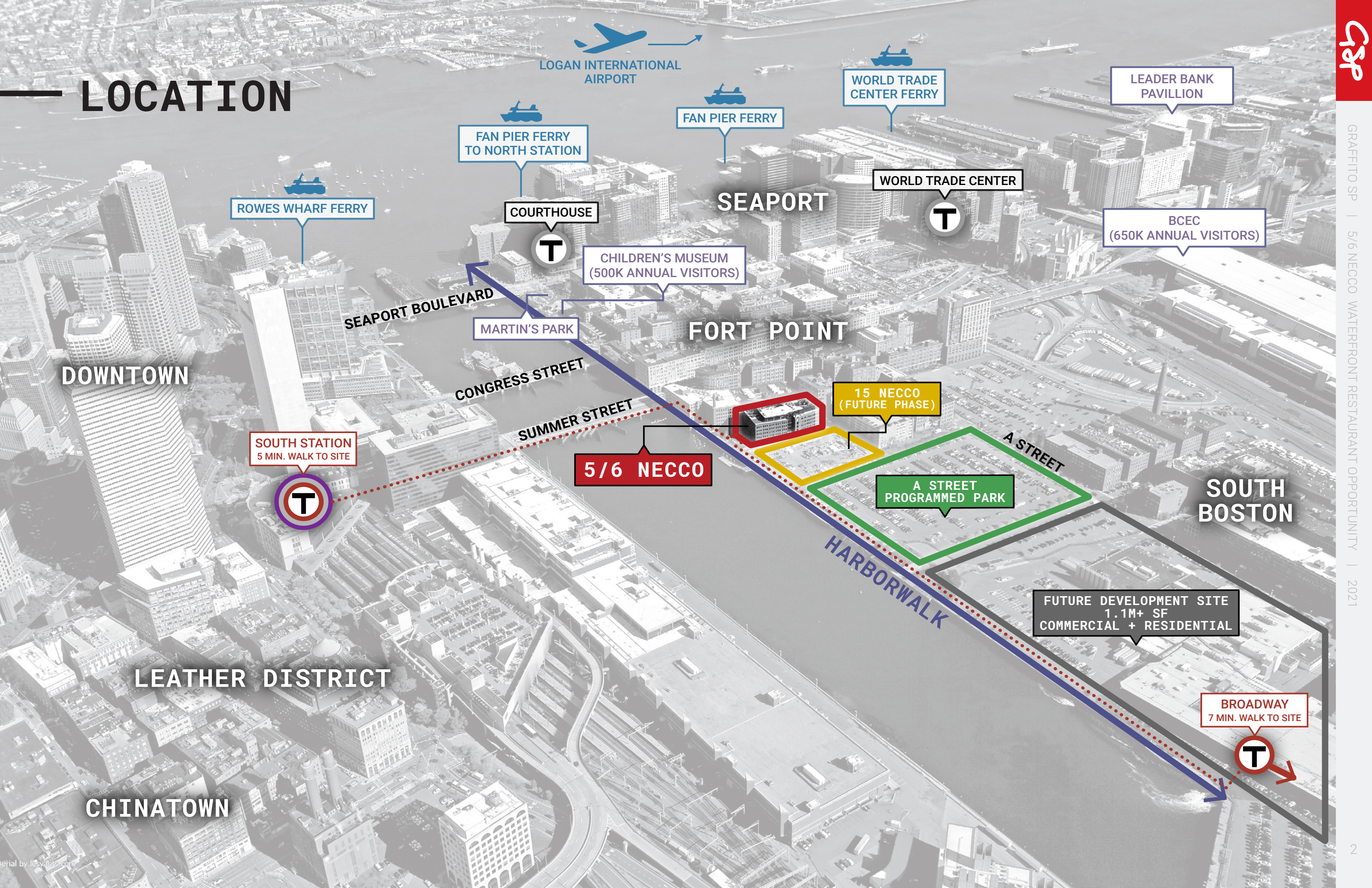


5/6 NECCO WATERFRONT RESTAURANT OPPORTUNITY



LOCATION



LOGAN INTERNATIONAL
AIRPORT

WORLD TRADE
CENTER FERRY

LEADER BANK
PAVILLION

FAN PIER FERRY

FAN PIER FERRY
TO NORTH STATION

ROWES WHARF FERRY

WORLD TRADE CENTER

BCEC
(650K ANNUAL VISITORS)

