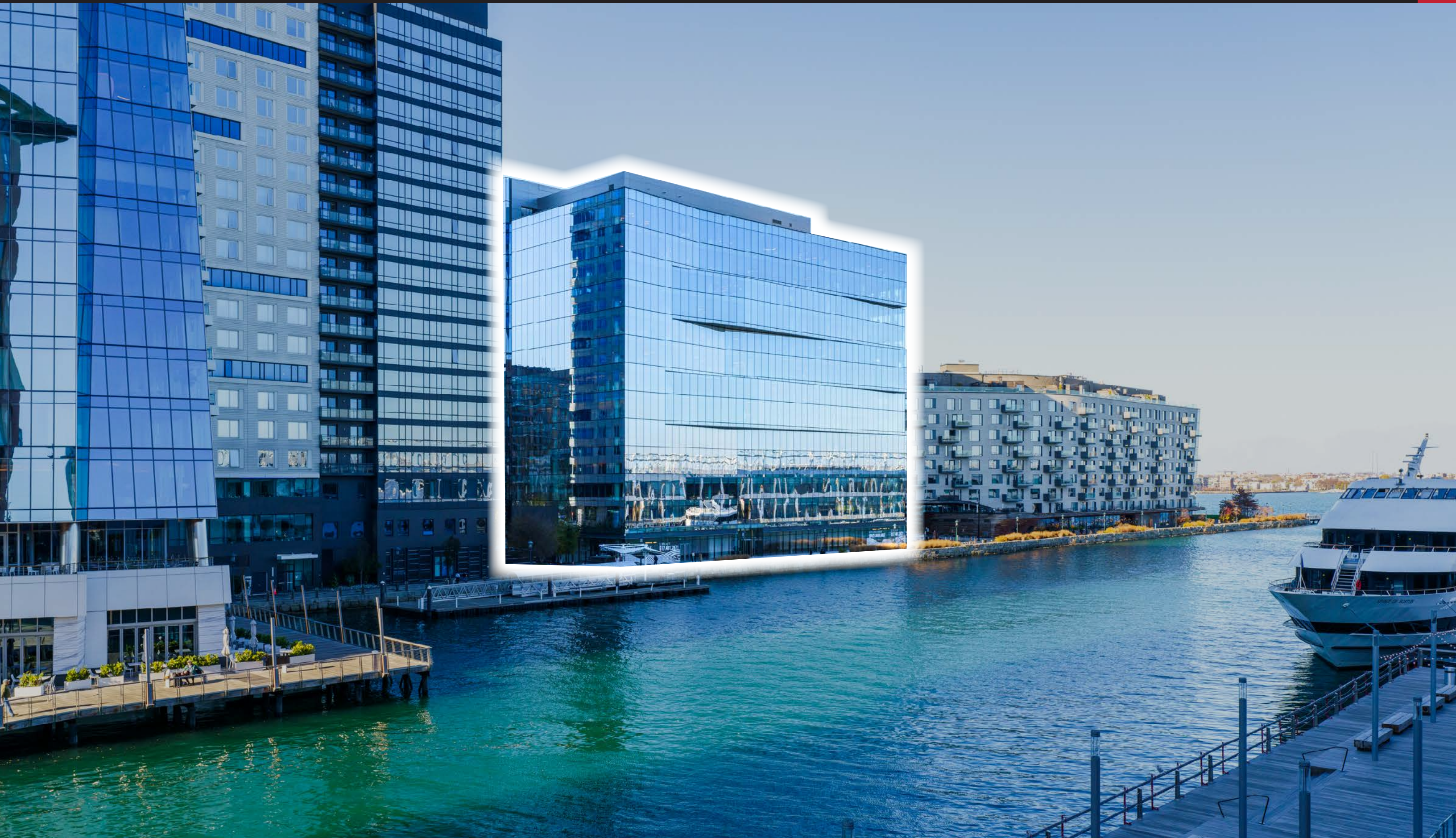


# PIER 4 WATERFRONT RESTAURANT + RETAIL OPPORTUNITIES





# PROJECT OVERVIEW

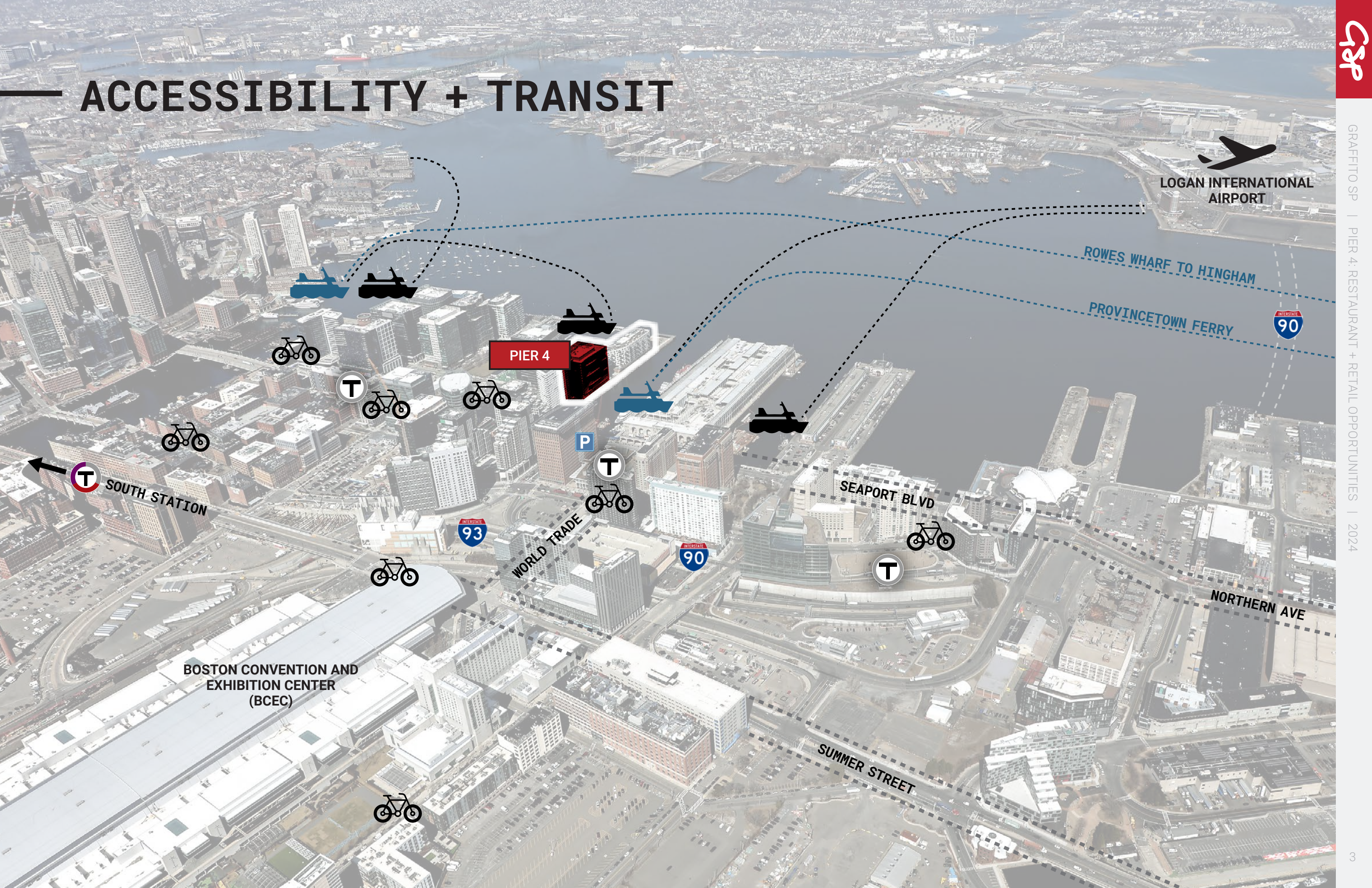
Pier 4 is prominently located on Boston's Waterfront in the highly sought-after Seaport District. Situated along the Harborwalk and off of Seaport Blvd, Pier 4 is positioned as one of the most accessible sites in the neighborhood with access and close proximity to I-90/I-93, the BCEC, MBTA and blue bike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





