

CHANNELSIDE WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES



LOCATION



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SEAPORT

SUMMER STREET

HARBORWALK

FORT POINT

CHANNELSIDE

SOUTH BOSTON



SOUTH STATION
5 MIN. WALK TO SITE

FT POINT CHANNEL PARK + NECCO ST PARK

5/6 NECCO

15 NECCO

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.

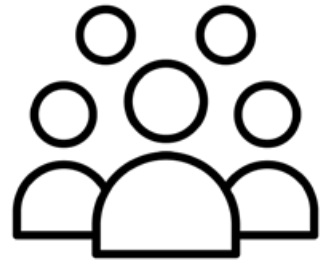
The development plan includes the construction of Fort Point Channel Park, which abuts the Harborwalk, and Necco Street Park, adjacent to A Street. 45,000 square of retail space and 15,000 square of civic and cultural space to further enliven Channelside's edges and bring life to its parks, plazas and walkways.



ACCESSIBILITY



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

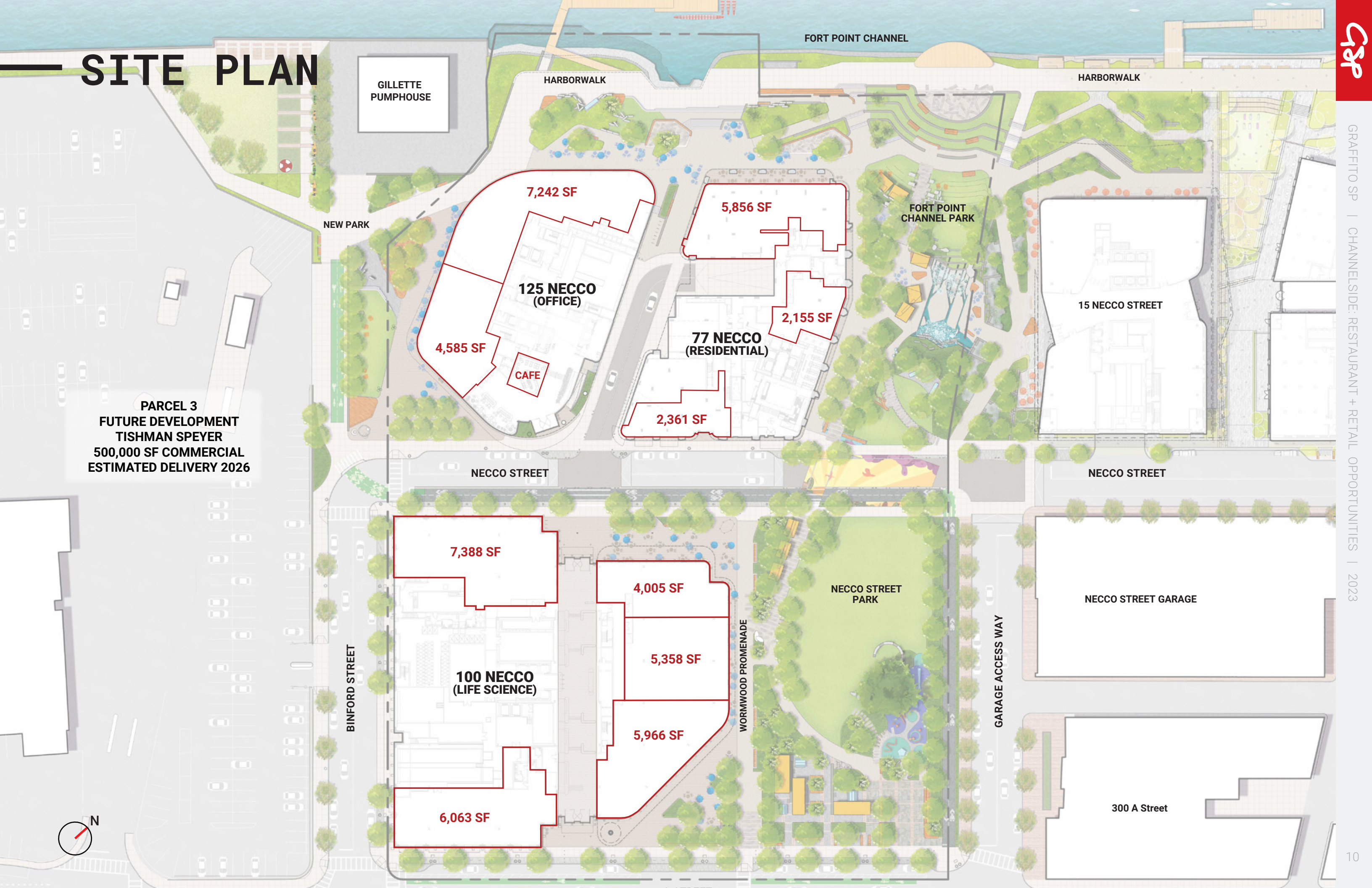


