

COMMONWEALTH PIER



A PEMBROKE PROPERTY



Overview

The Commonwealth Pier revitalization builds on a rich history to create a vibrant, mixed-use and inclusive environment for all. The project will offer enhanced and extensive public spaces with programming, an improved Harborwalk, new Class A office space, event space, and dynamic retail space along the waterfront and Seaport Boulevard.

- 45,000 sq ft of retail
- 25,000 sq ft public plaza
- Art and cultural space



Commonwealth Pier is a 2.2M SF mixed-use development situated in the heart of Boston's Seaport District, fronting Seaport Boulevard, Congress Street, and the waterfront.

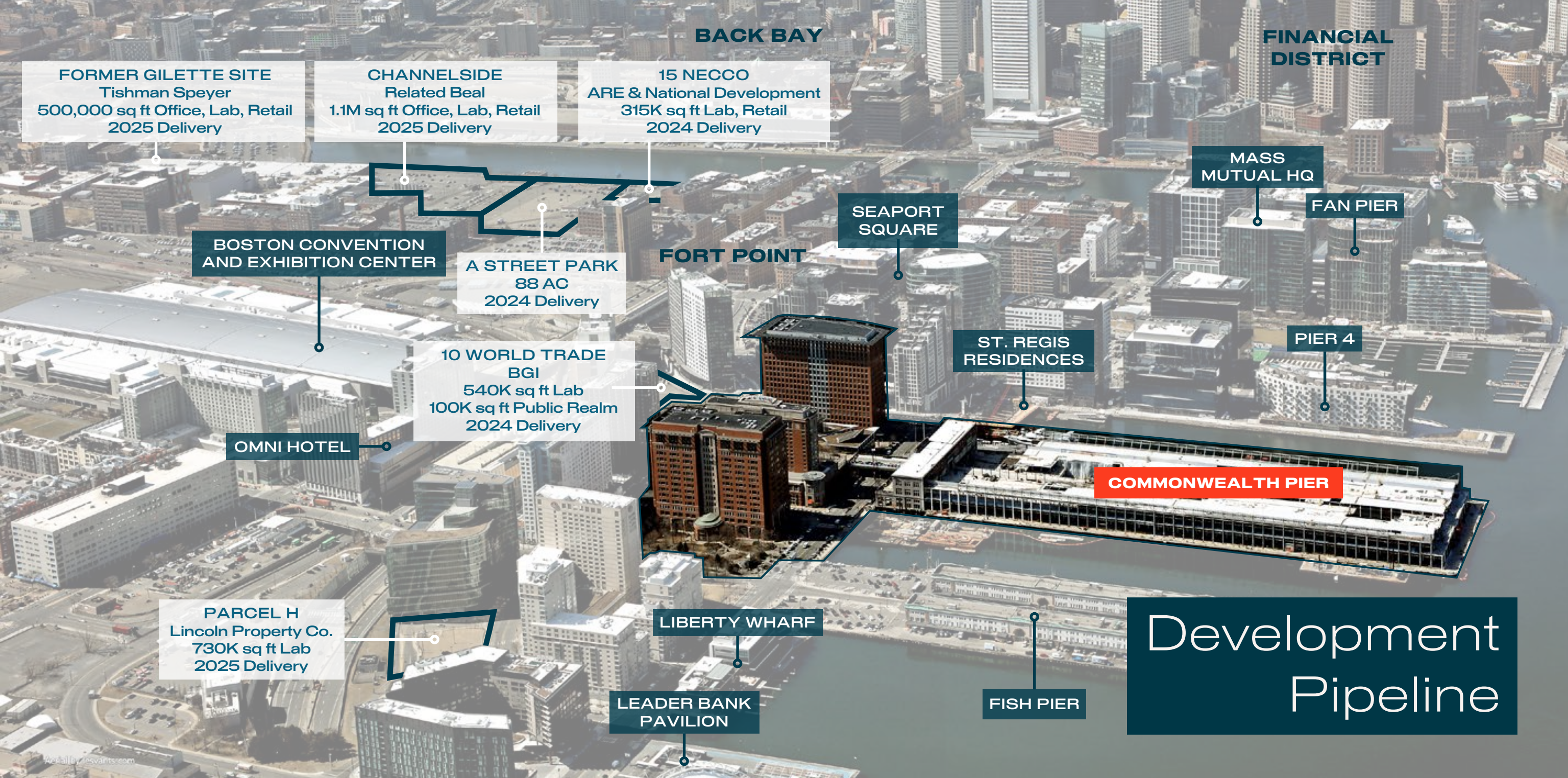
With immediate access to the BCEC, Boston's major highways, MBTA, the active waterfront, and Blue Bikes, Commonwealth Pier is one of the most accessible destinations in Boston.

