

INTERNATIONAL PLACE RESTAURANT + RETAIL OPPORTUNITIES



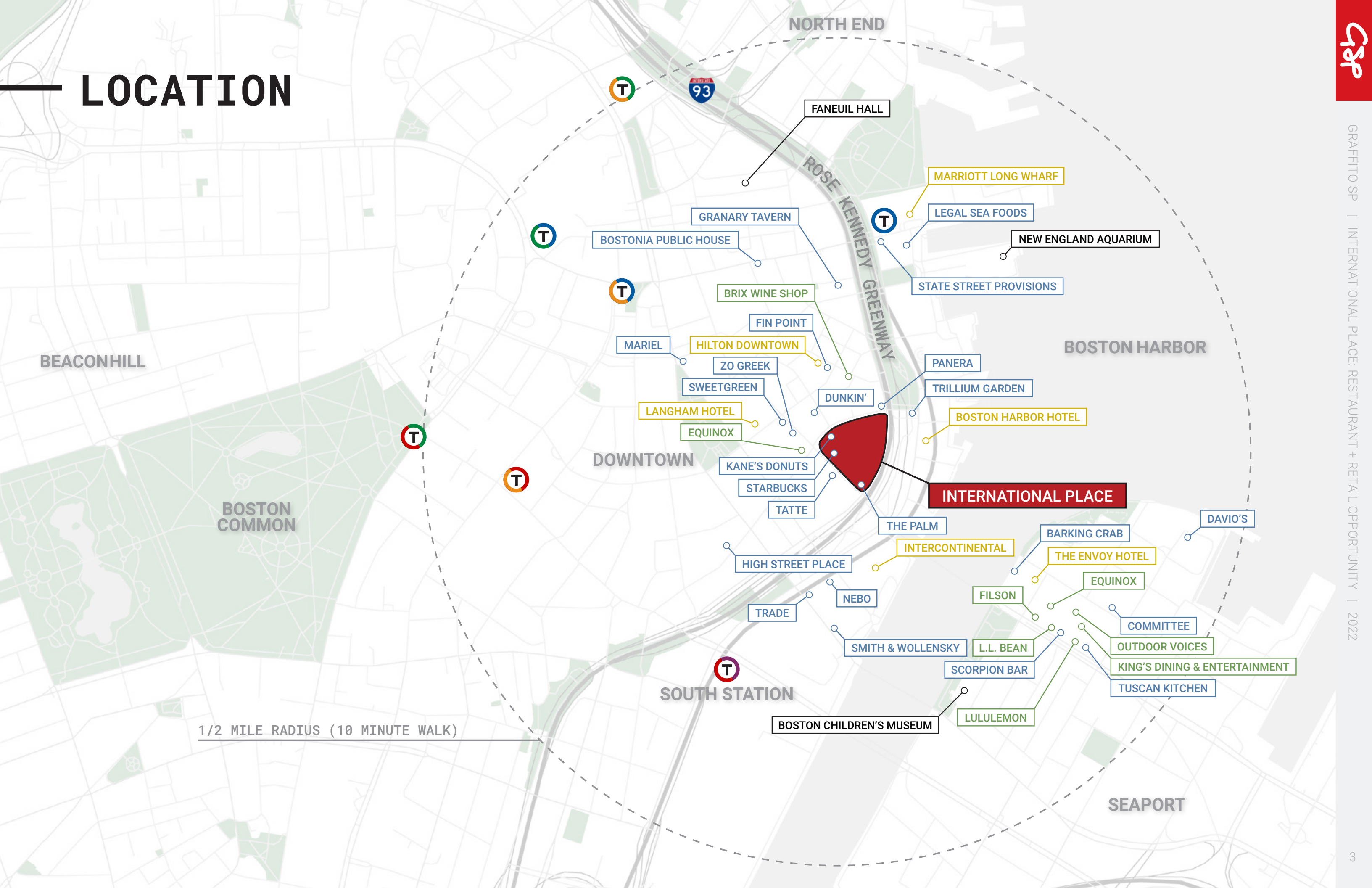
PROJECT ORIENTATION

One & Two International Place (“IP”) is one of Boston’s most iconic complexes with 1.8M SF of Class A office, retail and public space. Situated at the densest intersection of the Financial District, steps from the Waterfront, and immediately adjacent to the Greenway, IP is walkable to all MBTA subway lines, North and South Station, and within a block to I-93 and I-90 on ramps.

