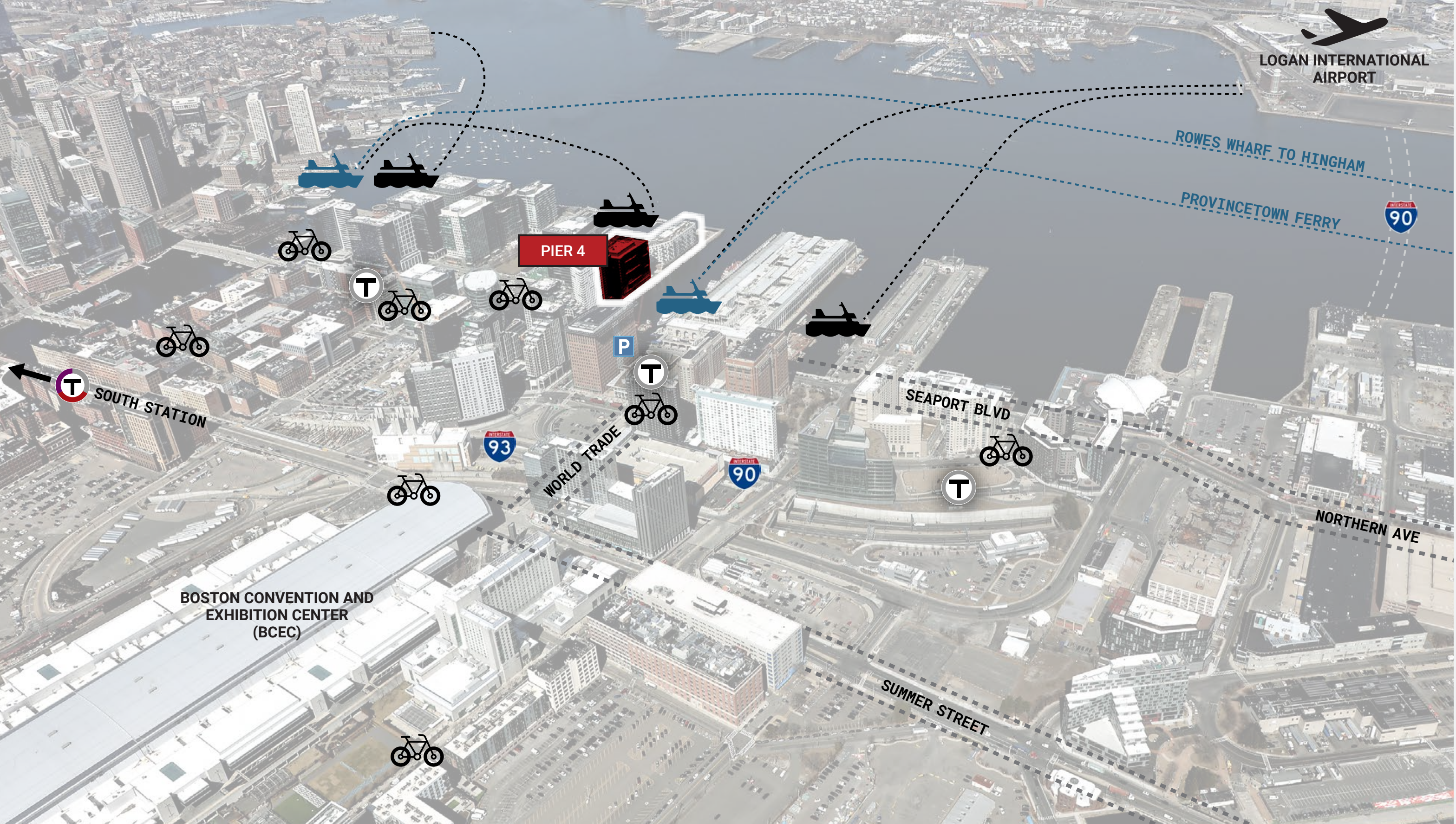# PROJECT OVERVIEW

Pier 4 is prominently located on Boston's Waterfront in the highly sought-after Seaport District. Situated along the Harborwalk and off of Seaport Blvd, Pier 4 is positioned as one of the most accessible sites in the neighborhood with access and close proximity to I-90/I-93, the BCEC, MBTA and blue bike hubs and is surrounded by dense office population, residents, and hotels.

