

# 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

**5min**   
drive to  
**I-93 & I-90**

**2min**   
walk to  
**Silverline**

**10min**   
drive to  
**Logan Airport**

**Shuttles**   
to North and  
South Stations

OVERVIEW

**LOCATION**

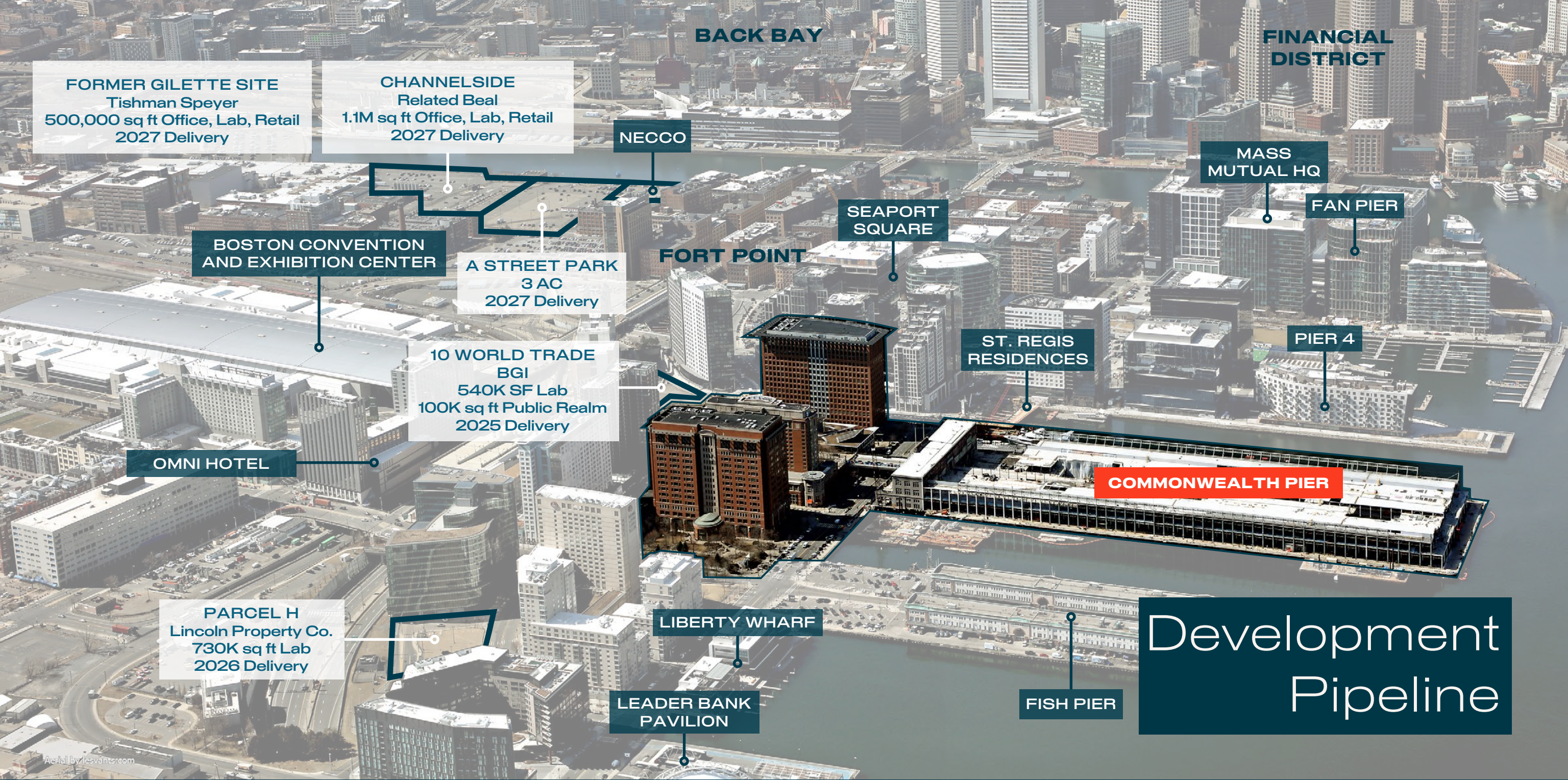
