

# CHANNELSIDE WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES





# LOCATION



SEAPORT

FORT POINT

CHANNELSIDE

SOUTH BOSTON

SUMMER STREET

HARBORWALK

FT POINT CHANNEL PARK + NECCO ST PARK

5/6 NECCO

15 NECCO



SOUTH STATION  
5 MIN. WALK TO SITE



# PROJECT ORIENTATION

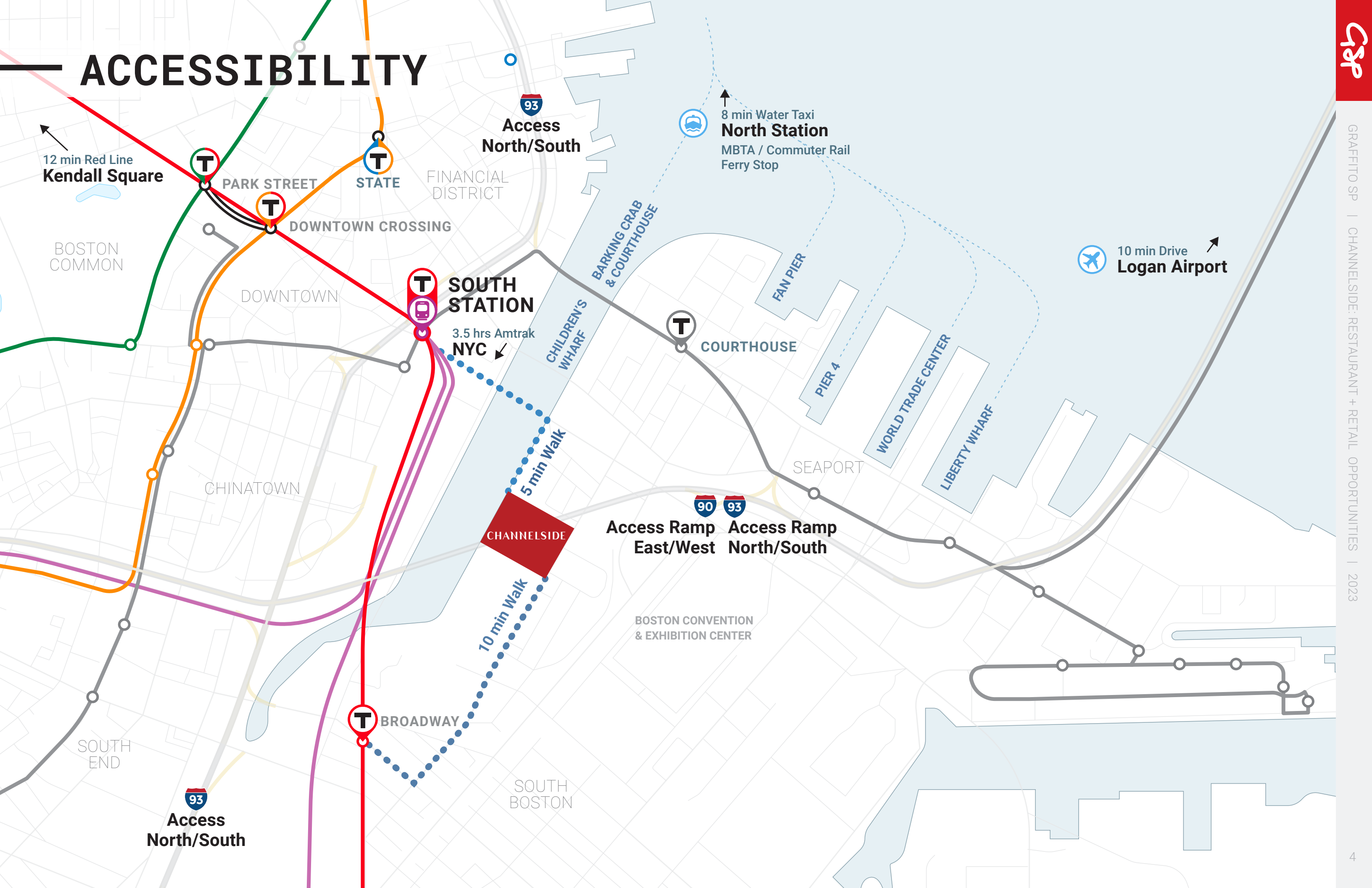
Located in Boston's Historic Fort Point Neighborhood, Channelside is a 1.1 million square foot mixed-use development with more than 3 acres of new integrated open space, parks, and public realm improvements.