Once home to one of the highest grossing restaurants in the US, Anthony's Pier 4, Commonwealth Partners is looking to continue the legacy at Pier 4 by adding a best-in-class restaurant operator and retailer to the ground floor tenant mix.
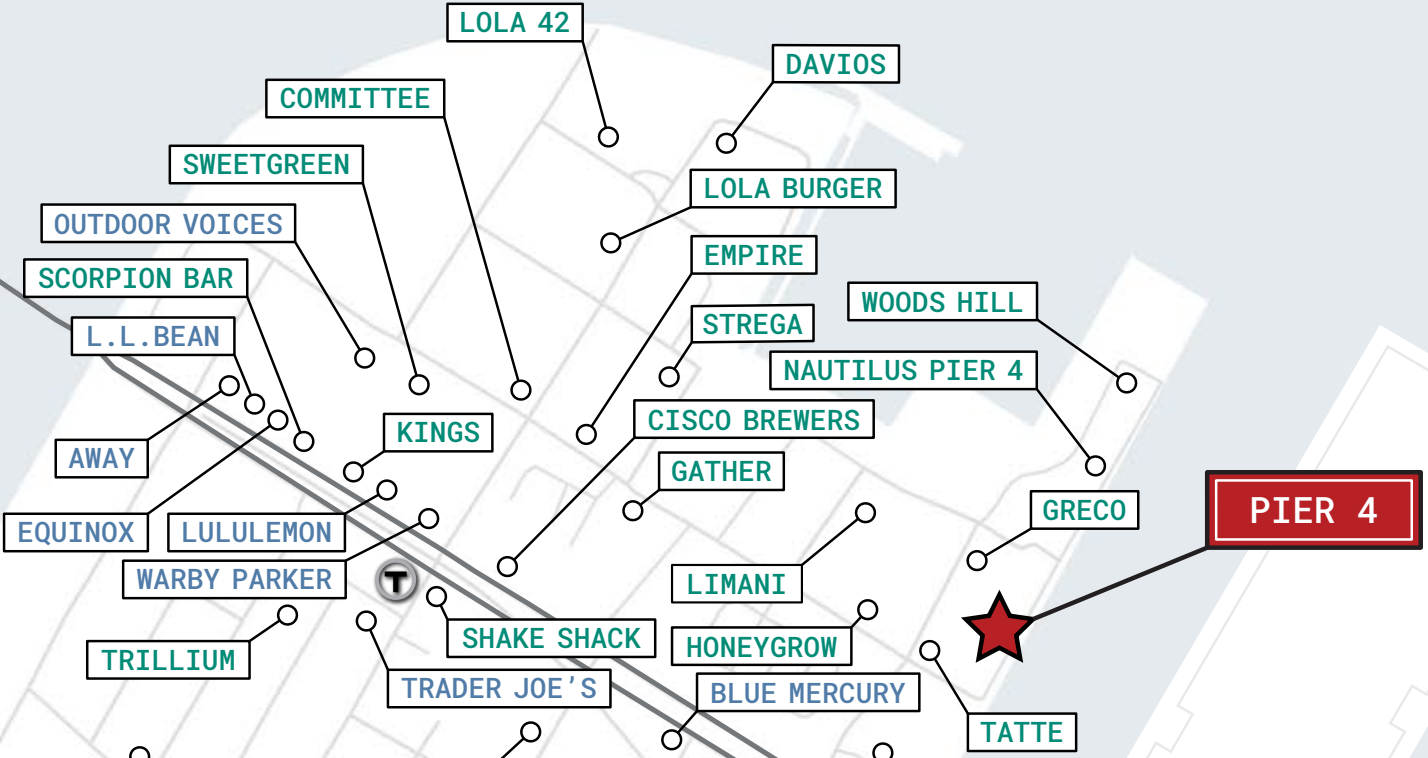

PIER 4

ACCESSIBILITY + TRANSIT

LOGAN INTERNATIONAL AIRPORT

ROWES WHARF TO HINGHAM

PROVINCETOWN FERRY

PIER 4

SOUTH STATION

SEAPORT BLVD

WORLD TRADE

NORTHERN AVE

BOSTON CONVENTION AND EXHIBITION CENTER (BCEC)