- Two Class A office towers totaling 1.75M sq ft
- Commonwealth Pier office space totaling 635,000 sq ft
- 428-key hotel
- 2,000+ parking spaces below-grade
- 55,000 sq ft of available retail spaces
- Pedestrian walkways connecting Seaport Boulevard to Congress Street and Summer Street
- Over 2 acres of public open spaces including Harbor Plaza, Eastport Park, Westport Park, and the Harborwalk



Accessibility & Transit





BACK BAY

FINANCIAL DISTRICT

FORMER GILETTE SITE
Tishman Speyer
500,000 sq ft Office, Lab, Retail
2025 Delivery

CHANNELSIDE
Related Beal
1.1M sq ft Office, Lab, Retail
2025 Delivery

15 NECCO
ARE & National Development
315K sq ft Lab, Retail
2024 Delivery

BOSTON CONVENTION
AND EXHIBITION CENTER

A STREET PARK
88 AC
2024 Delivery

FORT POINT

SEAPORT
SQUARE

MASS
MUTUAL HQ

FAN PIER

10 WORLD TRADE
BGI
540K sq ft Lab
100K sq ft Public Realm
2024 Delivery

OMNI HOTEL

ST. REGIS
RESIDENCES

PIER 4

COMMONWEALTH PIER

PARCEL H
Lincoln Property Co.
730K sq ft Lab
2025 Delivery

LIBERTY WHARF

LEADER BANK
PAVILION

FISH PIER

Development
Pipeline

OVERVIEW

LOCATION

AVAILABILITY

PEMBROKE

CONTACT



In the Neighborhood

18 million
visitors annually

12,000+
new residential units
since 2012

\$143,000
average HHI within a
mile radius

6,000+
hotel keys

260,000
daytime population
within a mile radius

Largest Employers in the Area

Amazon

Goodwin

Alexion

LogMeIn

Boston
Consulting
Group

PTC

PWC

Fidelity
Investments

Vertex



Retail Mix

FOOD & BEVERAGE

RETAIL

CULTURAL

