

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.

- 85,000 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.

- Class A office totaling 1.75M sq ft
- 428-key hotel
- 2,000+ parking spaces below-grade
- 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



Getting Here



BACK BAY

FINANCIAL DISTRICT

FORMER GILETTE SITE
Tishman Speyer
500,000 sq ft Office, Lab, Retail
2027 Delivery

CHANNELSIDE
Related Beal
1.1M sq ft Office, Lab, Retail
2027 Delivery

NECCO

BOSTON CONVENTION
AND EXHIBITION CENTER

A STREET PARK
3 AC
2027 Delivery

FORT POINT

SEAPORT
SQUARE

MASS
MUTUAL HQ

FAN PIER

ST. REGIS
RESIDENCES

PIER 4

COMMONWEALTH PIER

OMNI HOTEL

PARCEL H
Lincoln Property Co.
730K sq ft Lab
2026 Delivery

LIBERTY WHARF

LEADER BANK
PAVILION

FISH PIER

Development
Pipeline

OVERVIEW

LOCATION

AVAILABILITY

PEMBROKE

CONTACT



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

Goodwin

Alexion

LogMeIn

Boston
Consulting
Group

PTC

PWC

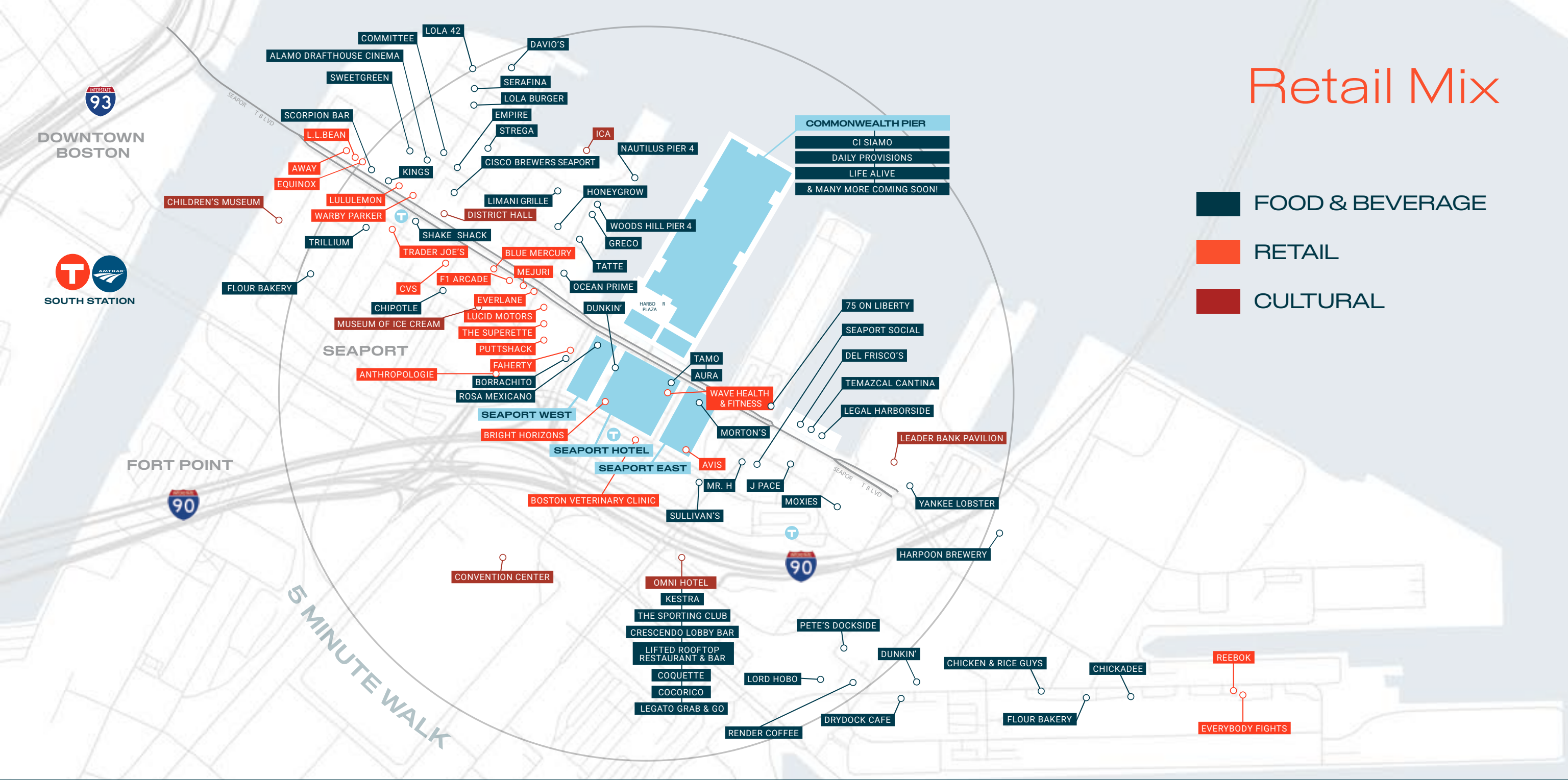
Fidelity
Investments

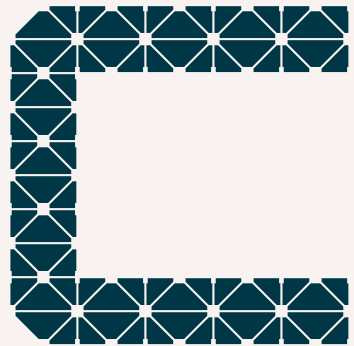
Vertex



Retail Mix

- FOOD & BEVERAGE
- RETAIL
- CULTURAL





COMMONWEALTH PIER

Look forward to exploring Commonwealth Pier to savor, sip, and relax and if you feel like visiting a little longer, enjoy a stay at the Seaport Hotel. Commonwealth Pier will host year-round events, public art, outstanding retail and dining and will create beautiful spaces to gather. Already home to Morton’s Steakhouse, Rosa Mexicano, Tamo, and the Seaport Hotel. Commonwealth Pier is just getting started.



