

# 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





EAST BOSTON SHUTTLE

LOGAN INTERNATIONAL AIRPORT

PROVINCETOWN FERRY

COMMONWEALTH PIER

SHUTTLE TO NORTH STATION

SOUTH STATION

SHUTTLE TO SOUTH STATION

WORLD TRADE

WATER TAXI

NORTHERN AVE

BUS 4 & 7 ROUTES

SILVER LINE

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

**2min**  walk to Silverline

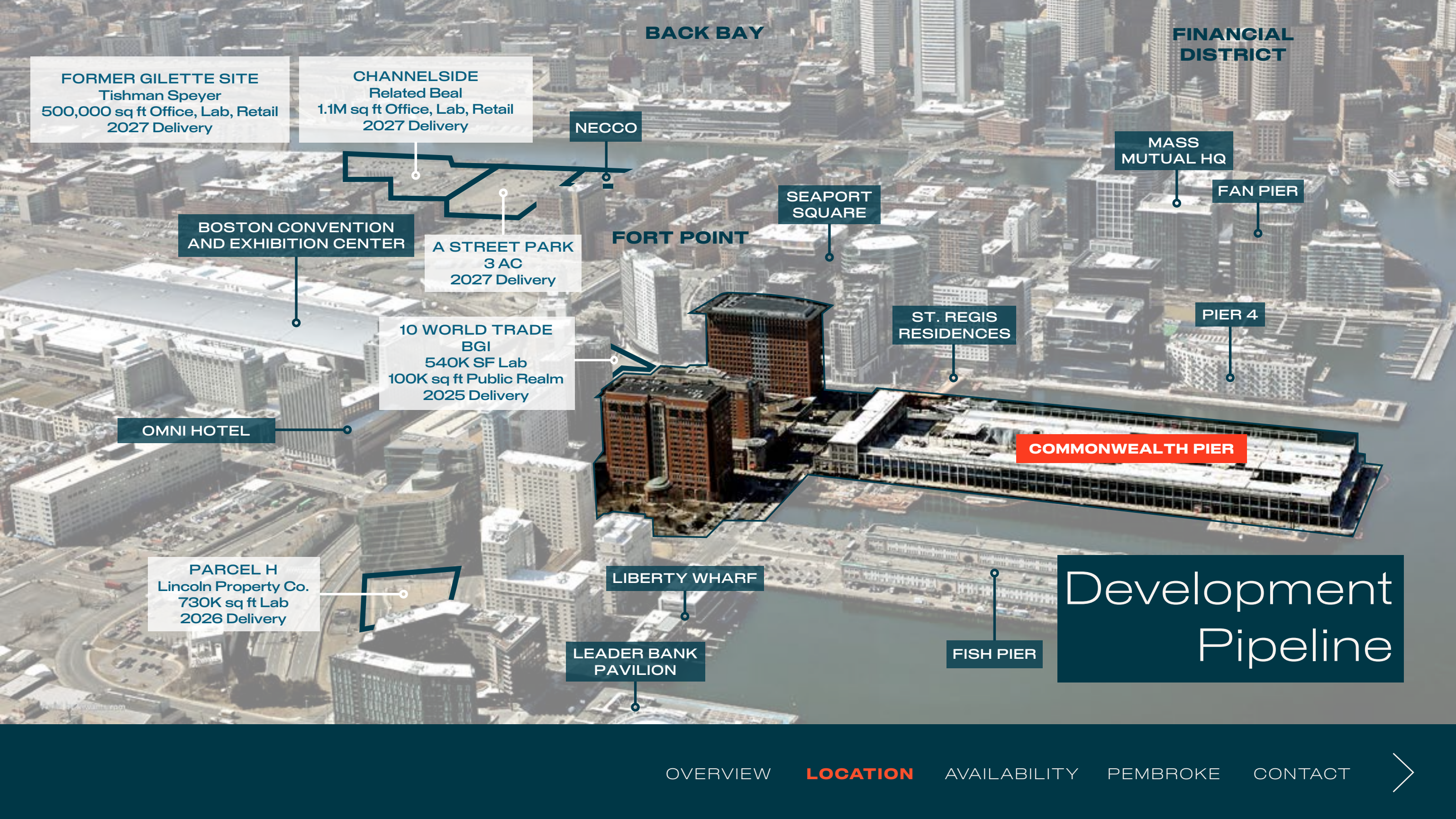