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

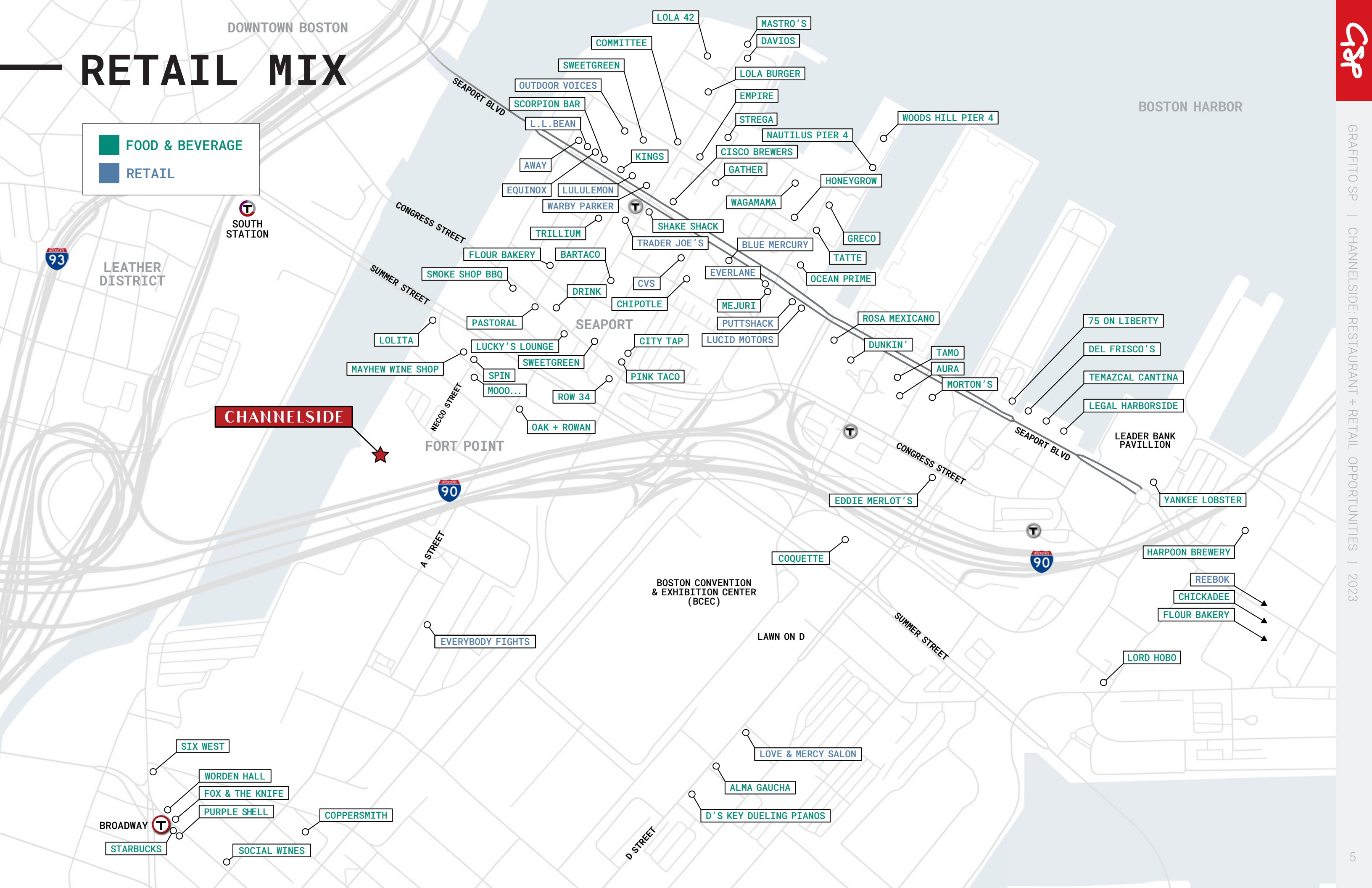




# RETAIL MIX

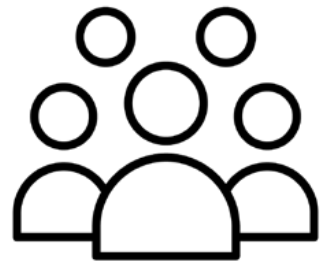
FOOD & BEVERAGE

RETAIL





# 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:







Outdoor seating along  
Necco Street Park





Fort Point Channel Park

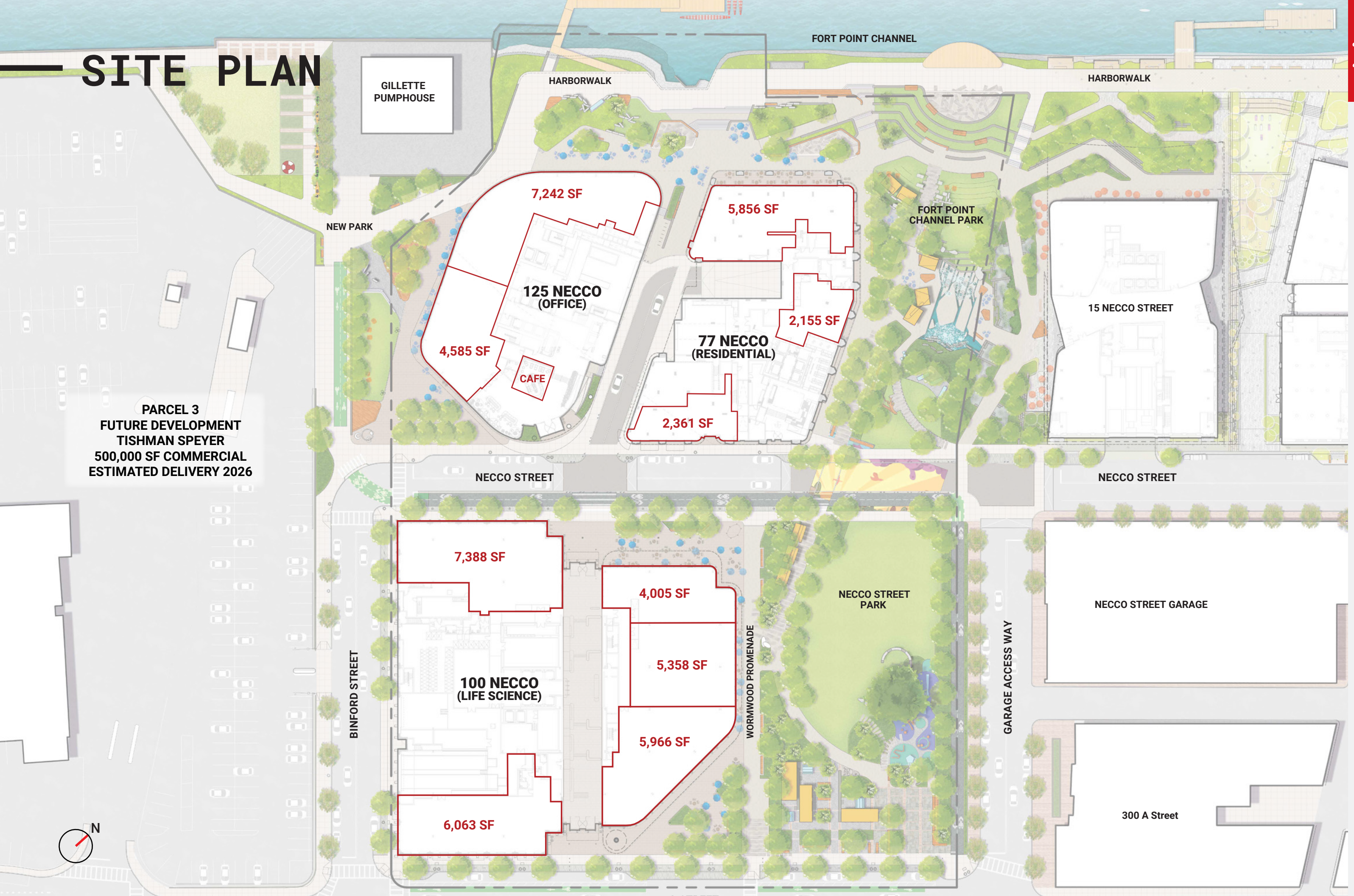




Outdoor restaurant seating  
adjacent to the Harborwalk