# ACCESSIBILITY + TRANSIT



LOGAN INTERNATIONAL AIRPORT

ROWES WHARF TO HINGHAM

PROVINCETOWN FERRY

PIER 4

SEAPORT BLVD

NORTHERN AVE

SUMMER STREET

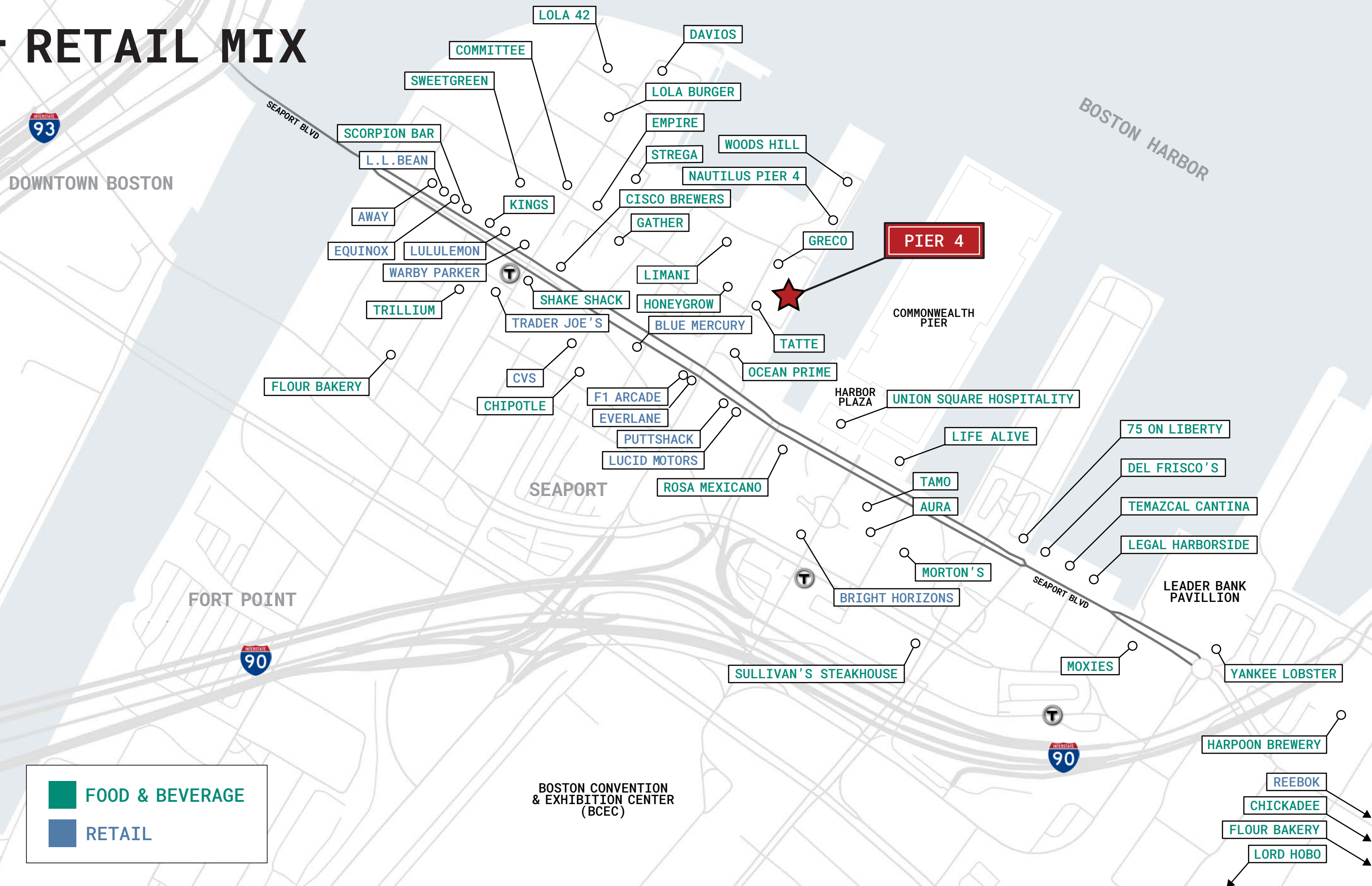
WORLD TRADE

BOSTON CONVENTION AND EXHIBITION CENTER (BCEC)

