

# 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, 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



LOGAN INTERNATIONAL AIRPORT

ROWES WHARF TO HINGHAM

PROVINCETOWN FERRY

COMMONWEALTH PIER

SEAPORT BLVD

NORTHERN AVE

SUMMER STREET

SOUTH STATION

Getting Here

5min drive to I 93 & I 90

5min walk to Silverline

OVERVIEW

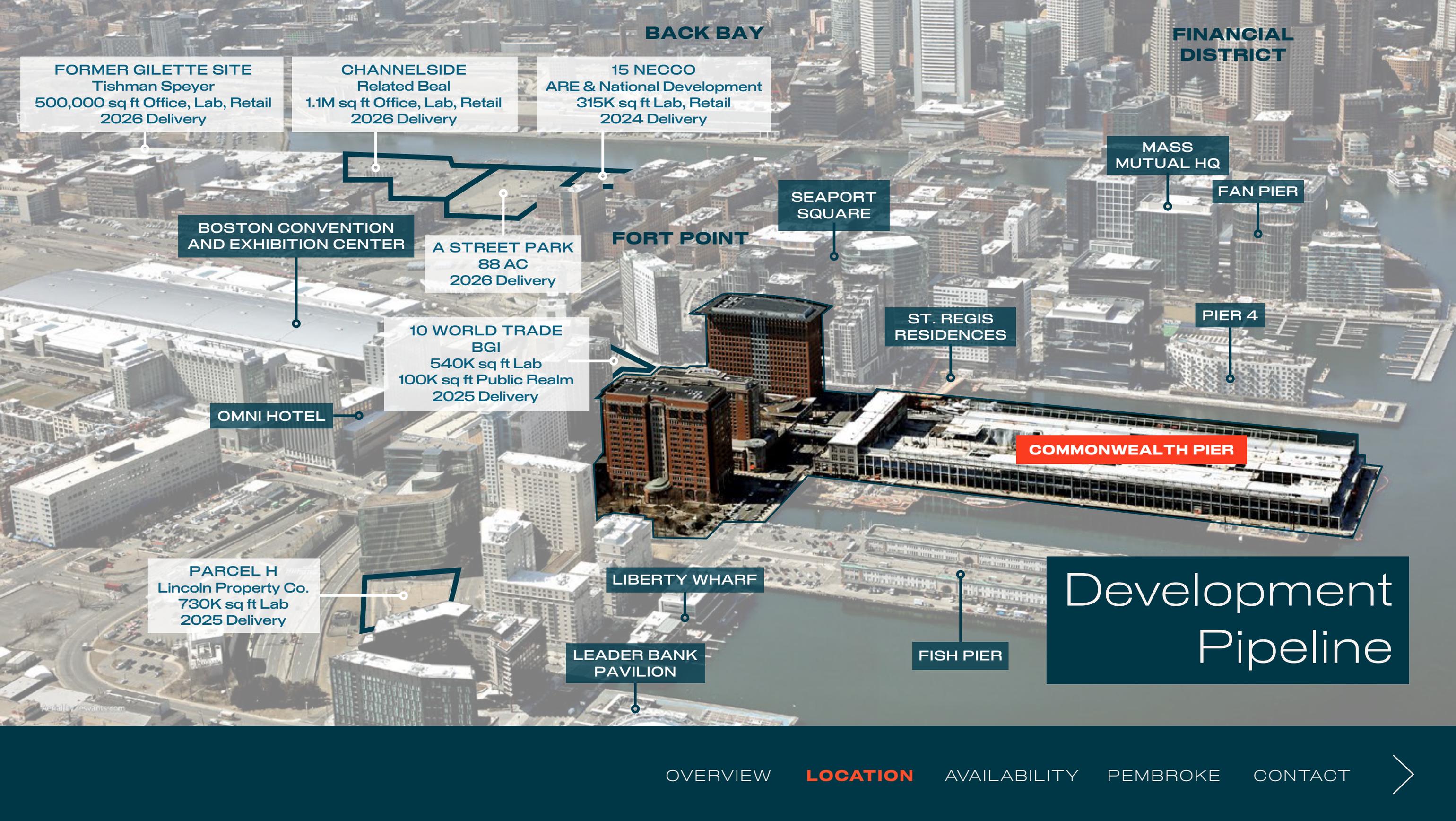
LOCATION

AVAILABILITY

PEMBROKE

CONTACT





**BACK BAY**

**FINANCIAL DISTRICT**

**FORMER GILLETTE SITE**  
Tishman Speyer  