Fort Point Channel Park



Outdoor restaurant seating adjacent to the Harborwalk

SITE PLAN



PARCEL 3
FUTURE DEVELOPMENT
TISHMAN SPEYER
500,000 SF COMMERCIAL
ESTIMATED DELIVERY 2026



77 NECCO



View of Residential Building from Harborwalk

77 NECCO



340 RESIDENTIAL UNITS



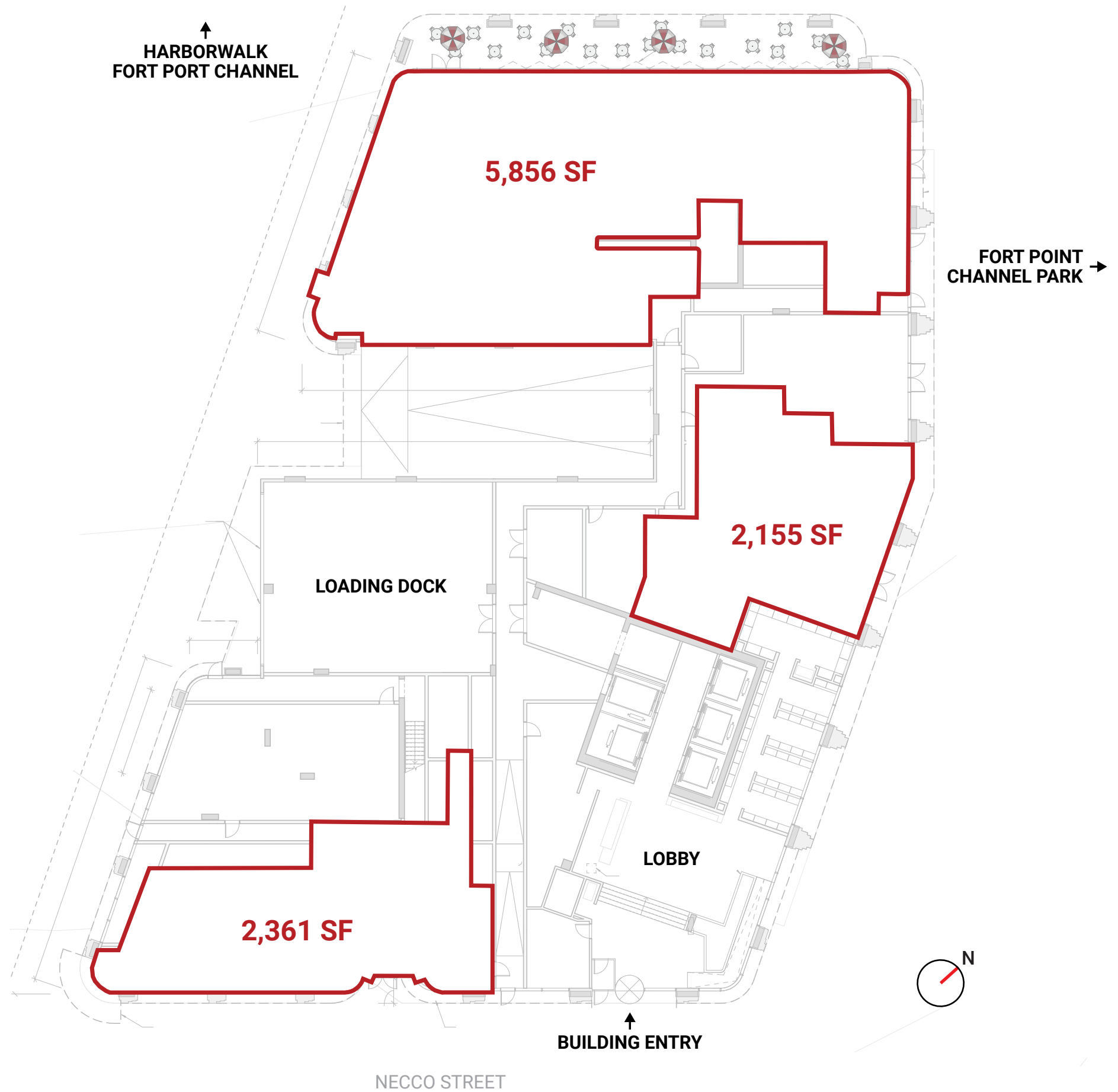
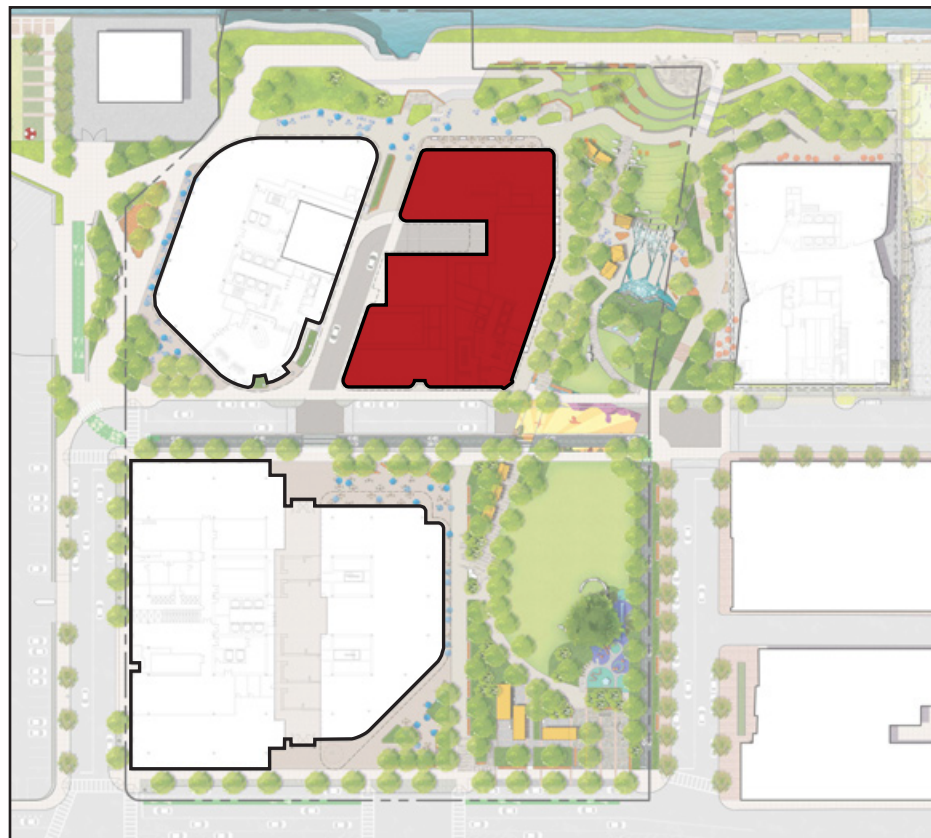
FLAGSHIP RESTAURANT SPACE