VIEW FROM SEAPORT BLVD
LOOKING AT THE LANEWAY



VIEW FROM SEAPORT BLVD
LOOKING EAST



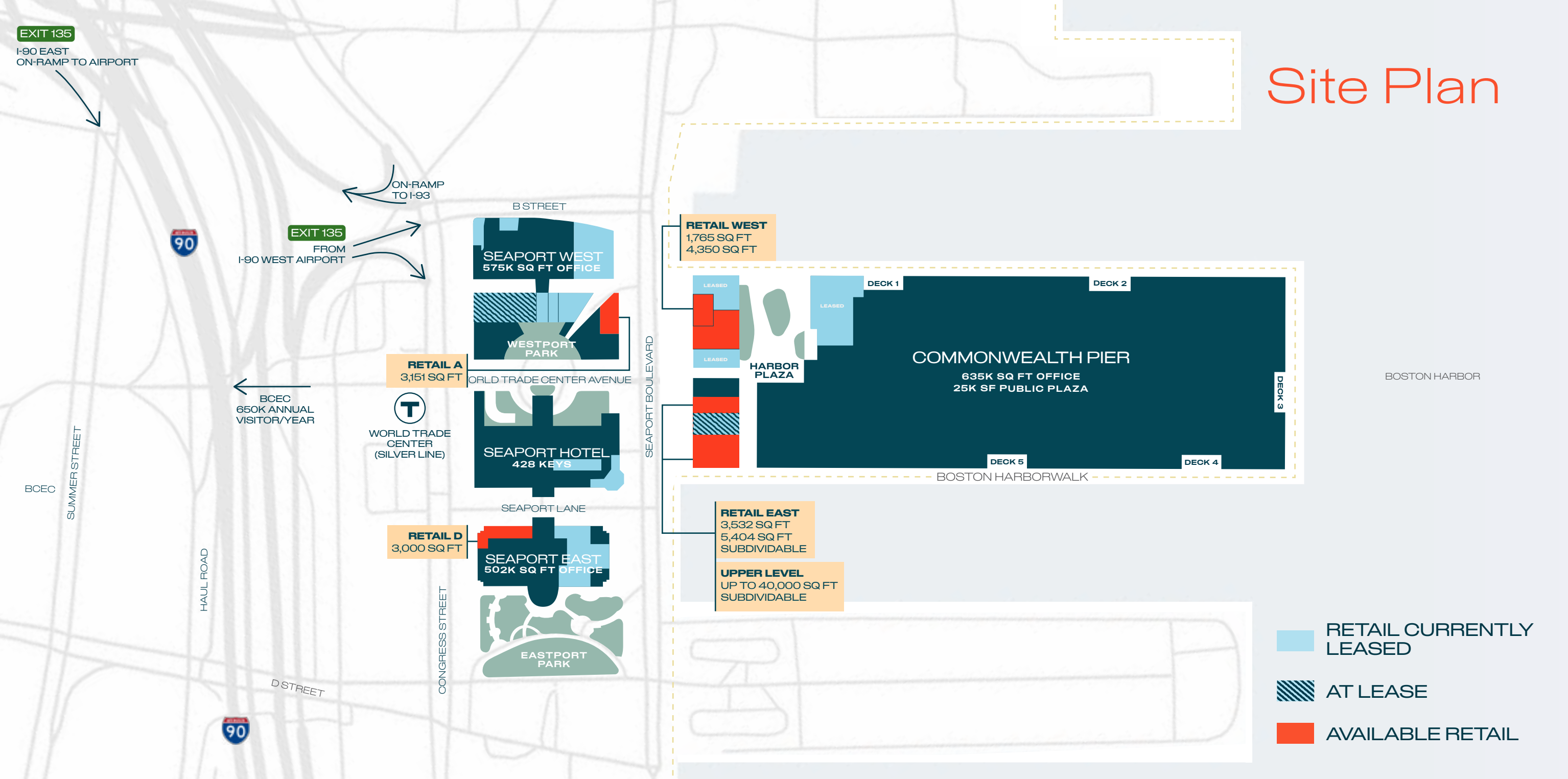
VIEW FROM SEAPORT BLVD
LOOKING NORTH

THE LANEWAY

This tree-lined pedestrian walkway will become home to a curated mix of retailers. Connecting Seaport Boulevard to Congress Street and Summer Street, and adjacent to Seaport West, exciting plans are underway to feature public art amongst a blend of shops and restaurants.