The first floor of IP is being repositioned with new entrances on the Greenway and at Fort Hill Plaza. Improvements will also include additional retail premises, updated wayfinding and signage, newly design retail storefronts, and a world-class indoor green space bridging One and Two International Place.



LOCATION



1/2 MILE RADIUS (10 MINUTE WALK)

— IN THE NEIGHBORHOOD



1,800

hotel keys within
5-minute walk



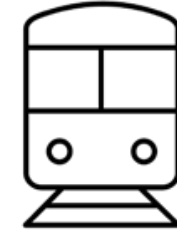
1.3M

annual visitors to
New England Aquarium



8

minute walk to
Seaport Neighborhood



1.5M

riders per year
on Amtrak



1.4M

annual visitors
to Greenway



125,000

daytime population
within 1/2 mile



1

block to
I-90 and I-93 Exits



5

minute walk to
all MBTA lines



Rendering of new entrance and storefronts at High & Oliver Streets



New entrance to Two International Place along the Greenway

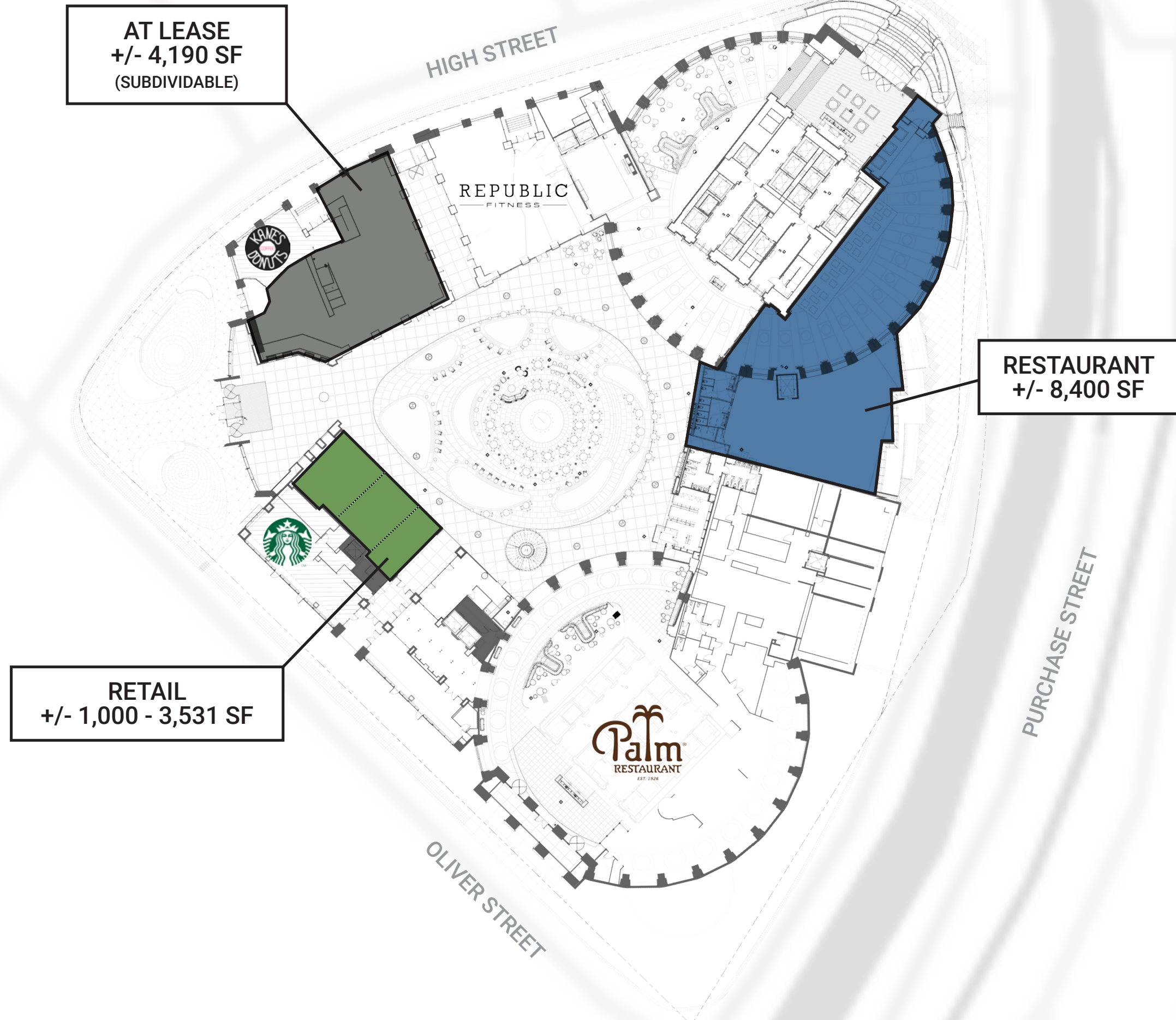


Redeveloped atrium space between One and Two International Place lobbies



Redeveloped windows of the interior retail space to allow exterior visibility

SITE PLAN

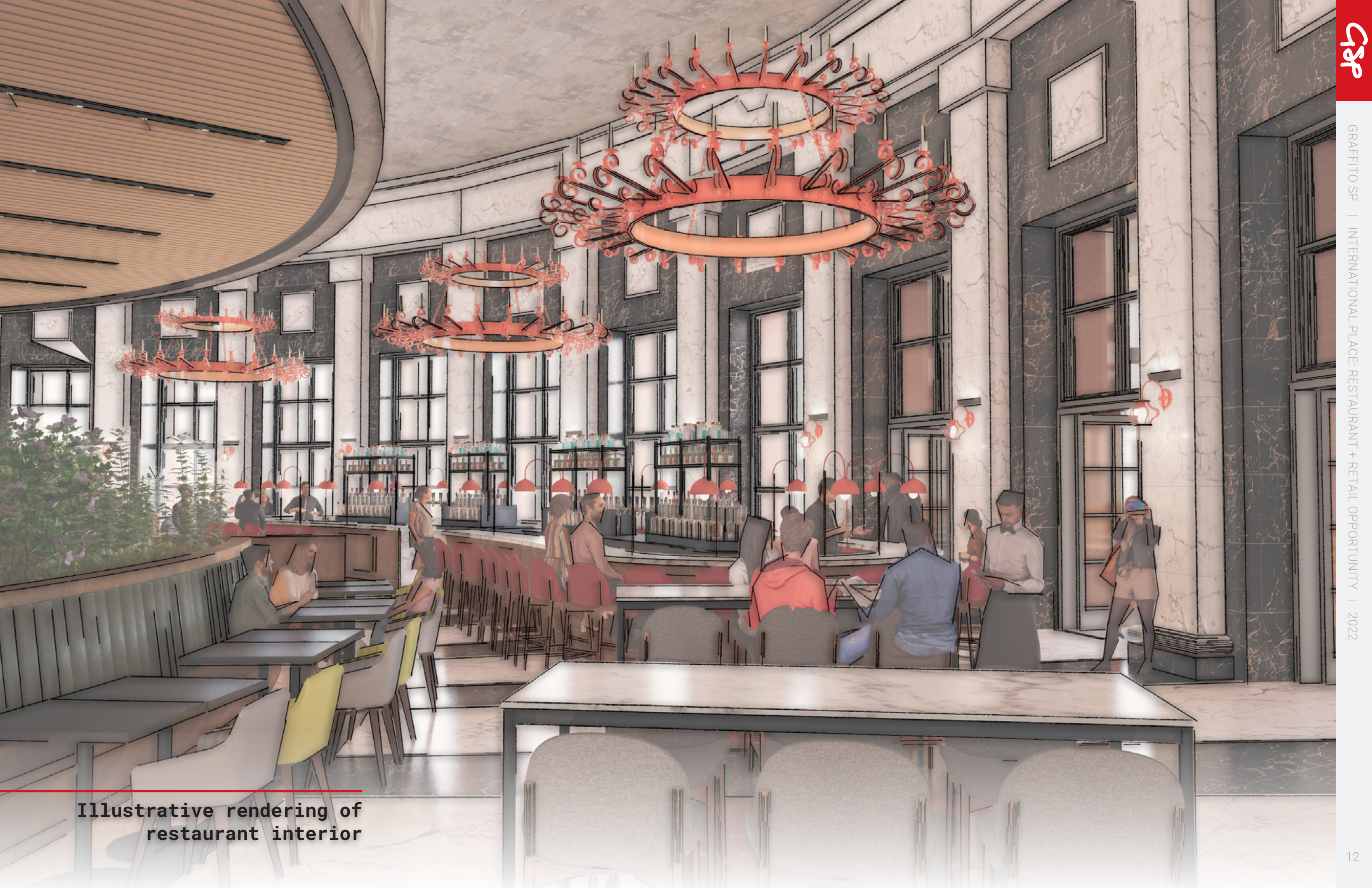




**New restaurant entryway
along the Greenway**



Operable window-lined restaurant dining room along the Greenway



**Illustrative rendering of
restaurant interior**

RESTAURANT OPPORTUNITY

8,400 sf restaurant space with unparalleled frontage along the Greenway. Space offers 30' ceiling heights with a newly created indoor/outdoor dining area. Dedicated restrooms provided along with additional storage if needed.