500,000 sq ft Office, Lab, Retail  
2026 Delivery

**CHANNELSIDE**  
Related Beal  
1.1M sq ft Office, Lab, Retail  
2026 Delivery

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

**BOSTON CONVENTION AND EXHIBITION CENTER**

**A STREET PARK**  
88 AC  
2026 Delivery

**FORT POINT**

**SEAPORT SQUARE**

**MASS MUTUAL HQ**

**FAN PIER**

**10 WORLD TRADE BGI**  
540K sq ft Lab  
100K sq ft Public Realm  
2025 Delivery

**ST. REGIS RESIDENCES**

**PIER 4**

**OMNI HOTEL**

**COMMONWEALTH PIER**

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

**LIBERTY WHARF**

**Development Pipeline**

**LEADER BANK PAVILION**

**FISH PIER**



# 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

Alexion

Boston  
Consulting  
Group

Fidelity  
Investments

Goodwin

LogMeIn

PTC

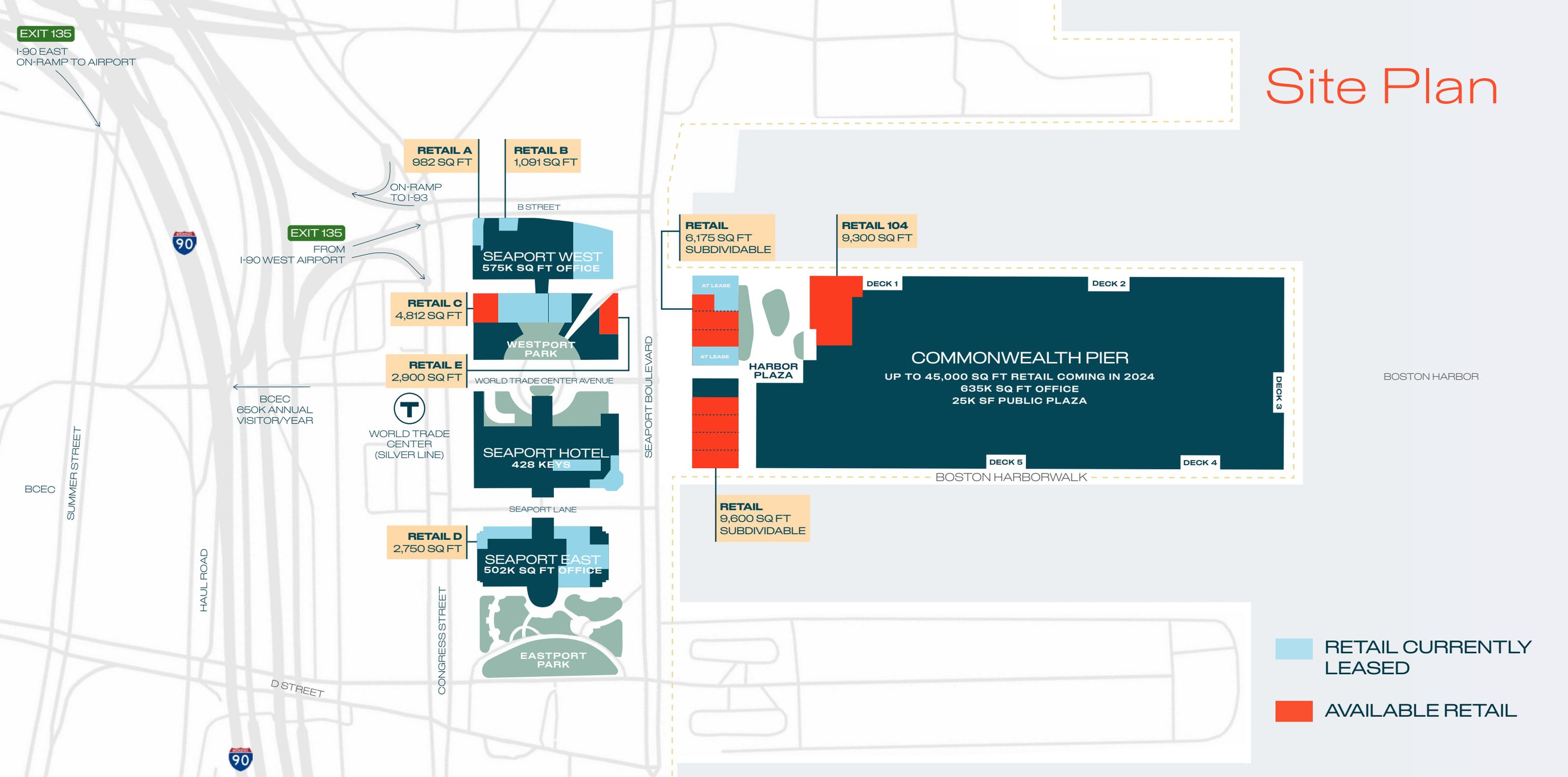
PWC

Vertex





# Site Plan





VIEW FROM SEAPORT BLVD  
LOOKING EAST



VIEW OF THE HARBOR PLAZA

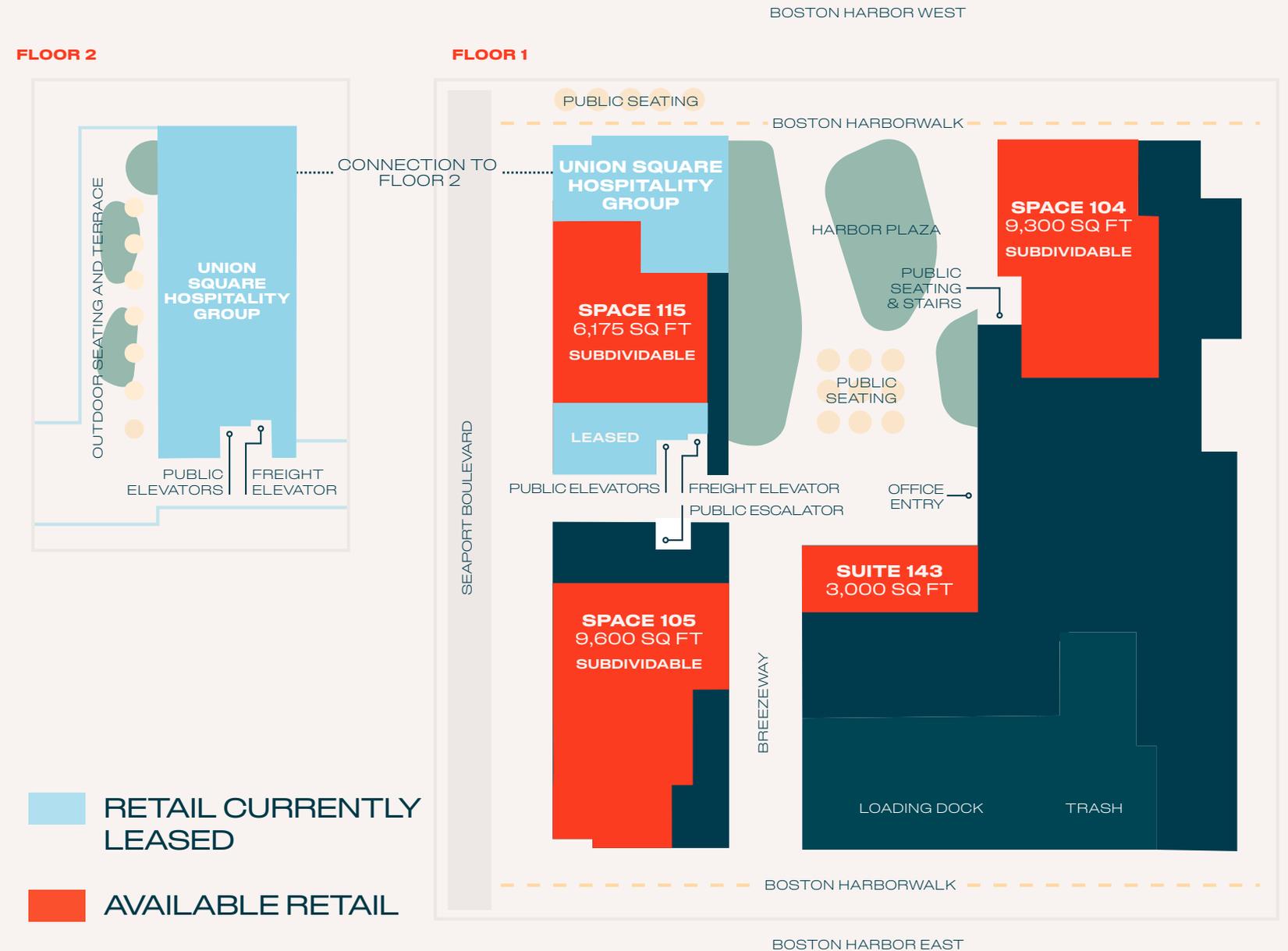