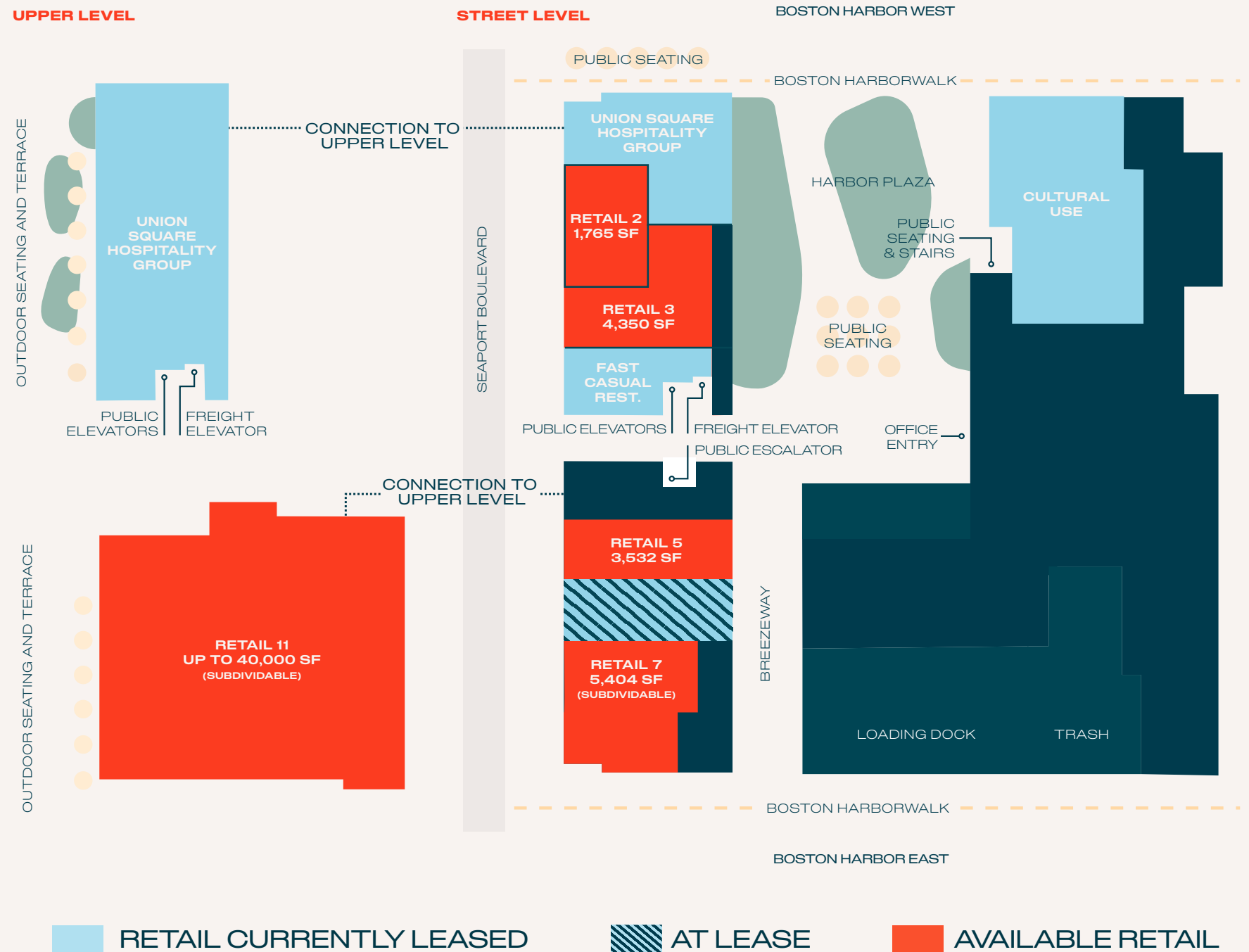
Site Plan



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
- Outdoor Seating

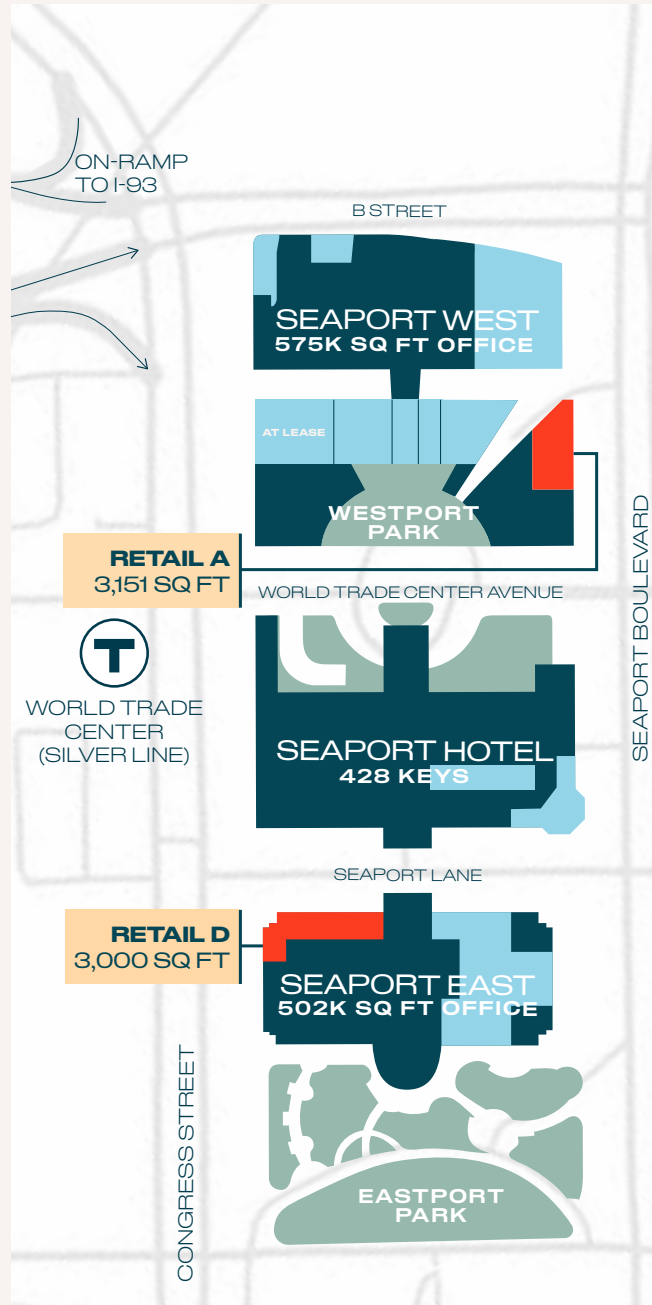


Retail A

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

- 3,151 sq ft
- 12 ft Ceiling
- Outdoor Patio Opportunity
- Restaurant Infrastructure Available