AVAILABILITY

PEMBROKE

CONTACT







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

OMNI HOTEL

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

COMMONWEALTH PIER

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

LIBERTY WHARF

LEADER BANK  
PAVILION

FISH PIER

Development  
Pipeline

Aerial by lesvants.com

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

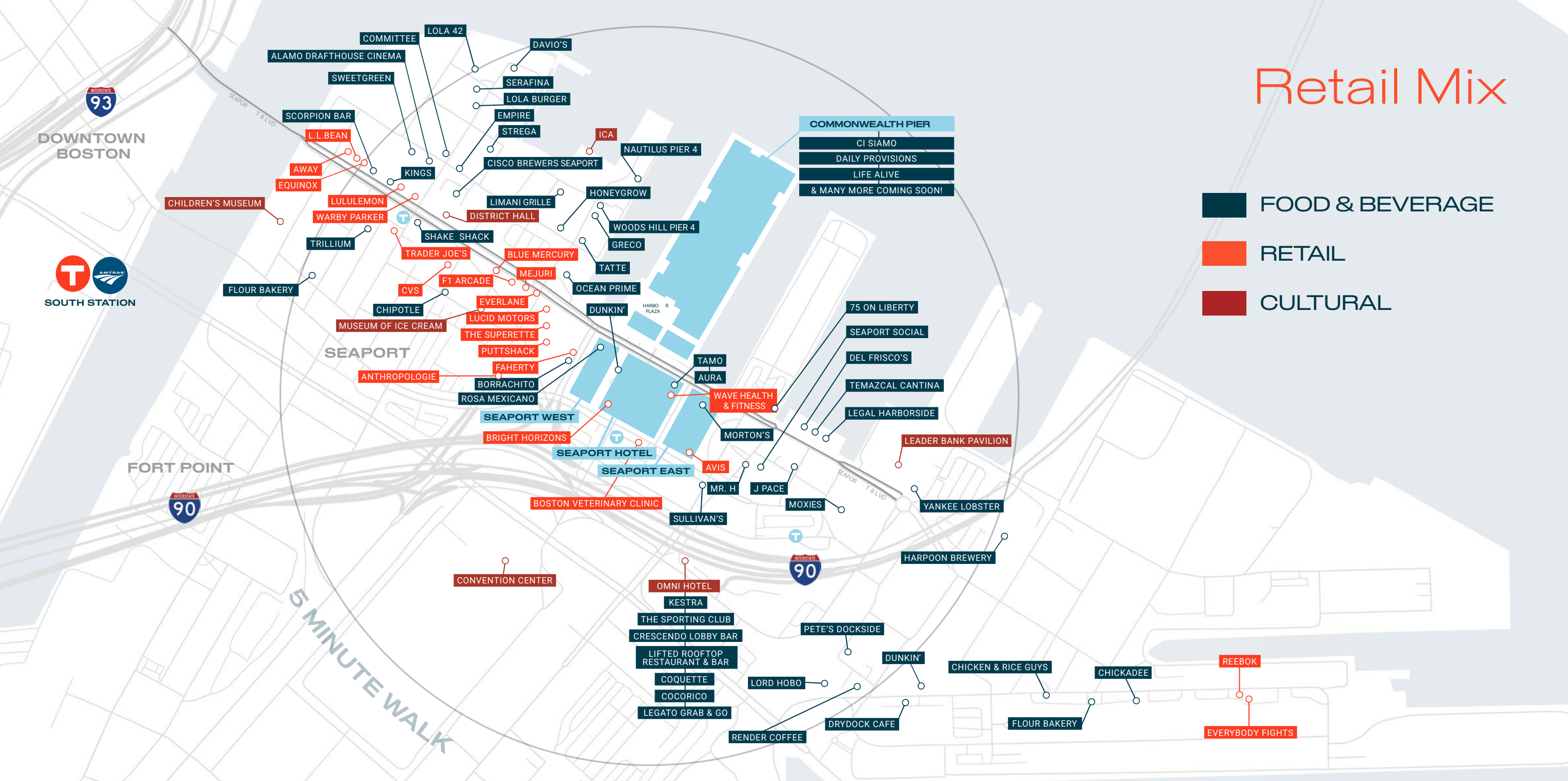
PWC

Fidelity  
Investments

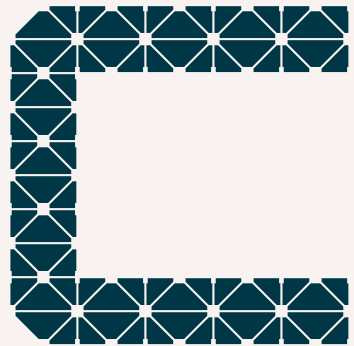
Vertex



- 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

