

15 NECCO WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES



LOCATION



LOGAN INTERNATIONAL
AIRPORT

15 NECCO

SOUTH BOSTON →

SEAPORT

FORT POINT



SOUTH
STATION
5 MIN. WALK TO SITE

SUMMER STREET

5/6 NECCO

HARBORWALK

FORT POINT + NECCO STREET PARK

FUTURE DEVELOPMENT - 2024 DELIVERY

PROJECT ORIENTATION

15 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 at the confluence of the Financial District, 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. and National Development are pleased to offer these retail and restaurant spaces at the base of the newly-constructed, world-class, Eli Lilly RNA Research Center. Seeking best-in-class operators to join one of the most dynamic and culinary-driven neighborhoods in Boston.



TENANT MIX

DOWNTOWN



FORT POINT CHANNEL

HARBORWALK

15 NECCO

FORT POINT + NECCO STREET PARK

FORT POINT

SOUTH BOSTON

SEAPORT SQUARE

Children's Museum

Starbucks

Bon Me

Lolita Cocina

Mayhew Wine

Spin

P MOOOO

Smoke Shop

Pastoral

Lucky's Lounge

Sportello

Menton

Sweetgreen

Pink Taco

Row 34

Flour

One King's Lane

DIG

Bartaco

City Tap

Row 34

Trillium

Shake Shack

Trader Joe's

CVS

Blue Mercury

Everlane

LL Bean

Lululemon

ICON Theater

Tuscan Kitchen

Outdoor Voices

Equinox

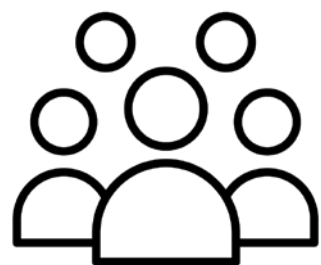
The Grand

Filson

Committee

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



View from Harborwalk looking toward Seaport

SITE PLAN

FORT POINT CHANNEL

HARBORWALK

Lolita Cocina

FORT POINT +
NECCO STREET PARK

RESTAURANT/RETAIL
7,371 SF
SUBDIVIDABLE

CENTRAL
SEATING
AREA

5/6 NECCO

15 NECCO

FITNESS
2,891 SF

COMMUNITY
WORK LOUNGE

CAFE
AT LEASE

Necco Court

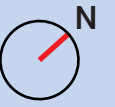
← FUTURE DEVELOPMENT - 2026 DELIVERY

Necco Street Extension (Future Phase)

Necco Street

UBER/LYFT
DROP-OFF

P NECCO GARAGE (657 Spaces)



FLOOR PLAN

Highly desirable waterfront restaurant/retail opportunities located on the ground floor of The Lilly Institute for Genetic Medicine fronting the Fort Point Channel with unparalleled views of Boston and direct access to the Harborwalk and new world-class Fort Point Channel & Necco Street programmed parks.



DELIVERY Q1 2024



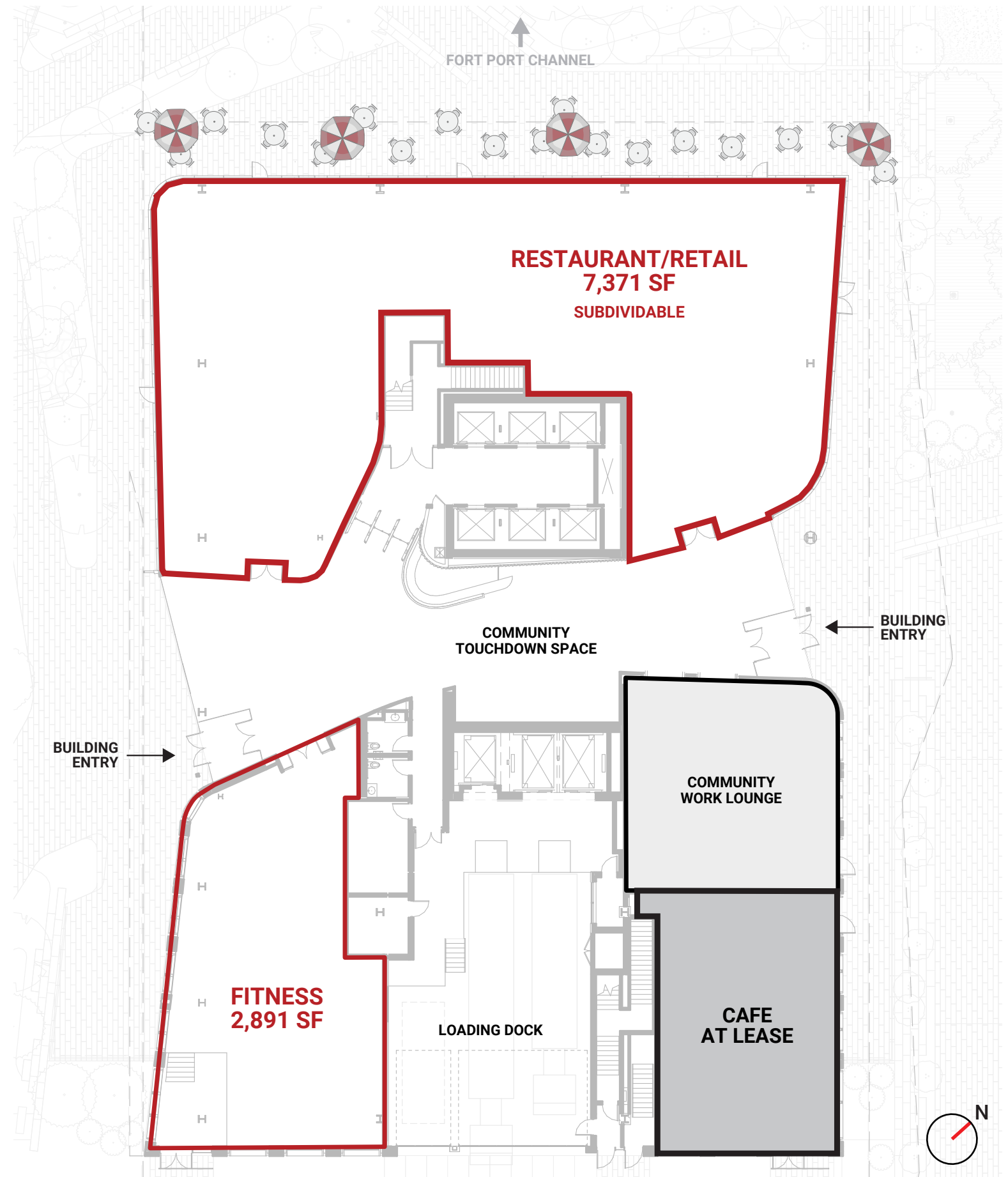
16' + CEILINGS



OUTDOOR SEATING AVAILABLE



UBER/LYFT DROP-OFF ON NECCO STREET



LET'S TALK

Graffito is seeking best-in-class, independent food & beverage operators to activate the Waterfront and provide offerings to the densely growing employees and residents along Necco and A Streets. 15 Necco will be a Waterfront destination that connects the Fort Point and South Boston neighborhoods and adds to the historic culinary fabric of this area.

Angela VanArsdale
angela@graffito.com
978.766.5142

Dave Downing
dave@graffito.com
617.401.2871

Tania Celestin
tania@graffito.com
781.510.1307