SOUTH STATION

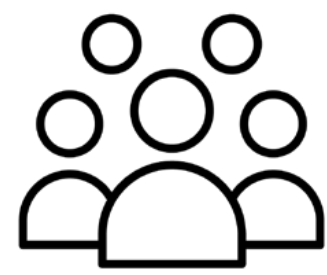


# RETAIL MIX





# IN THE NEIGHBORHOOD



**18M**

visitors annually



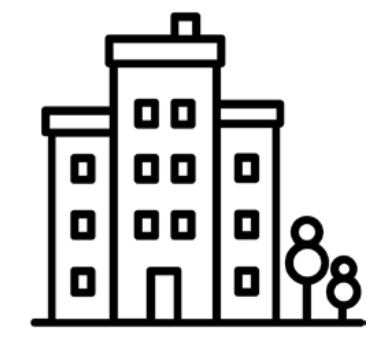
**260,000**

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





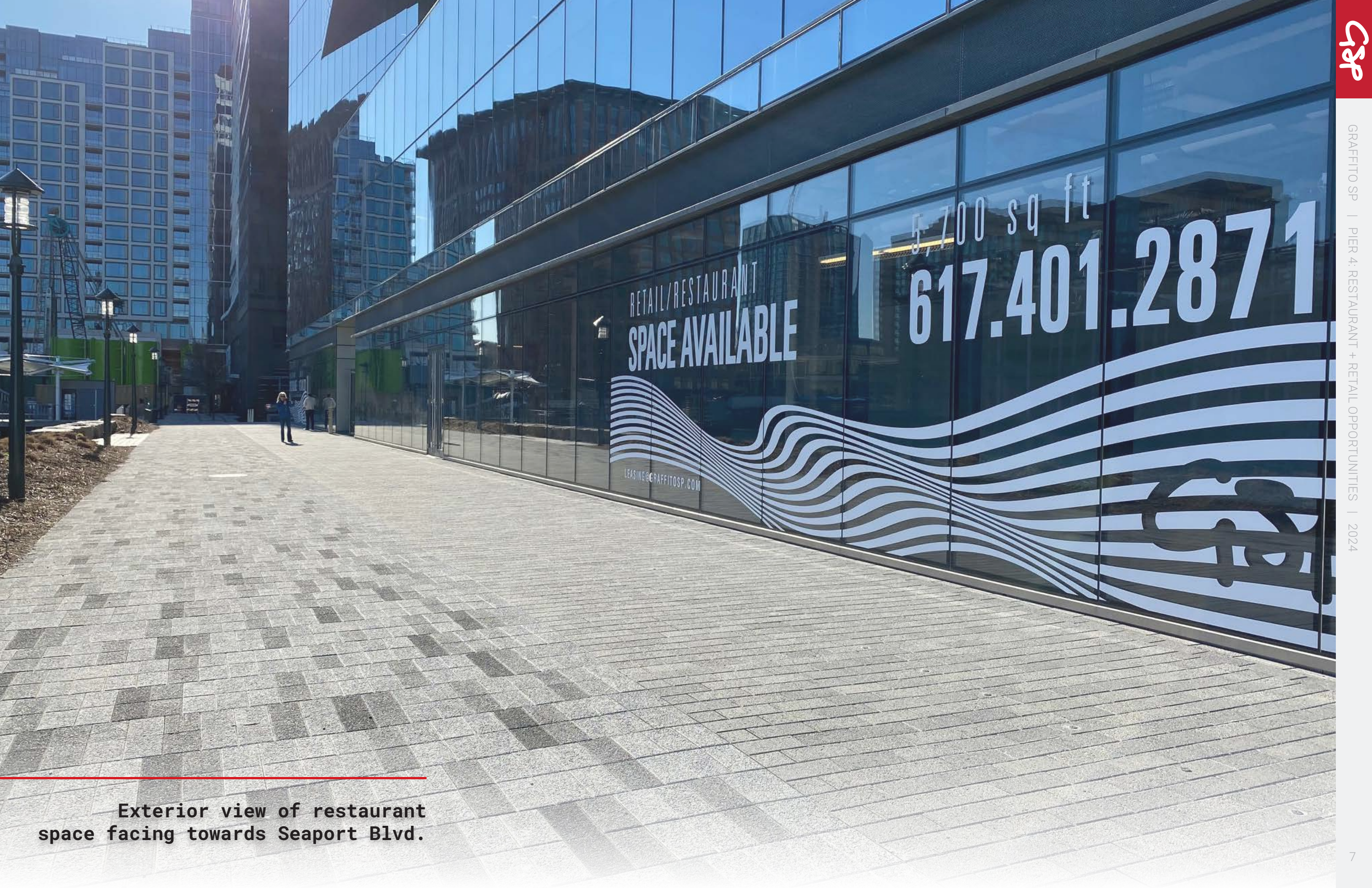
**View of Pier 4 towards  
Boston Harbor**



PIER 4  
RETAIL RELEASE  
617-495-71

PIER 4  
RETAIL RELEASE  
617-495-71





Exterior view of restaurant space facing towards Seaport Blvd.





IL/RESTAURANT  
SPACE AVAILABLE

sq ft  
401.2871

RETAIL/RESTAURANT  
SPACE AVAILABLE

GSP

LEASING@GRAFFITOSP.COM

Exterior view of retail space facing towards Boston Harbor



# SITE PLAN







**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**





# 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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