# SITE PLAN







# 77 NECCO

View of Residential  
Building from Harborwalk



# 77 NECCO



340 RESIDENTIAL UNITS



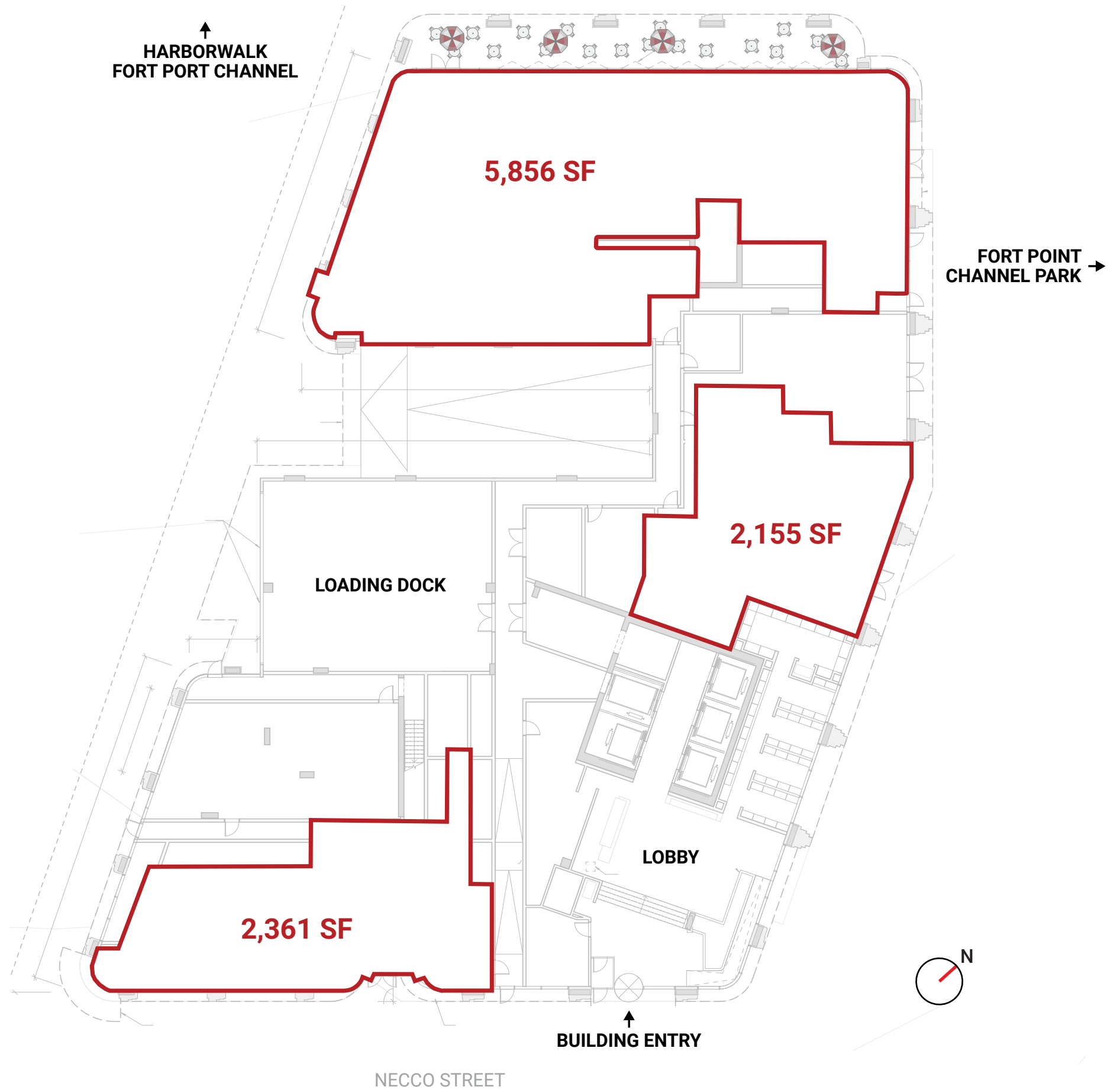
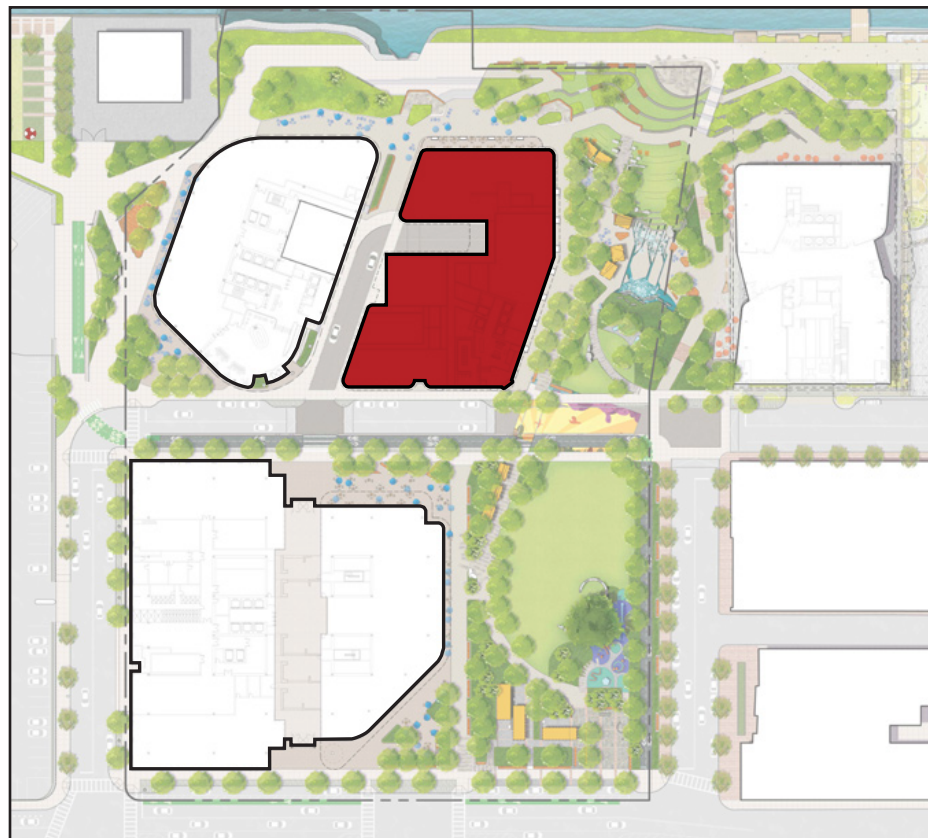
FLAGSHIP RESTAURANT SPACE