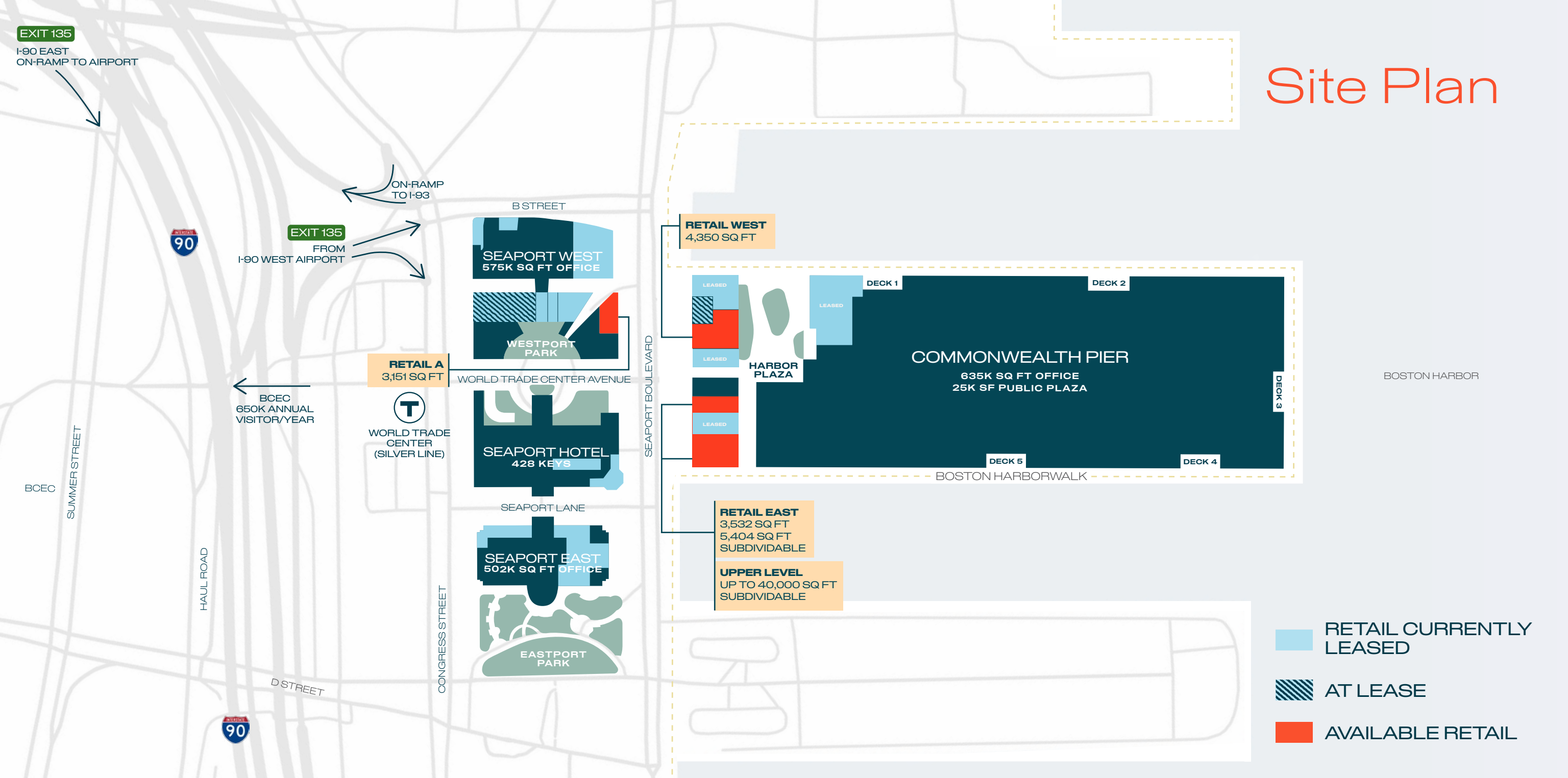
# THE LANEWAY

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

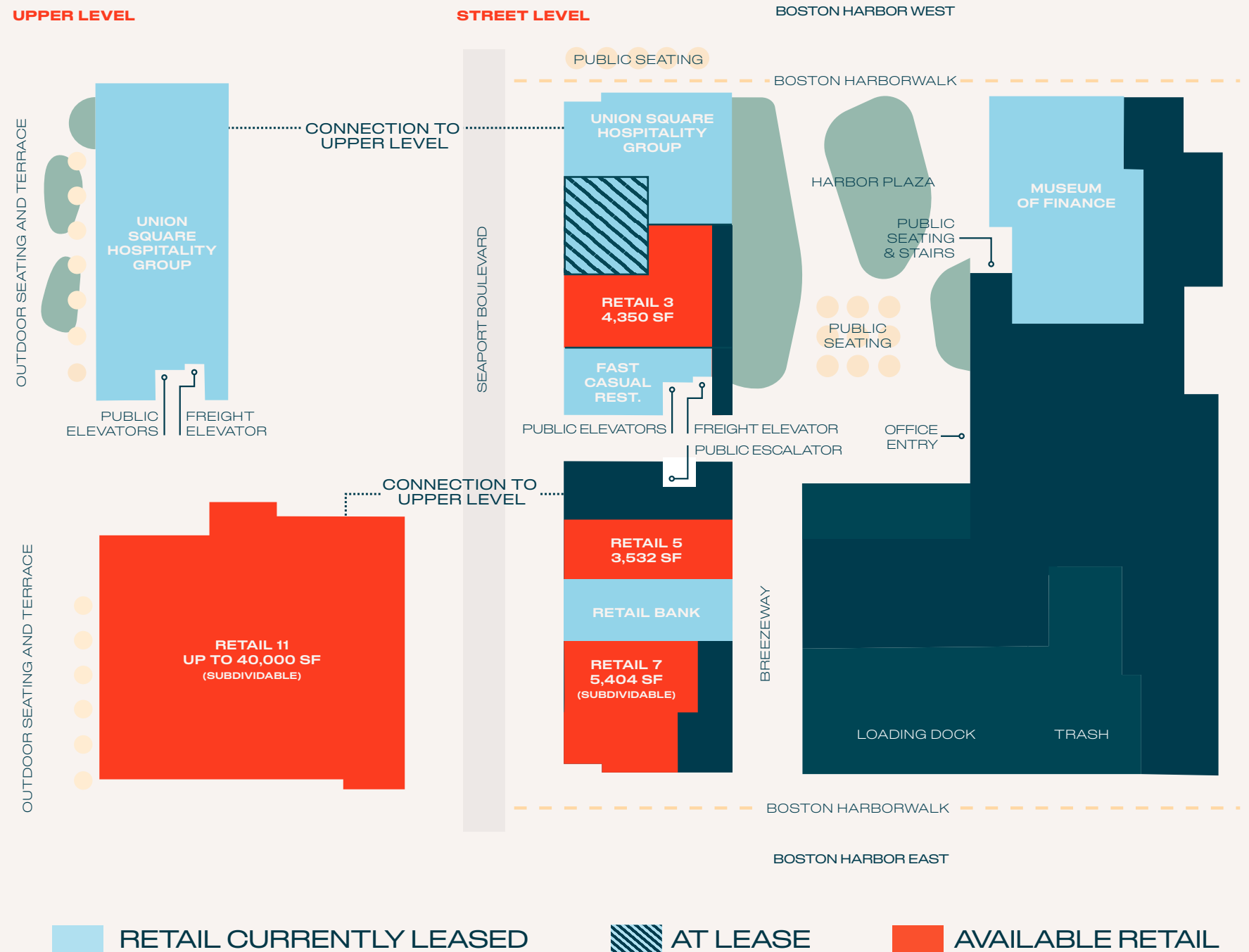




# Commonwealth Pier Opportunity

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