AVAILABLE NOW



FRONTAGE ALONG GREENWAY



COVERED OUTDOOR SEATING



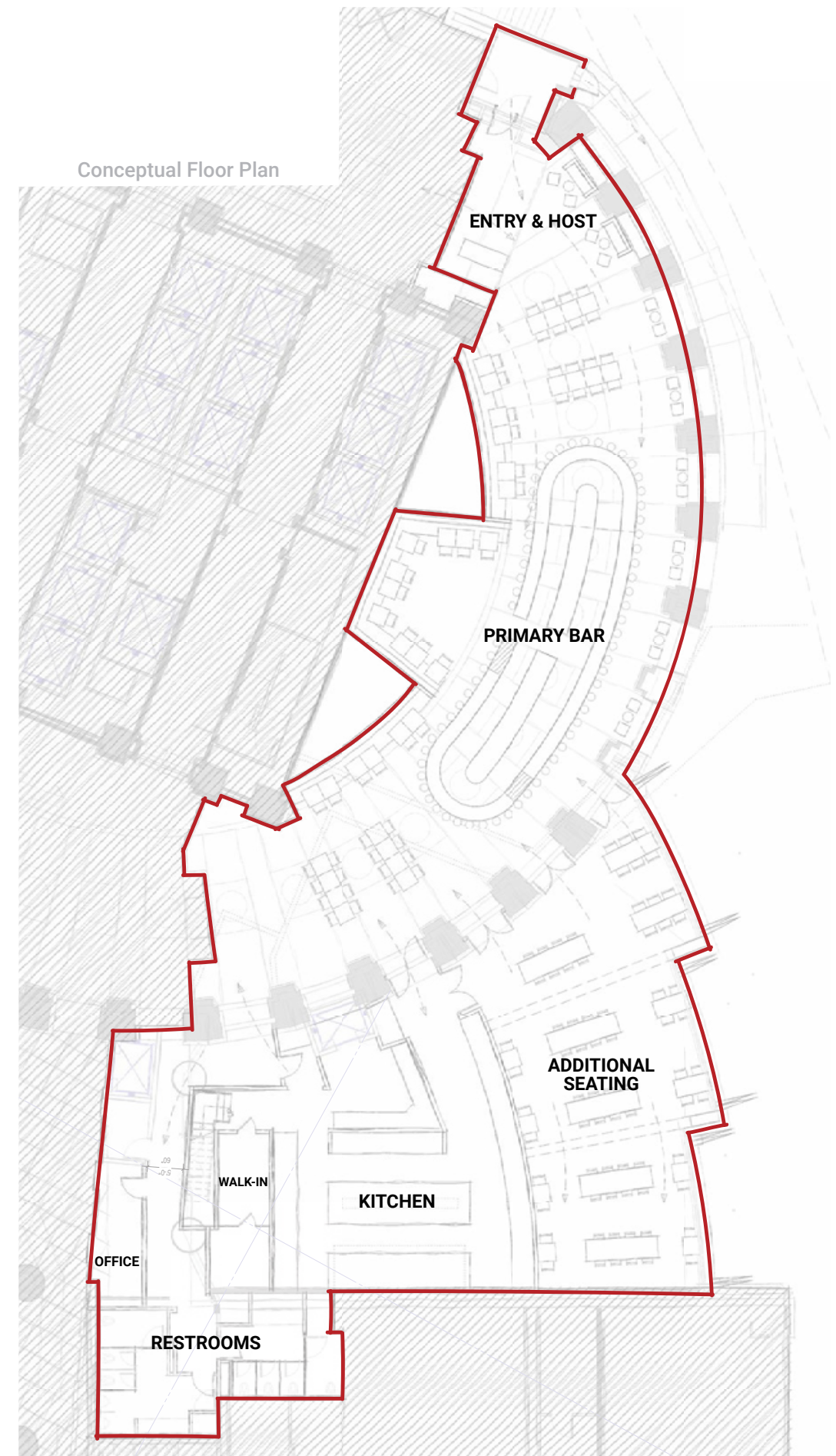
SIZABLE TENANT IMPROVEMENT ALLOWANCE



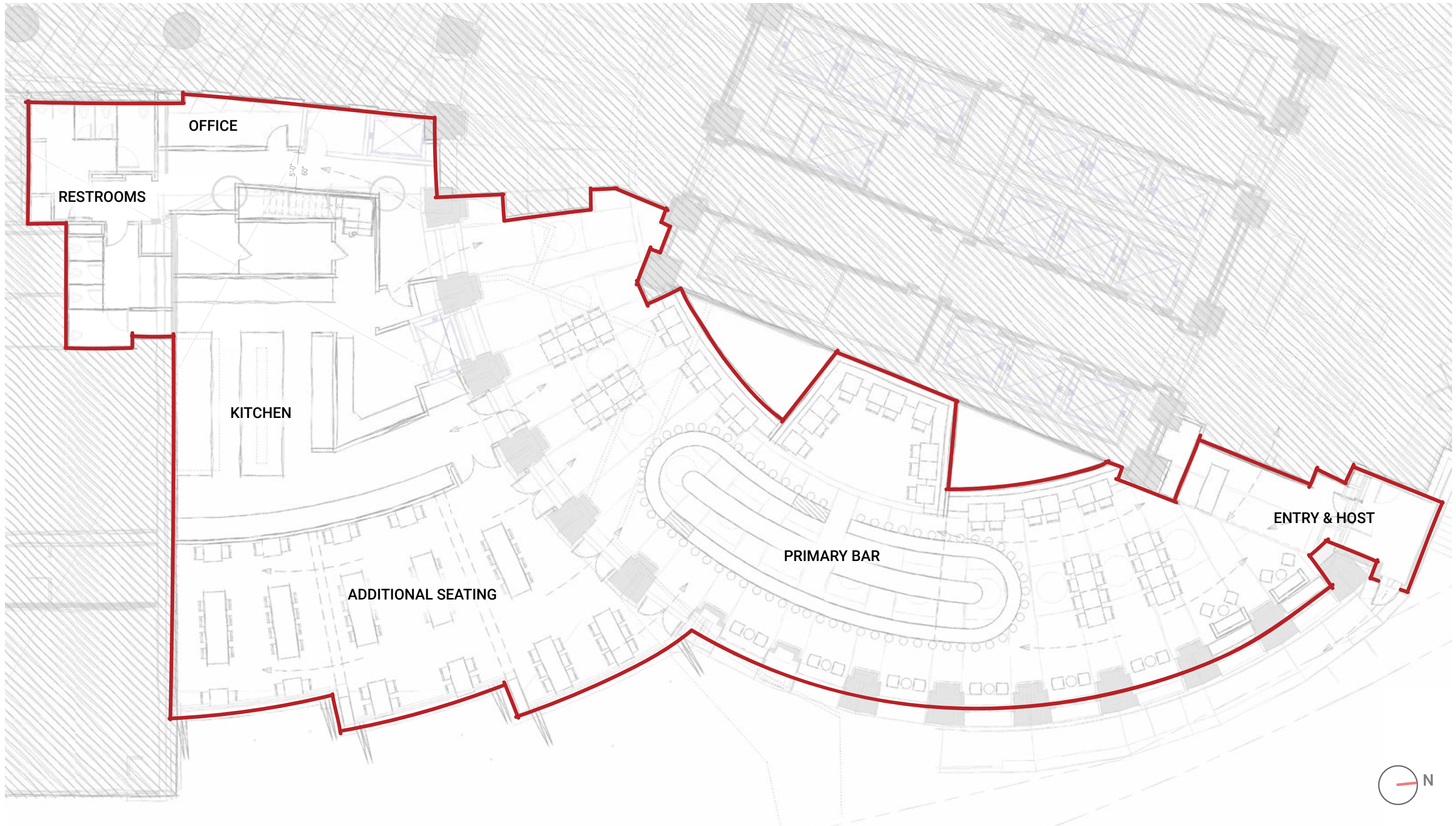
DEDICATED TRASH/LOADING CONNECTIVITY



GARAGE PARKING AVAILABLE NIGHTS + WEEKENDS



RESTAURANT TEST FIT



RETAIL + QSR OPPORTUNITIES

+/- 4,190 SF with frontage on High Street as well as a new main entry off the Fort Hill Plaza. Lobby access from interior of building and patio seating opportunity. Space can be subdivided. **(AT LEASE)**

1,000 - 3,531 SF second-generation restaurant space available.