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



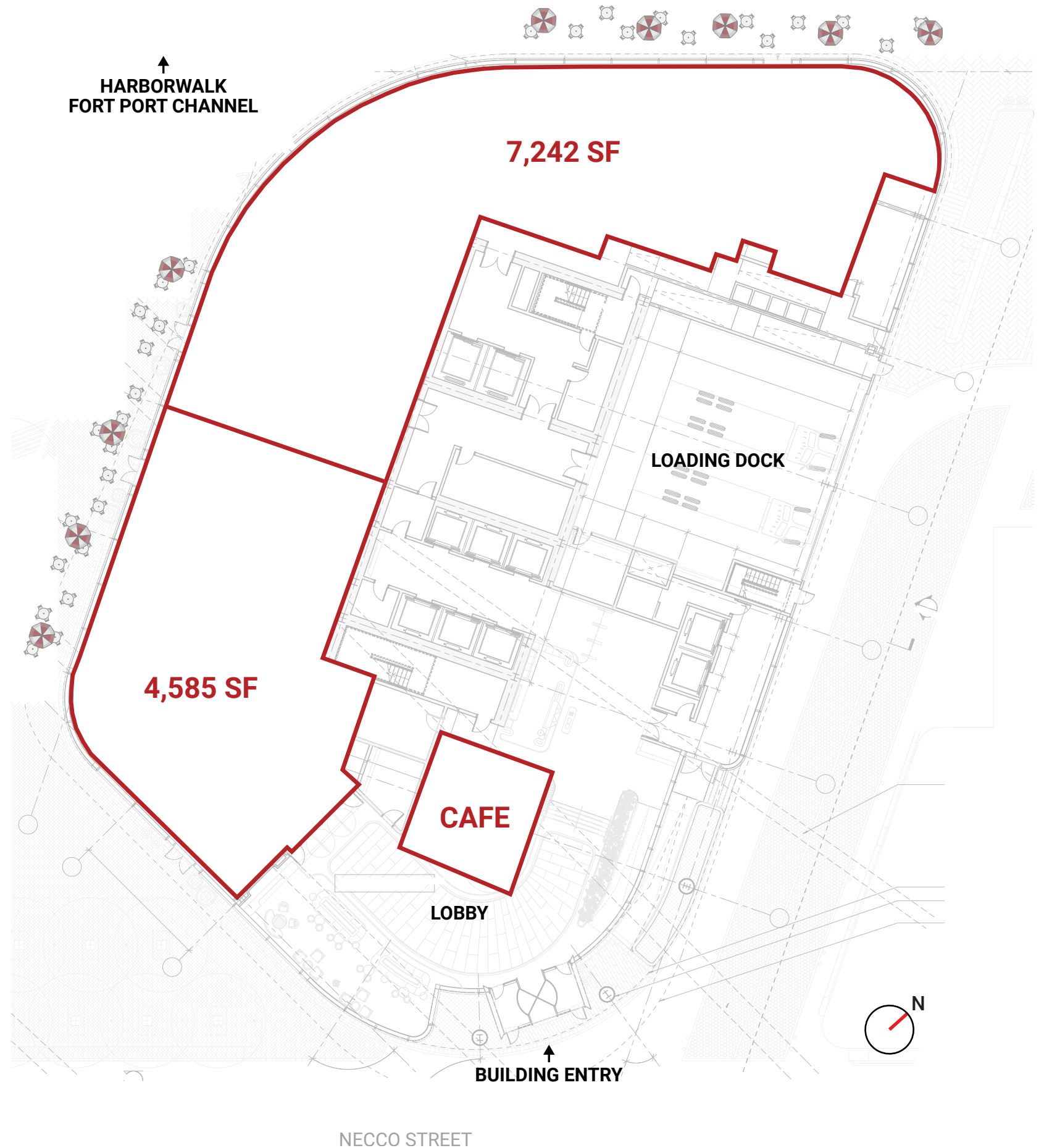
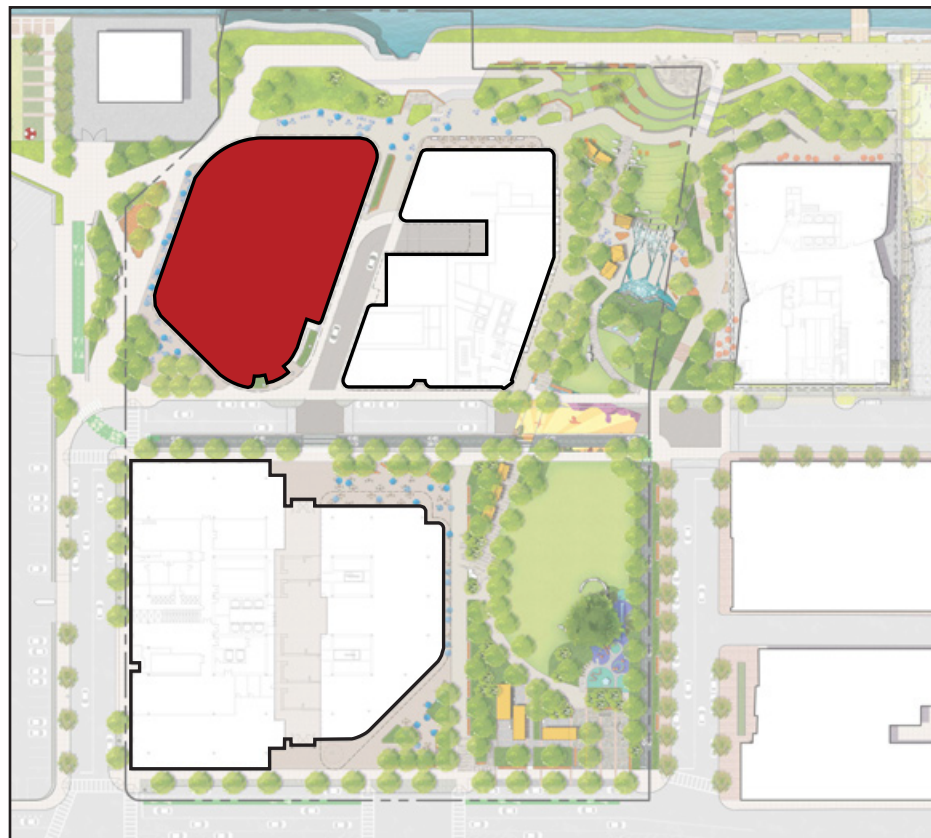
PREMIERE LOBBY CAFÉ OPPORTUNITY