COURTHOUSE

CHILDREN'S MUSEUM
(500K ANNUAL VISITORS)

SEAPORT

MARTIN'S PARK

FORT POINT

SEAPORT BOULEVARD

CONGRESS STREET

SUMMER STREET

5/6 NECCO

15 NECCO
(FUTURE PHASE)

A STREET
PROGRAMMED PARK

A STREET

SOUTH
BOSTON

FUTURE DEVELOPMENT SITE
1.1M+ SF
COMMERCIAL + RESIDENTIAL

BROADWAY
7 MIN. WALK TO SITE

LEATHER DISTRICT

CHINATOWN

PROJECT ORIENTATION

5/6 Necco is located in one of Boston's most sought-after markets, Fort Point Channel, where tradition and culture intersect with commerce and innovation.

Situated between the Financial District, the Seaport, and South Boston neighborhoods, Fort Point Channel boasts authenticity, accessibility, and waterfront views along the Channel. Recently this vibrant area has added additional residential units, welcomed headquarters for major corporate entities, and created one of the most dynamic retail destinations in the area, while maintaining the artistic and cultural fabric of this historic neighborhood.

Alexandria Real Estate Equities, Inc. is pleased to offer offer this restaurant-ready space with an expansive waterfront patio at the base of their 88,000 sf Class A office building.



TENANT MIX

DOWNTOWN



FORT POINT CHANNEL

Summer Street

Congress Street

HARBORWALK

Sleeper Street

MARTIN'S PARK

FORT POINT

SEAPORT SQUARE

SOUTH BOSTON

5/6 NECCO

15 NECCO UNDER CONSTRUCTION

A STREET PROGRAMMED PARK

Children's Museum

Starbucks

Bon Me

Lolita Cocina

Mayhew Wine

Spin

Blue Dragon

Oak + Rowan

Bastille Kitchen

Flour

Smoke Shop

Pastoral

Lucky's Lounge

Sportello

Menton

Caffè Nero

Sweetgreen

Pink Taco

Row 34

Filson

Equinox

Outdoor Voices

The Grand

LL Bean

Lululemon

ICON Theater

Tuscan Kitchen

Trillium

Shake Shack

Trader Joe's

One King's Lane

CVS

Blue Mercury

Everlane

DIG

Bartaco

City Tap

SEAGREEN PARK

Boston Wharf Road

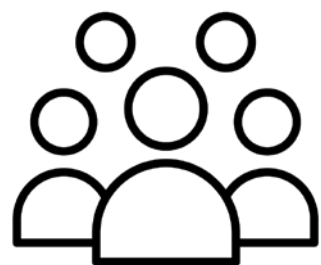
1M SF Amazon

HARBOR SQUARE PARK

A Street

Everybody Fights

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:





View from above Fort Point Channel Harborwalk



View from Fort Point Channel

SITE PLAN

FORT POINT CHANNEL

HARBORWALK

Lolita Cocina

OUTDOOR
PATIO AREA

LOADING &
DELIVERIES

TRASH

TENANT 1
6,745 SF

LOBBY

Necco Court

15 NECCO
FUTURE PHASE
(Delivery 2023)

CENTRAL
SEATING
AREA

A STREET
PROGRAMMED PARK

Necco Street Extension (Future Phase)

Necco Street

UBER/LYFT
DROP-OFF

P NECCO GARAGE (657 Spaces)



FLOOR PLAN

Highly desirable restaurant opportunity located on the ground floor of unique brick and beam Class A office, fronting the Fort Point Channel. This brick and beam space boasts high ceilings, expansive frontage, large outdoor patio with unparalleled views of downtown Boston and direct access to the Harborwalk.