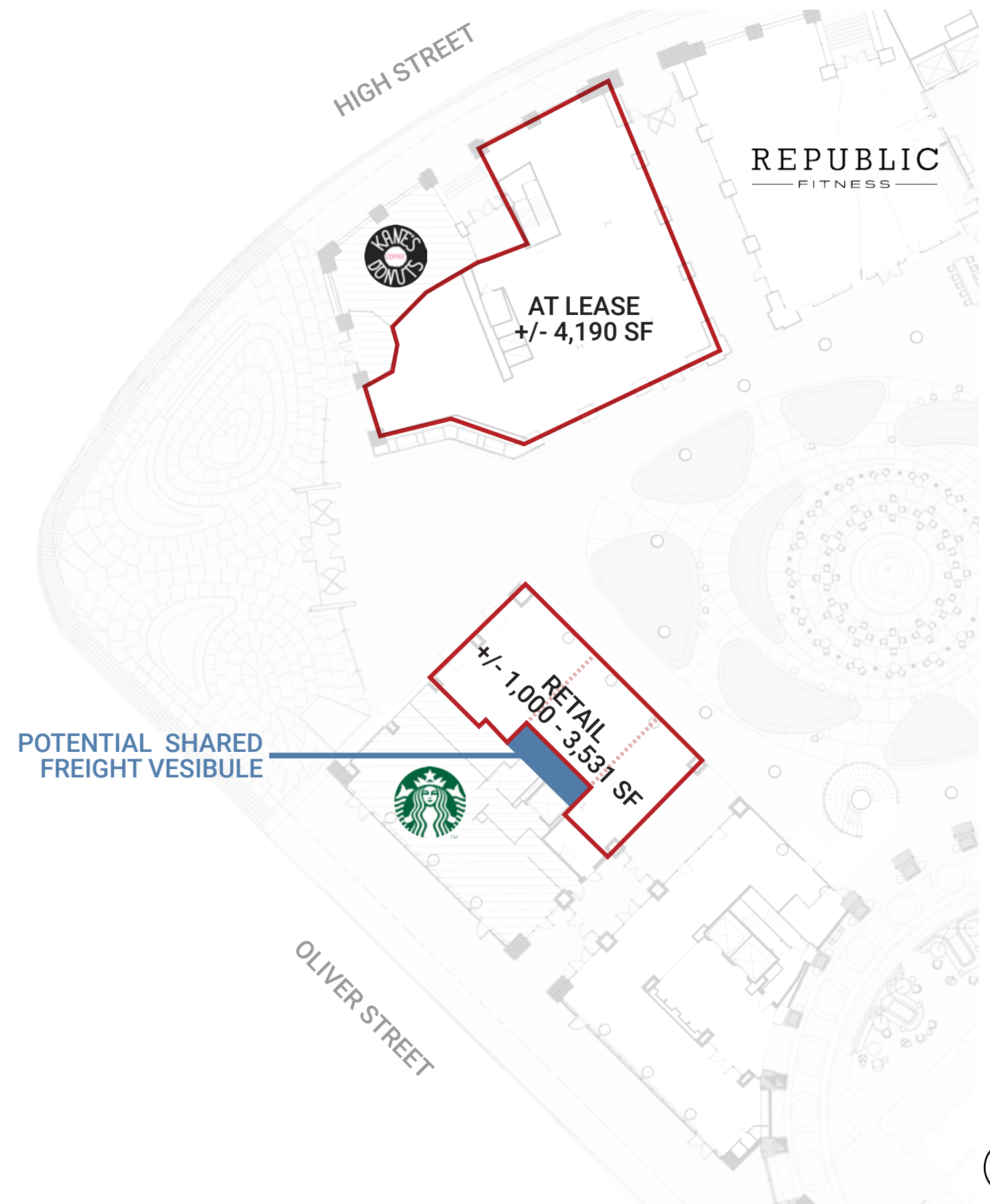
 AVAILABLE NOW

 PATIO SEATING OPPORTUNITIES

 INTERIOR LOBBY SEATING

 NEW STOREFRONTS

 ABILITY TO VENT



LET'S TALK

Graffito is seeking unique restaurants and retailers to join the IP community and service the many thousands of workers, waterfront residents, and visitors to the Greenway and Boston Harbor that pass by and frequent IP every day.



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