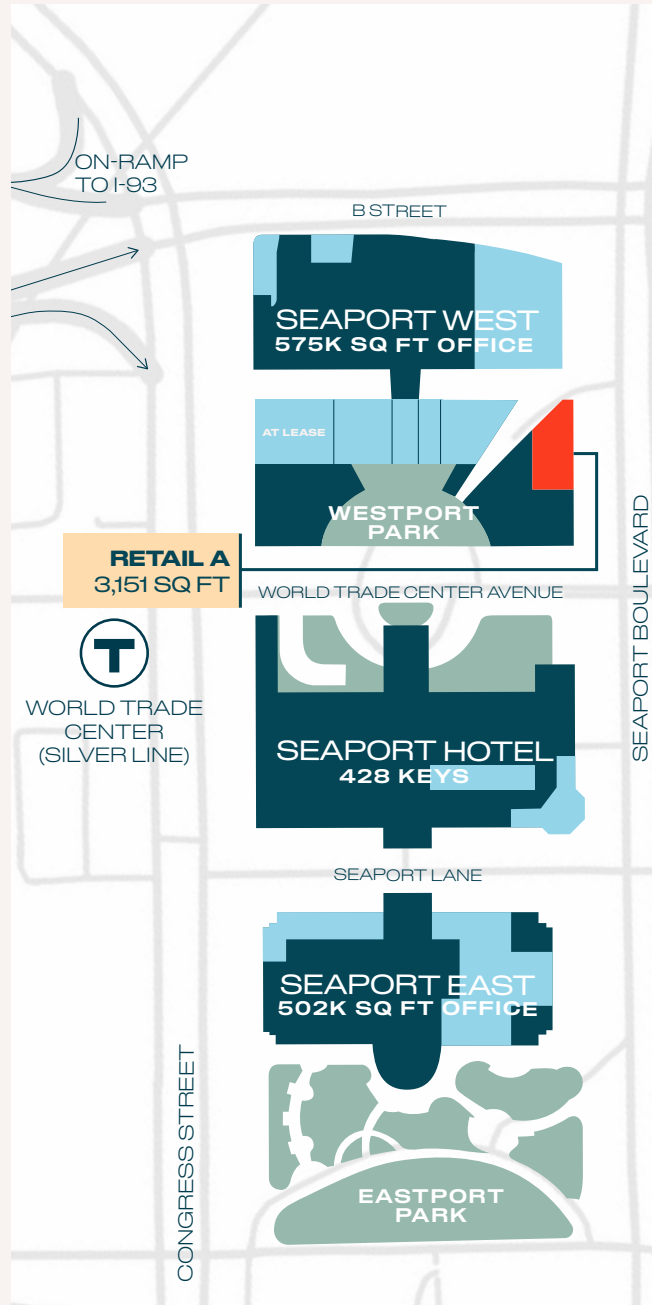


# Retail A

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



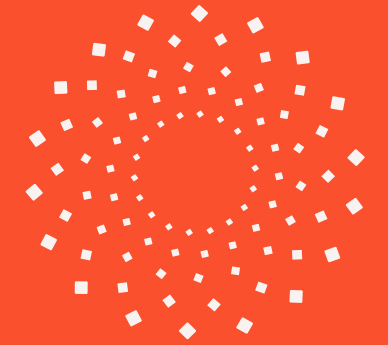




# Thoughtful Property

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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