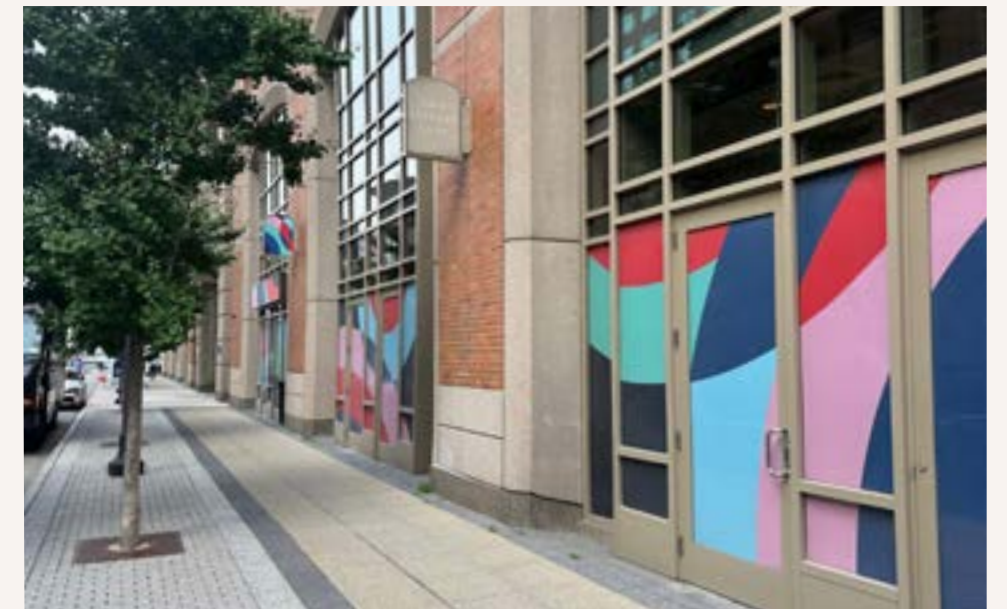
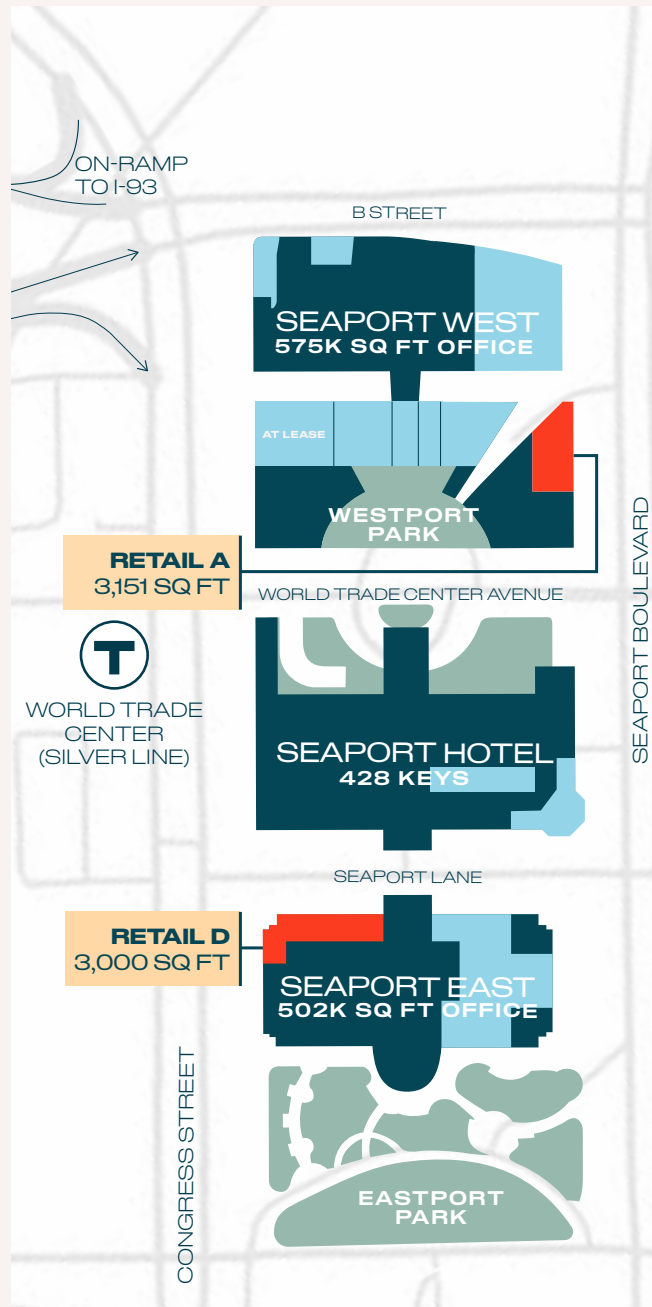


Retail D

Highly visible corner retail space at the base of the Seaport East office building. Entrance along the pedestrian walkway connection Seaport Boulevard to Congress Street. Steps from the future 10 World Trade and Commonwealth Pier.

AVAILABLE NOW

- 3,000 sq ft
- 14 ft Ceilings
- Outdoor Patio Opportunity
- Full Kitchen Infrastructure Available
- Connection to Newly Renovated Lobby

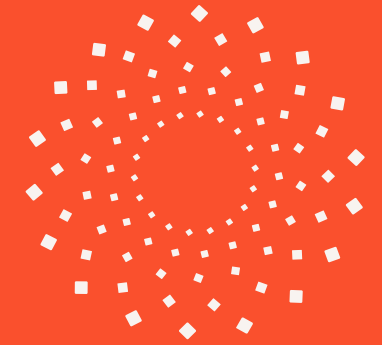




Thoughtful Property

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



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

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