OVERVIEW

LOCATION

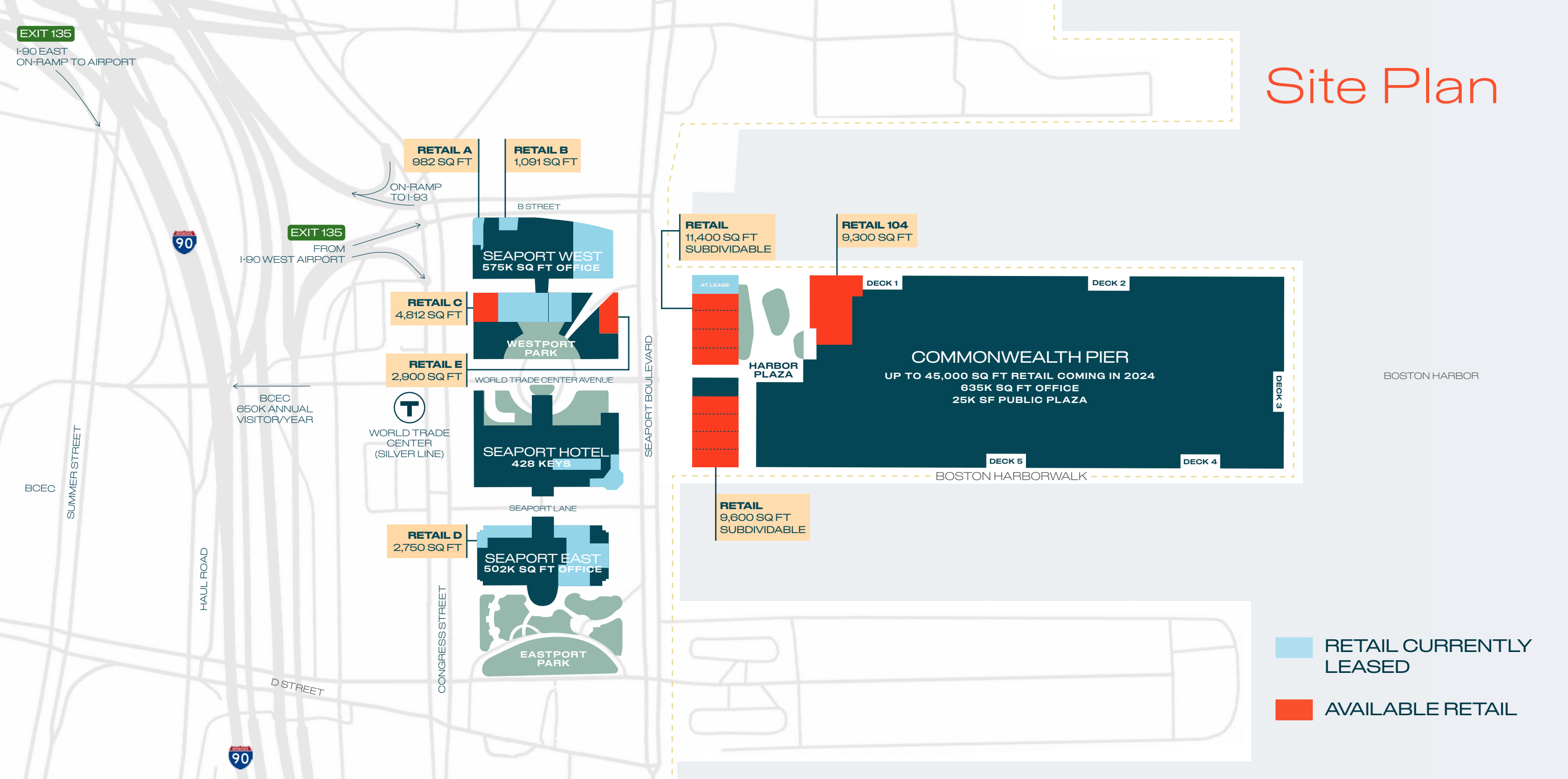
AVAILABILITY

PEMBROKE

CONTACT



Site Plan





VIEW FROM SEAPORT BLVD
LOOKING EAST



VIEW OF THE HARBOR PLAZA

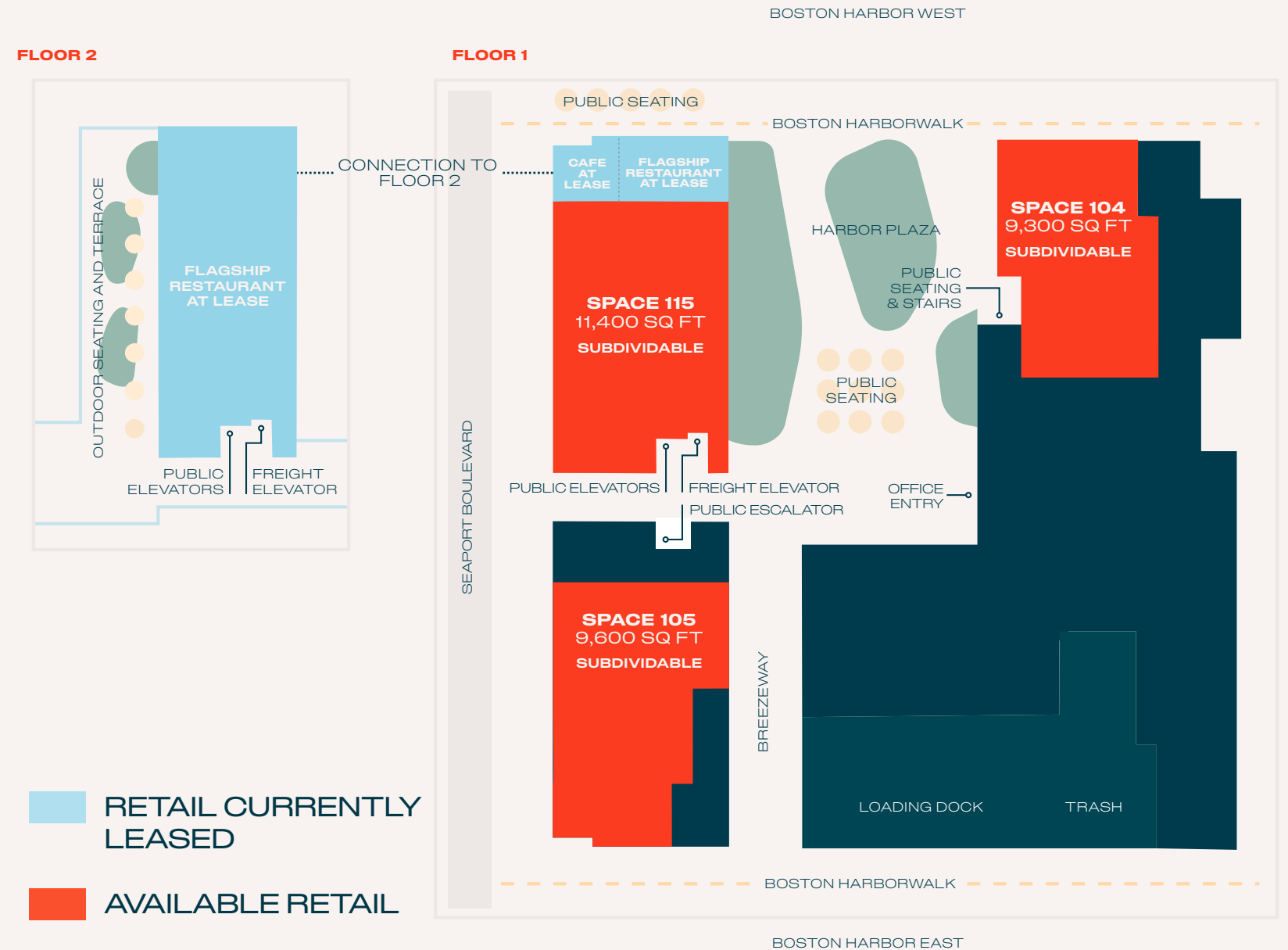


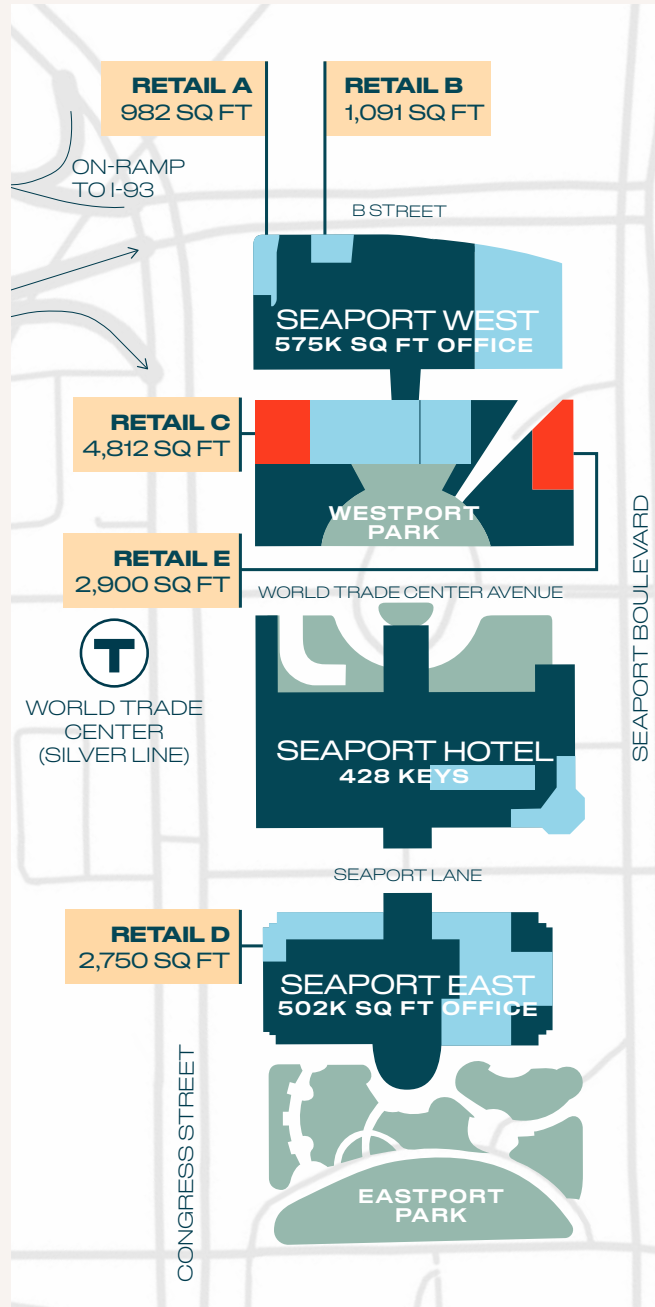
VIEW FROM SEAPORT BLVD
LOOKING NORTH

Commonwealth Pier Opportunity

A highly sought-after location in the center of the Seaport District, this waterfront destination offers multiple flagship retail and restaurant opportunities. Spaces boast high ceilings, original architecture, waterfront views, outdoor spaces, and direct access to the Harborwalk.

- Strong Visibility along Seaport Blvd
- Flexible Footprints
- 25ft+ Ceilings on Seaport Blvd
- 30ft+ Ceiling Restaurant Space
- Outdoor Seating