AVAILABLE NOW



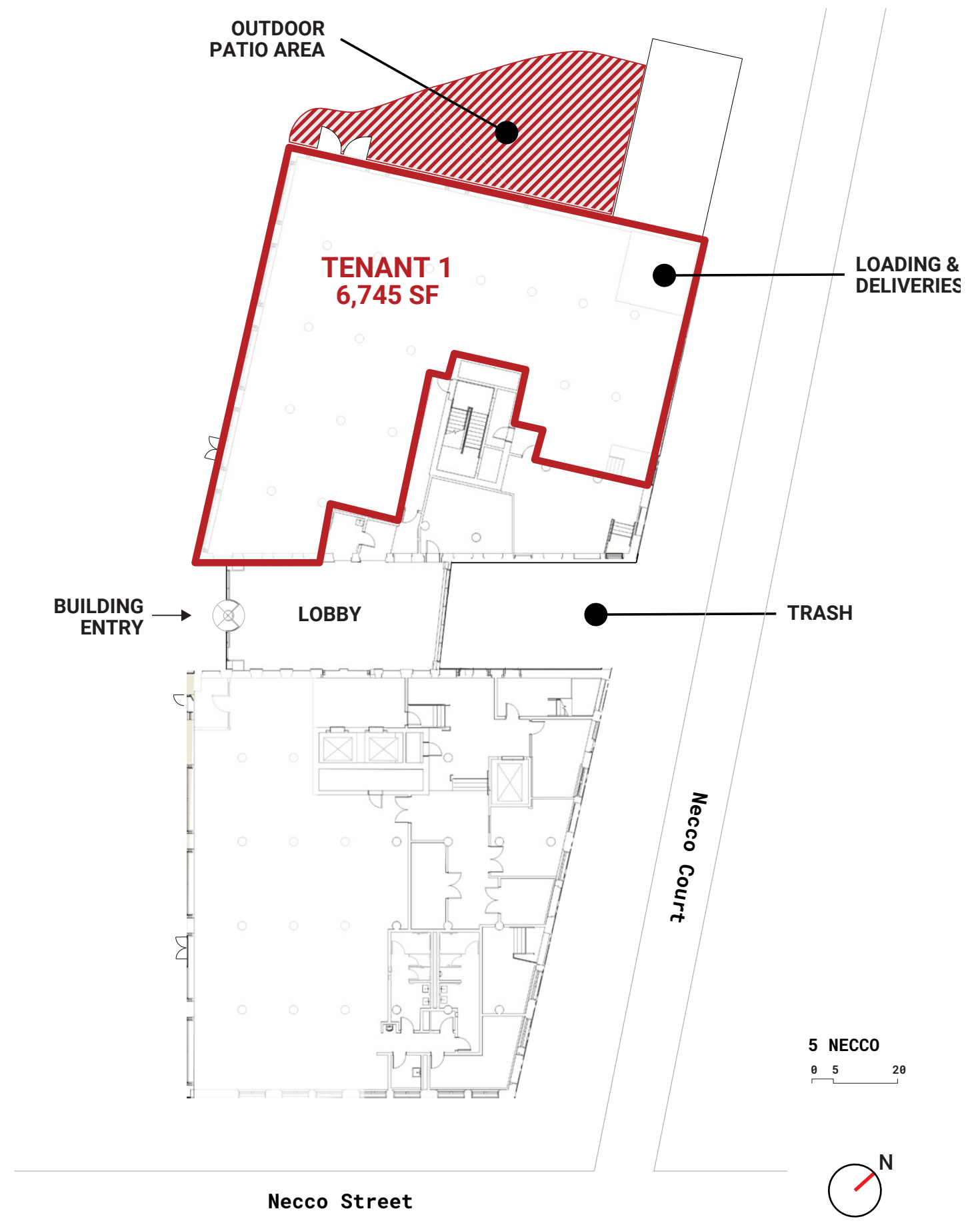
19' + CEILINGS



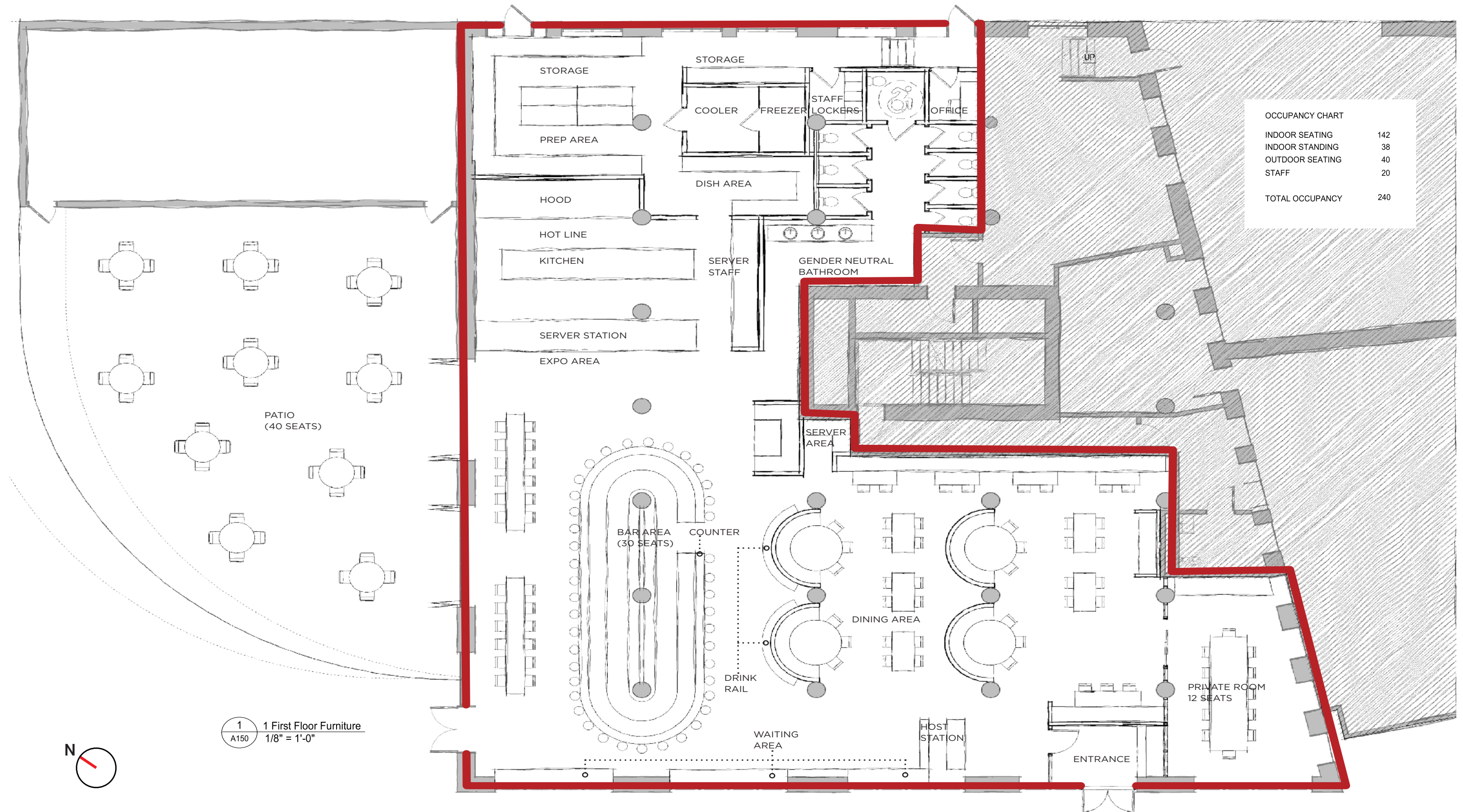
WATERFRONT OUTDOOR SEATING



UBER/LYFT DROP-OFF ON NECCO STREET



SAMPLE TEST FIT



LET'S TALK

Graffito is seeking a best-in-class, independent restaurant to help transform the ground floor of 5/6 Necco into a waterfront destination, while building upon the extraordinary dining options along the Channel in this rapidly growing Fort Point neighborhood.

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142



5/6 Necco Street is owned and operated by Alexandria Real Estate Equities, Inc.

Founded in 1994, Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, is the first, longest-tenured, and premier owner, operator, and developer of collaborative life science, technology, and agtech campuses in key innovation cluster locations. In the Greater Boston area, Alexandria has a significant presence consisting of nearly 10.4 million square feet of high-quality laboratory and office space primarily located in Cambridge, Watertown, Boston, and Route 128.