VIEW FROM SEAPORT BLVD  
LOOKING NORTH

# 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

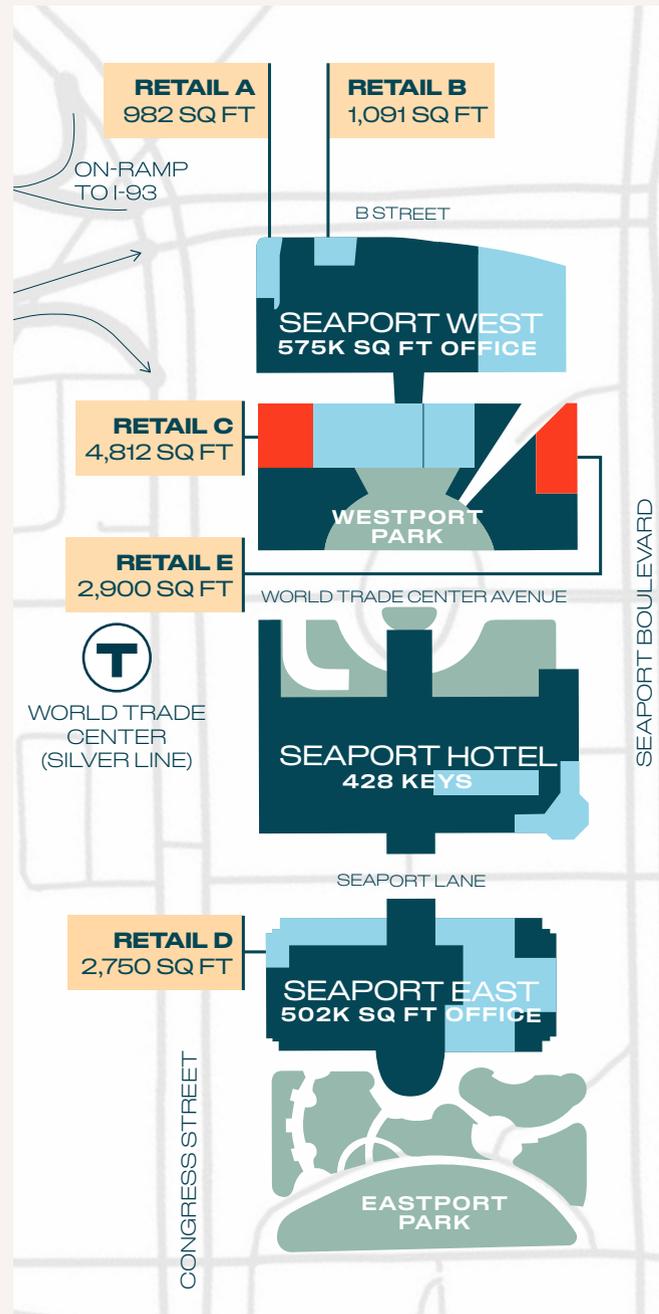


# Retail C

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

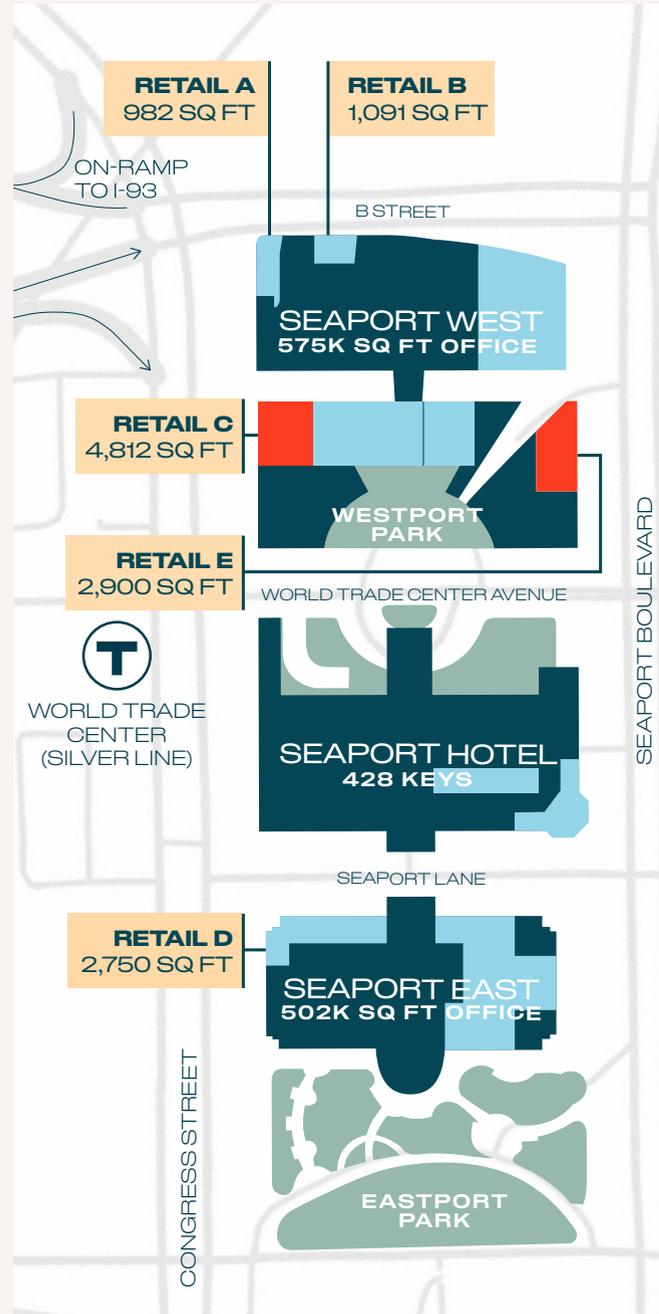
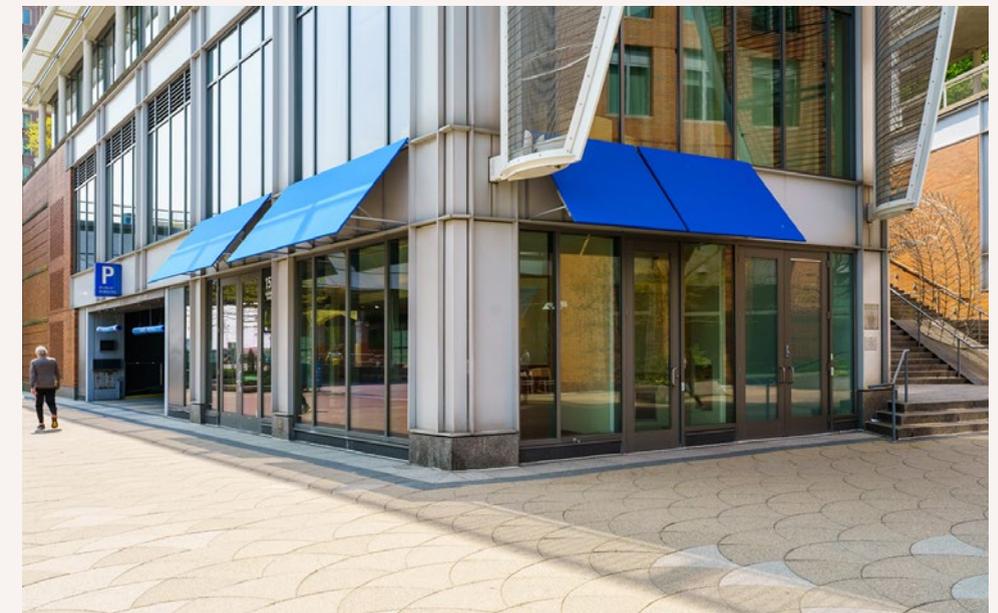


# Retail E

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

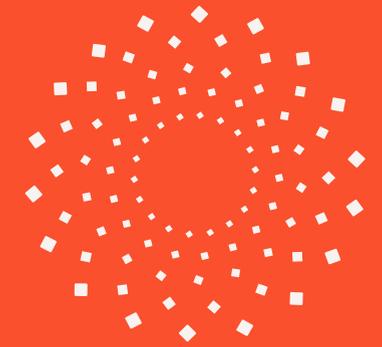




# Thoughtful Property

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](https://www.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](#)

# For retail leasing inquiries:

## **ANGELA VANARSDALE**

E: [angela@graffito.com](mailto:angela@graffito.com)  
M: 978.766.5142

## **TANIA CELESTIN**

E: [tania@graffito.com](mailto:tania@graffito.com)  
M: 781.510.1307

## **DAVE DOWNING**

E: [dave@graffito.com](mailto:dave@graffito.com)  
M: 207.233.8022

## **JESSE BAERKAHN**

E: [jesse@graffito.com](mailto:jesse@graffito.com)  
M: 617.669.6171