SUMMER STREET

RETAIL MIX

DOWNTOWN BOSTON

BOSTON HARBOR

SEAPORT

FORT POINT

LOLA 42

COMMITTEE

DAVIOS

SWEETGREEN

LOLA BURGER

OUTDOOR VOICES

EMPIRE

SCORPION BAR

STREGA

WOODS HILL

L.L.BEAN

NAUTILUS PIER 4

AWAY

KINGS

CISCO BREWERS

GATHER

GRECO

PIER 4

EQUINOX

LULULEMON

LIMANI

WARBY PARKER

SHAKE SHACK

HONEYGROW

TRILLIUM

TRADER JOE'S

BLUE MERCURY

TATTE

CVS

OCEAN PRIME

HARBOR PLAZA

FLOUR BAKERY

CHIPOTLE

EVERLANE

PUTTSHACK

75 ON LIBERTY

LUCID MOTORS

DEL FRISCO'S

ROSA MEXICANO

TAMO

TEMAZCAL CANTINA

AURA

LEGAL HARBORSIDE

MORTON'S

LEADER BANK PAVILLION

BRIGHT HORIZONS

EDDIE MERLOT'S

YANKEE LOBSTER

BOSTON CONVENTION & EXHIBITION CENTER (BCEC)

HARPOON BREWERY

REEBOK

CHICKADEE

FLOUR BAKERY

LORD HOBO

Legend

■ **FOOD & BEVERAGE**

■ **RETAIL**

SEAPORT BLVD

INTERSTATE 93

INTERSTATE 90

4

IN THE NEIGHBORHOOD
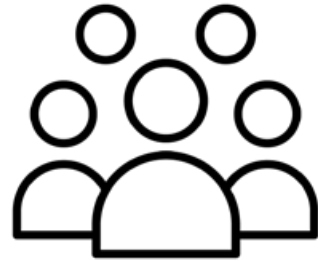
18M
visitors annually

260,000
daytime population
within a mile radius

6,000+
hotel keys

12,000+
new residential units
since 2010

$143,000
average HHI
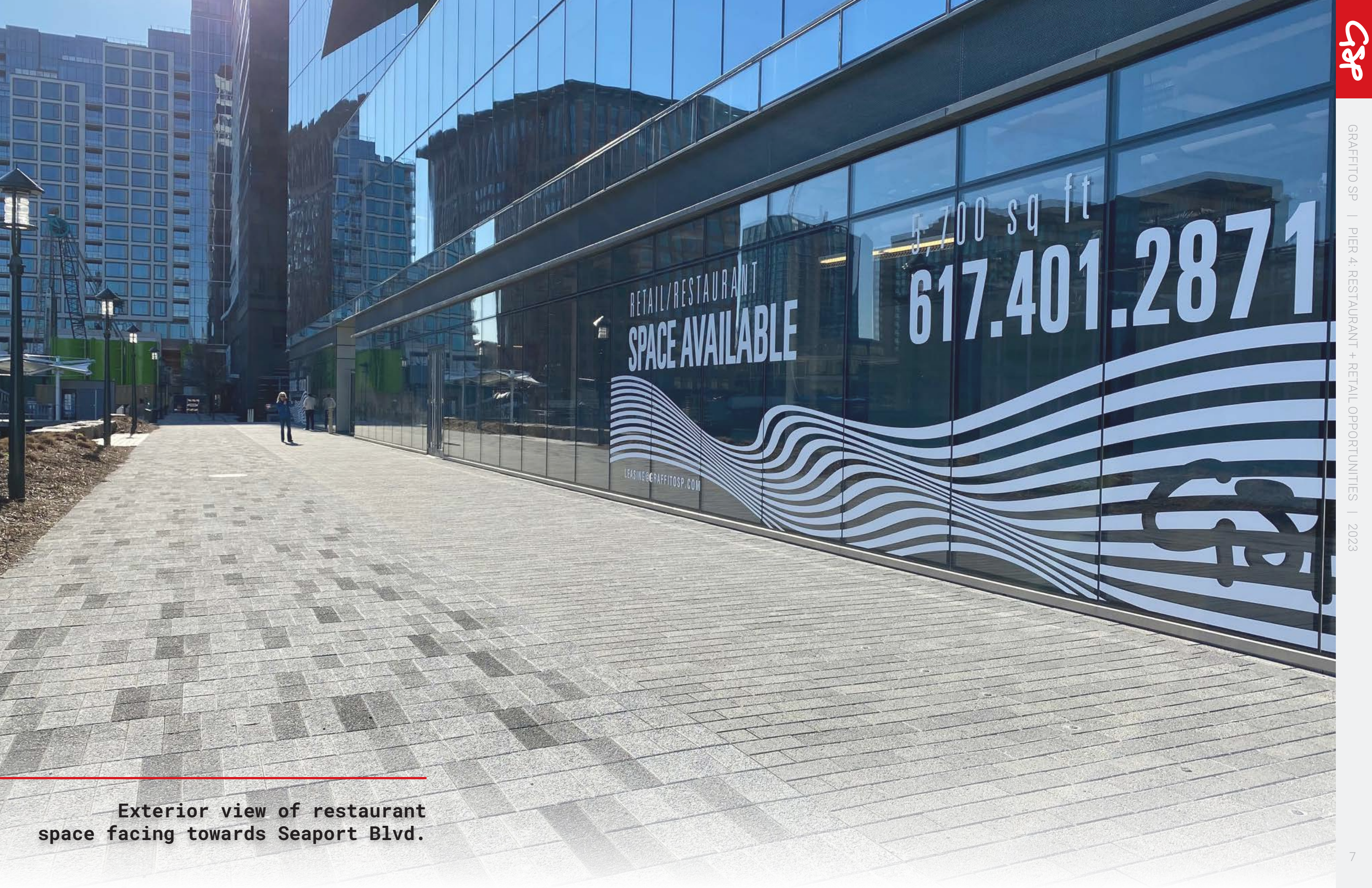within a mile radius