WATERFRONT AND PARK FACING SPACE



OUTDOOR SEATING



— 100 NECCO



View of 100 Necco from A Street

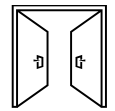
100 NECCO



420,000 SF LAB BUILDING



UP TO 12,874 SF CONTIGUOUS SPACE



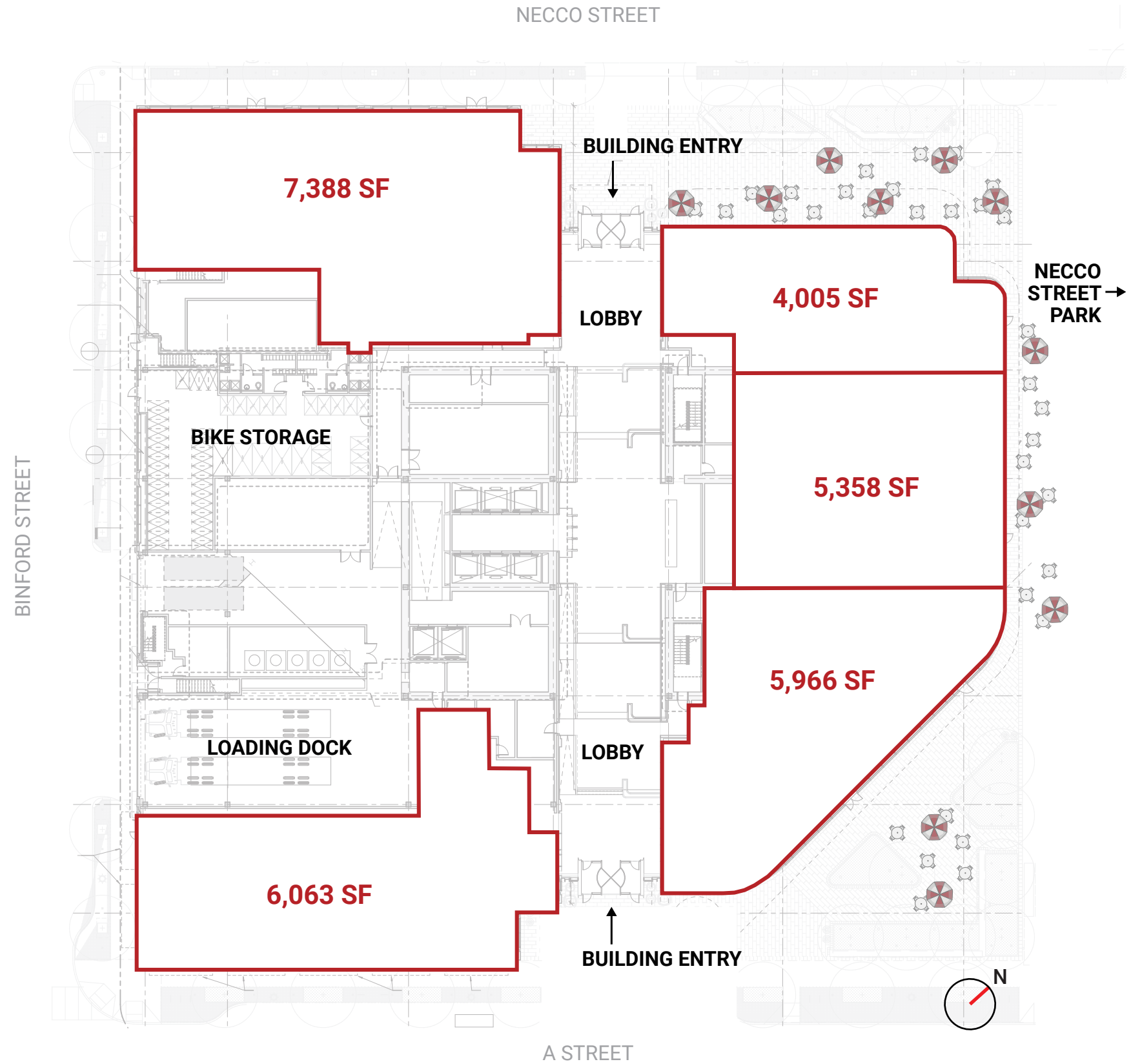
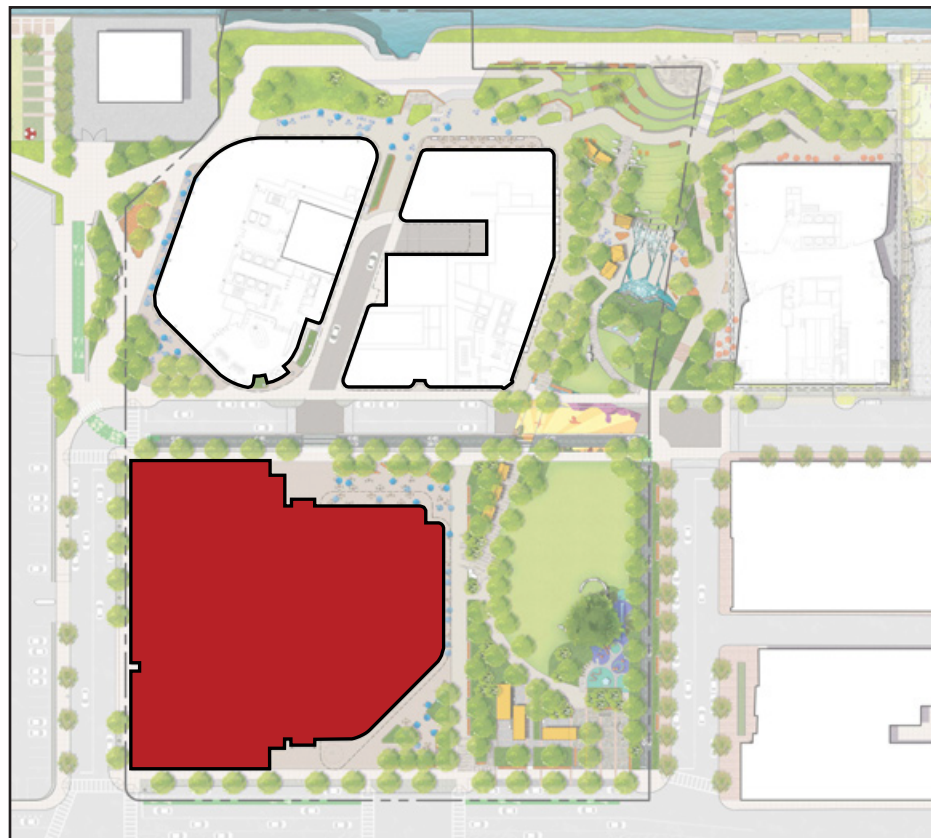
GATEWAY TO CHANNELSIDE



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.