WATERFRONT AND PARK FACING



OUTDOOR SEATING





# — 125 NECCO



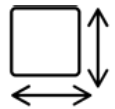
View of Fort Point Channel  
and Boston Harbor



# 125 NECCO



**320,000 SF OFFICE BUILDING**



**UP TO 11,827 SF CONTIGUOUS SPACE**



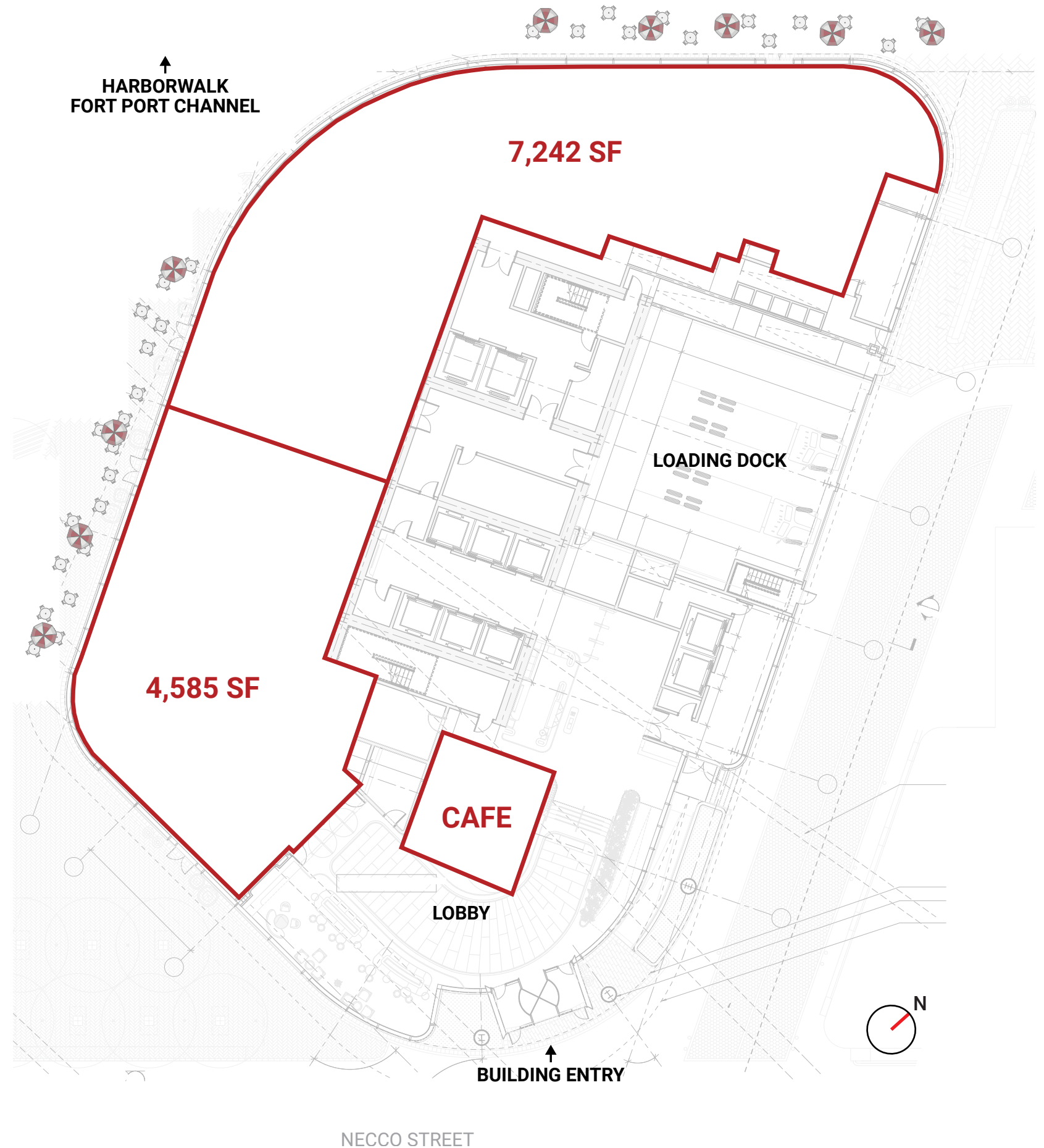
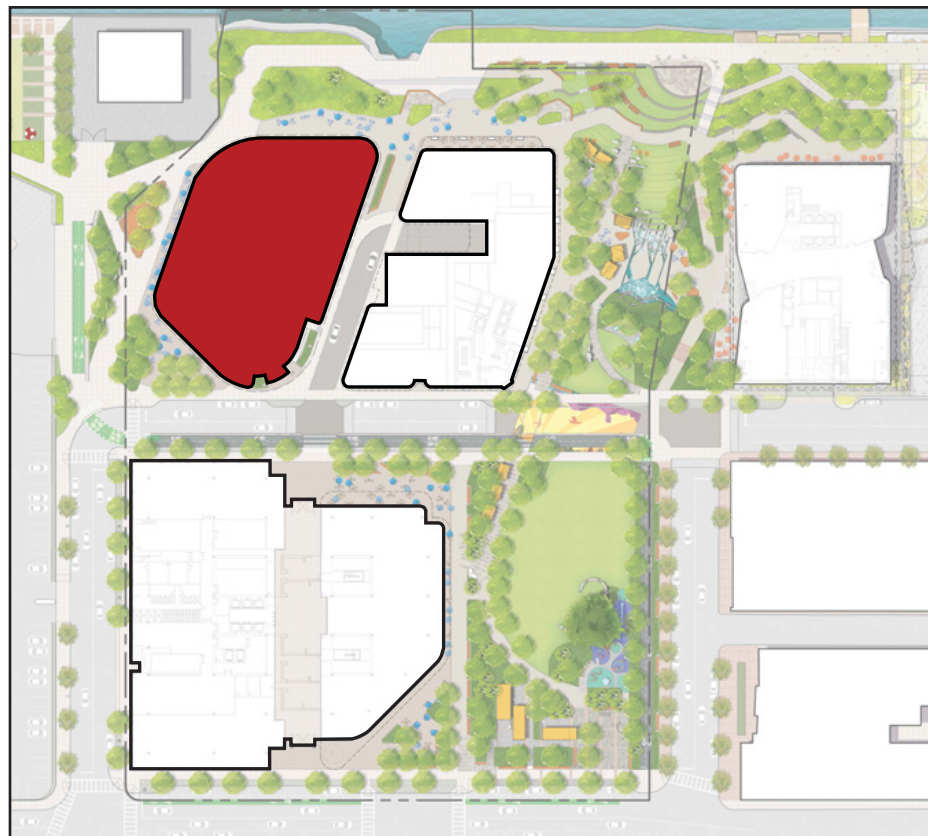
**PREMIERE LOBBY CAFÉ OPPORTUNITY**