LARGEST EMPLOYERS IN THE AREA

amazon

ALEXION

BCG BOSTON CONSULTING GROUP

Fidelity INVESTMENTS

GOODWIN

Lilly

LogMeIn

PTC®

pwc

VERTEX

View of Pier 4 towards
Boston Harbor

RETAIL/RESTAURANT
SPACE AVAILABLE

5,700 sq ft
617.401.2871

LEASING@GRAFFITOSP.COM

Exterior view of restaurant space facing towards Seaport Blvd.

Exterior view of retail space
facing towards Boston Harbor

SITE PLAN

ICA

SEAPORT BLVD ← | PIER 4 BLVD

Tatte
BAKERY & CAFÉ

LOBBY

GRECO
TRULY GREEK

ELEVATORS

P

RETAIL
4,990 SF
(SUBDIVIDABLE)

RESTAURANT
5,717 SF

HARBOR SHORE DR.

← HARBORWALK →

THE NAUTILUS
BOSTON PIER 4

Woods Hill
Table

Interior view of restaurant space
facing towards Boston Harbor

THE OPPORTUNITY

A highly sought-after location in the center of the Seaport District, this waterfront destination offers a restaurant and retail space at the base of the Boston Consulting Group's Global HQ. Spaces boast floor to ceiling windows, waterfront views, direct access to the Harborwalk and stunning patio space.

AVAILABLE NOW

FRONTAGE ALONG HARBORWALK + WATERFRONT

OFFICE LOBBY CONNECTIVITY

ONSITE PARKING GARAGE

SUBDIVIDABLE RETAIL SPACE

LARGE OUTDOOR PATIO

PIER 4 BLVD

GRECO
TRULY GREEK

Tatte
BAKERY & CAFÉ

LOBBY

PARKING ELEVATORS

P

TENANT ELEVATORS

LOADING DOCK

RETAIL
4,990 SF
(SUBDIVIDABLE)

RESTAURANT
5,717 SF

HARBORWALK

LET'S TALK

Graffito is seeking best-in-class
restaurant and retail operators
to add to the ground floor mix of
offerings at Pier 4, which will create
a more vibrant, inclusive, waterfront
destination that is accessible to all
visitors, employees, and residents
of the Seaport.

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