is surrounded by dense office population, residents, and hotels.

Once home to one of the highest grossing restaurants in the US, Anthony's Pier 4, Commonwealth Partners is looking to continue the legacy at Pier 4 by adding a best-in-class restaurant operator and retailer to the ground floor tenant mix.



An aerial photograph of Boston, Massachusetts, with various transit and accessibility icons overlaid. The map shows the city's layout, including the harbor, downtown skyline, and major roads. Icons include a train (T), a bicycle, a car (P), a boat, and a plane. Dashed lines indicate transit routes. Labels include 'SOUTH STATION', 'BOSTON CONVENTION AND EXHIBITION CENTER (BCEC)', 'PIER 4', 'WORLD TRADE', 'SEAPORT BLVD', 'SUMMER STREET', 'NORTHERN AVE', 'LOGAN INTERNATIONAL AIRPORT', 'ROWES WHARF TO HINGHAM', and 'PROVINCETOWN FERRY'. Highway shields for I-93 and I-90 are also visible.

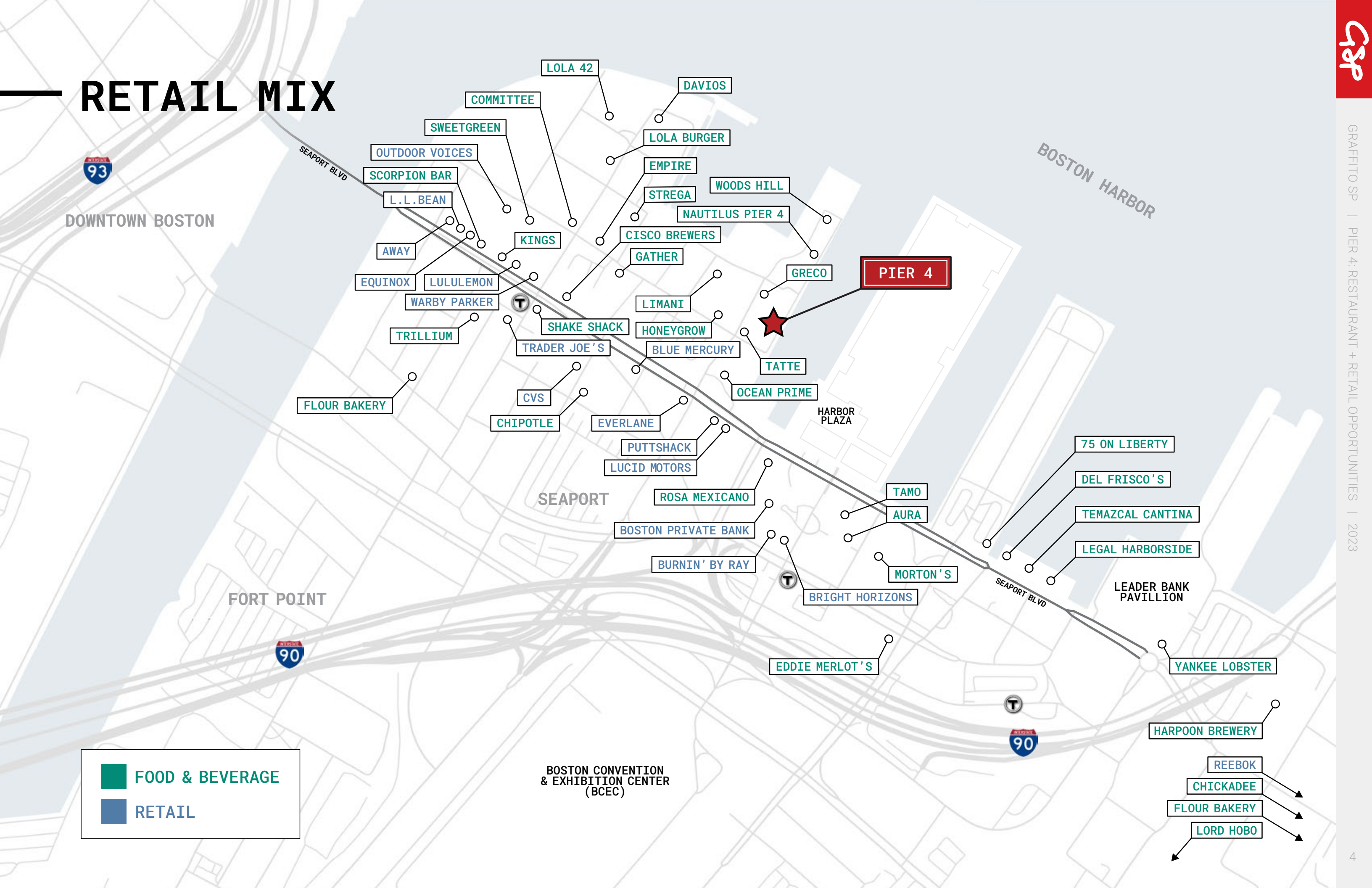
ACCESSIBILITY + TRANSIT

CSF

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RETAIL MIX



IN THE NEIGHBORHOOD



18M

visitors annually



260,000

daytime population
within a mile radius



6,000+

hotel keys



12,000+

new residential units
since 2010



\$143,000

average HHI
within a mile radius

LARGEST EMPLOYERS IN THE AREA



**View of Pier 4 towards
Boston Harbor**





Exterior view of restaurant space facing towards Seaport Blvd.



Exterior view of retail space
facing towards Boston Harbor

SITE PLAN





**Interior view of restaurant space
facing towards Boston Harbor**

THE OPPORTUNITY

A highly sought-after location in the center of the Seaport District, this waterfront destination offers a restaurant and retail space at the base of the Boston Consulting Group's Global HQ. Spaces boast floor to ceiling windows, waterfront views, direct access to the Harborwalk and stunning patio space.



AVAILABLE NOW



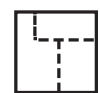
FRONTAGE ALONG HARBORWALK + WATERFRONT



OFFICE LOBBY CONNECTIVITY



ONSITE PARKING GARAGE



SUBDIVIDABLE RETAIL SPACE



LARGE OUTDOOR PATIO



LET'S TALK

Graffito is seeking best-in-class restaurant and retail operators to add to the ground floor mix of offerings at Pier 4, which will create a more vibrant, inclusive, waterfront destination that is accessible to all visitors, employees, and residents of the Seaport.



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