**WATERFRONT AND PARK FACING SPACE**



**OUTDOOR SEATING**





# — 100 NECCO



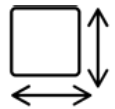
View of 100 Necco from A Street



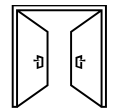
# 100 NECCO



**420,000 SF LAB BUILDING**



**UP TO 12,874 SF CONTIGUOUS SPACE**



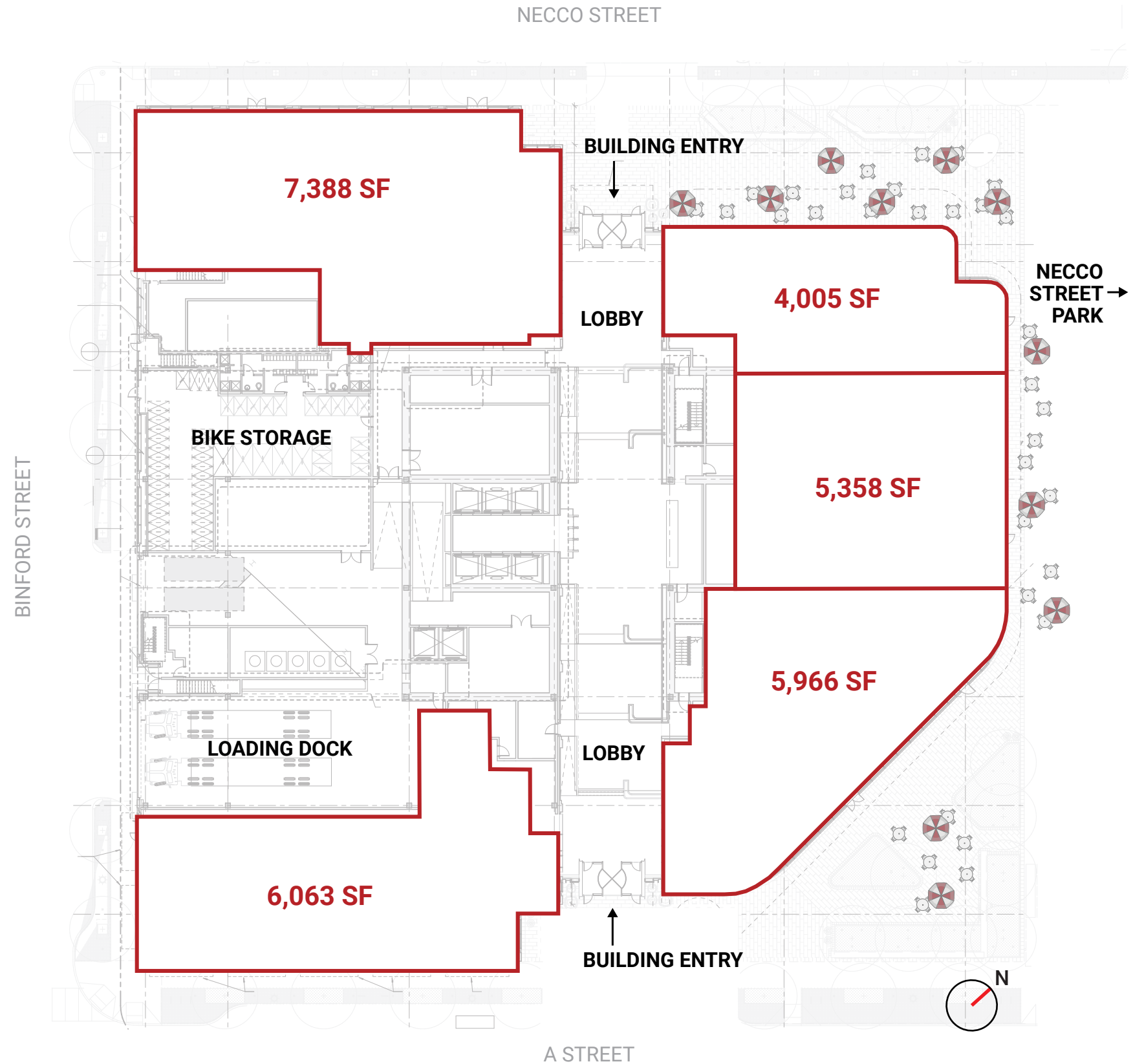
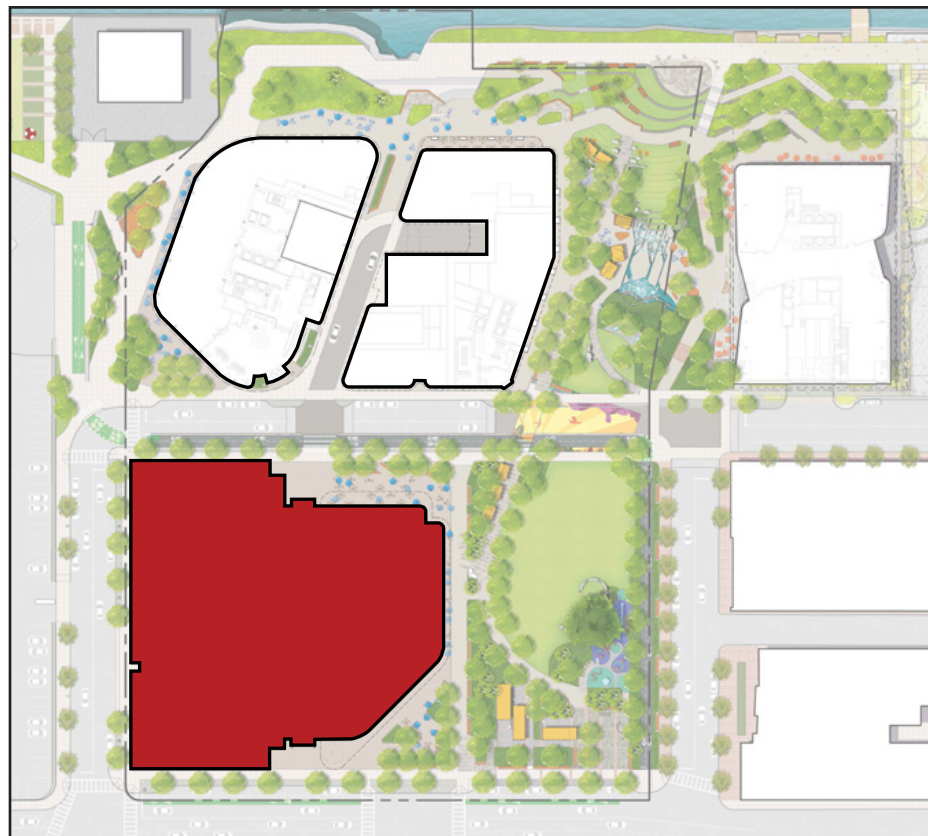
**GATEWAY TO CHANNELSIDE**



**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.

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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.