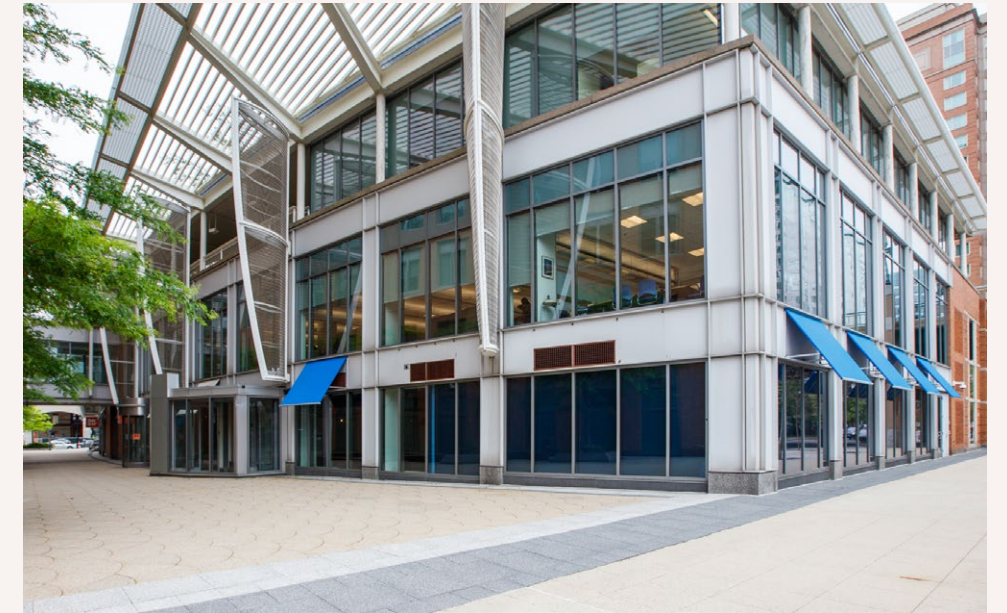


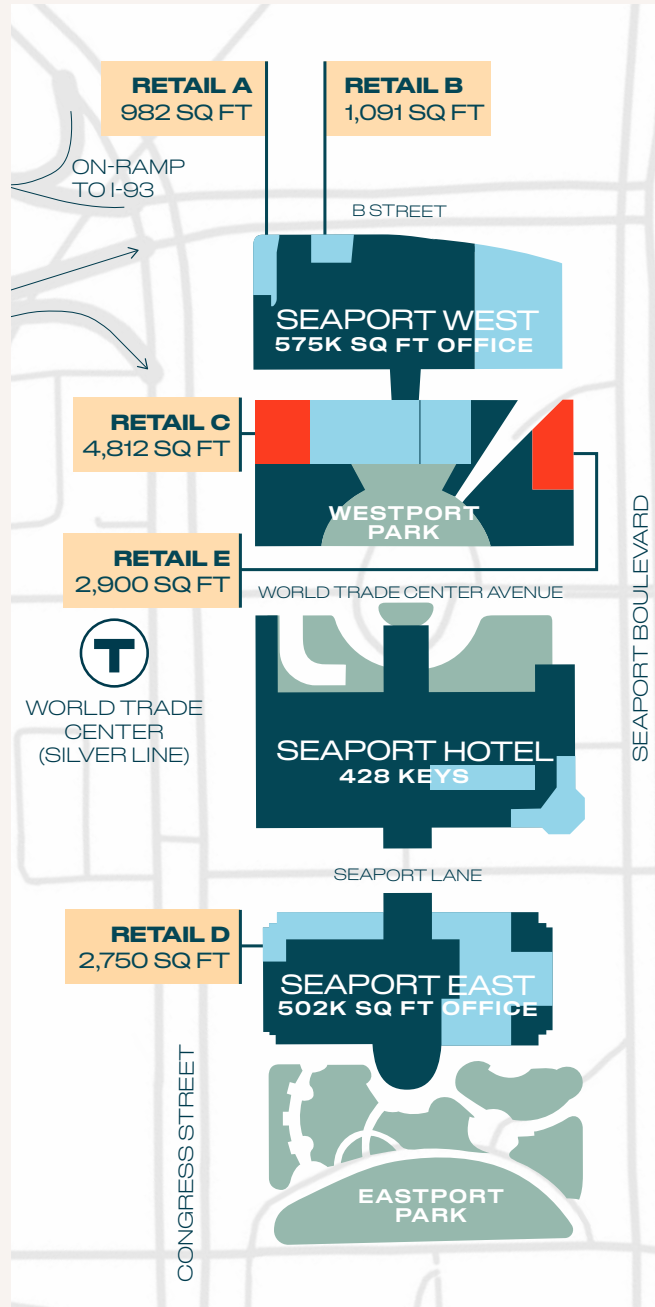
Retail C

Highly visible corner retail space at the base of the Seaport Hotel, and across from Seaport West office building. Entrance along the pedestrian walkway connecting Seaport Boulevard to Congress Street. Steps from the future 10 World Trade and Commonwealth Pier.

AVAILABLE NOW

- **4,812** sq ft
- **13** ft ceilings
- Former Fitness use with Infrastructure
- Connection to parking garage and loading dock
- Outdoor Patio Opportunity





Retail E

Located on Seaport Boulevard, across from Commonwealth Pier, this is a highly visible corner retail space. Entrance along the pedestrian walkway connecting Seaport Boulevard to Congress Street next to Seaport West.

AVAILABLE NOW

- **2,900** sq ft
- Outdoor Patio Opportunity

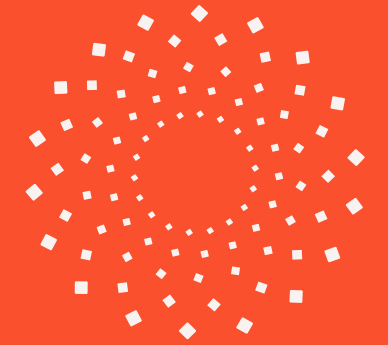




Thoughtful Property

We don't believe one size fits all.
We build lasting relationships that
give us time to understand your
challenges, and then develop solutions
that respond to your needs.

PEMBROKE.COM



PEMBROKE

Established in 1997

Hands-on asset management

8 Pembroke offices in 14
global cities

40 operating assets

4.6M sq ft of development

8.6M sq ft under
management in key markets

International and local expertise

Office, residential, and mixed use
sectors

OVERVIEW

LOCATION

AVAILABILITY

PEMBROKE

CONTACT

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