**10min**  drive to Logan Airport

**Shuttles**  to North and South Stations

Getting Here







**BACK BAY**

**FINANCIAL DISTRICT**

**FORMER GILLETTE 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**

**MASS MUTUAL HQ**

**FAN PIER**

**BOSTON CONVENTION AND EXHIBITION CENTER**

**A STREET PARK**  
3 AC  
2027 Delivery

**FORT POINT**

**SEAPORT SQUARE**

**ST. REGIS RESIDENCES**

**PIER 4**

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

**OMNI HOTEL**

**COMMONWEALTH PIER**

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

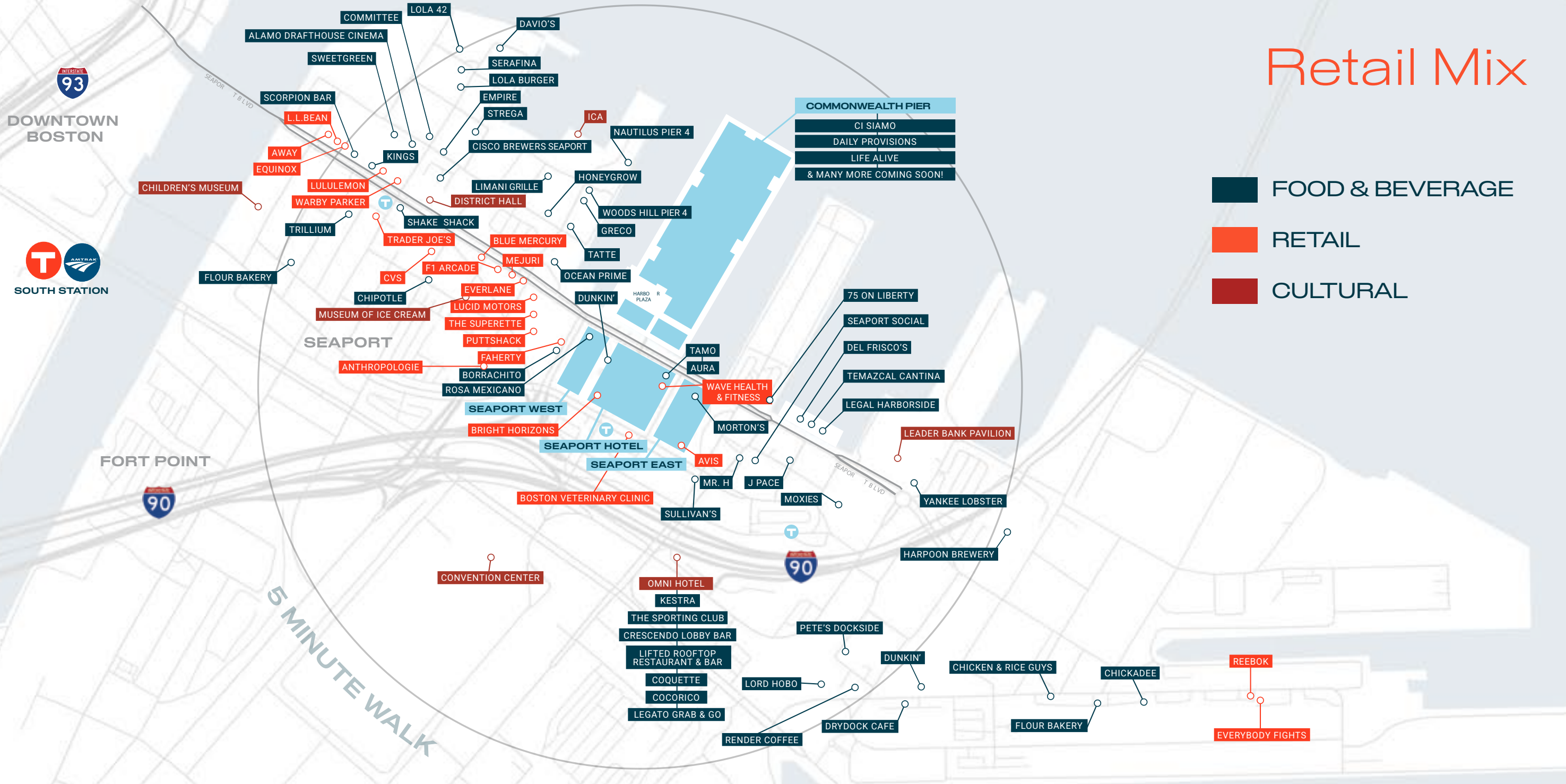
PWC

Vertex

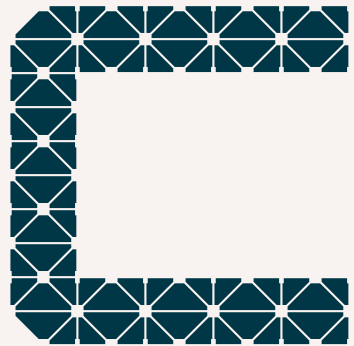


# Retail Mix

- 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

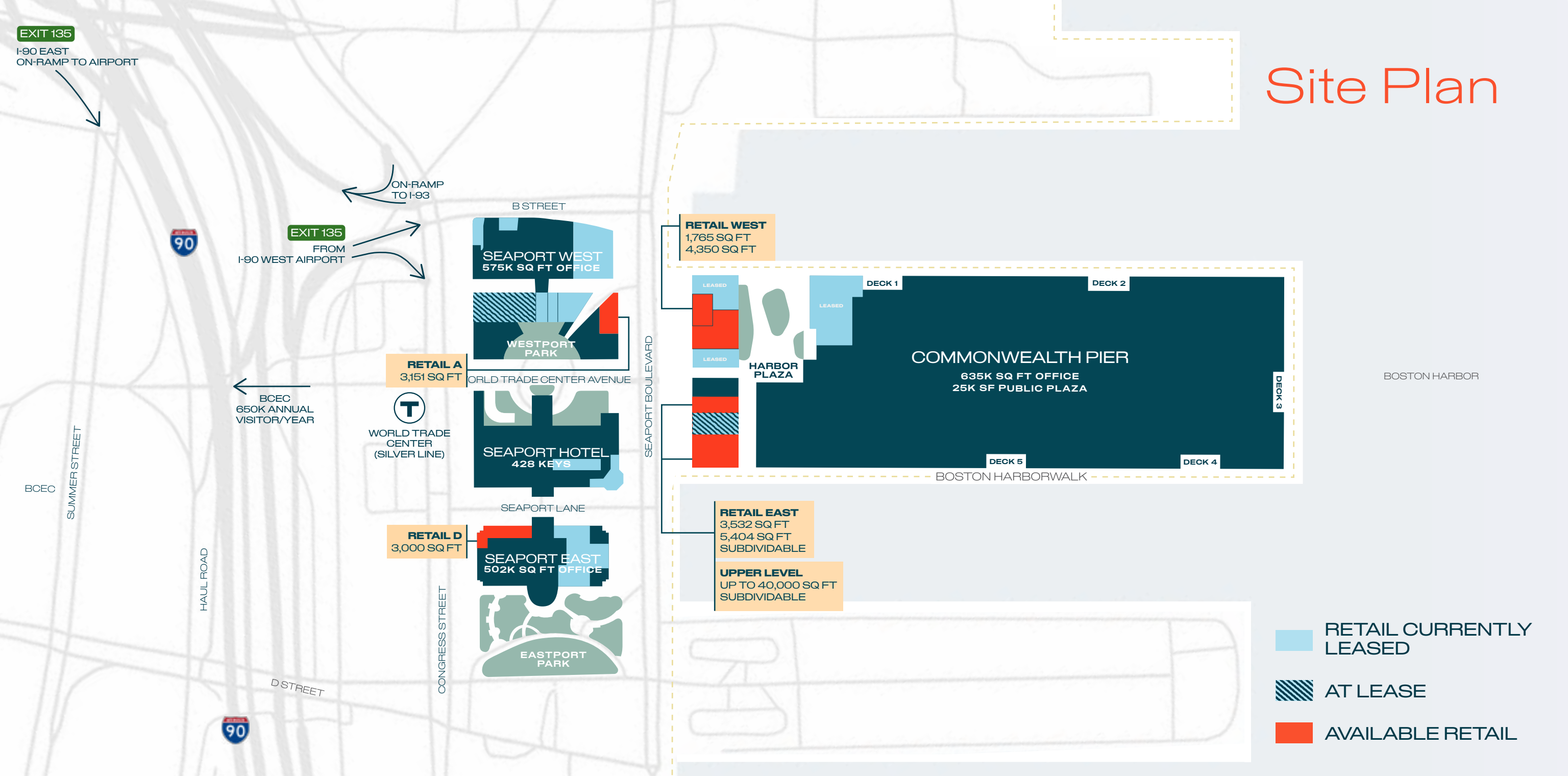
## THE LANEWAY

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

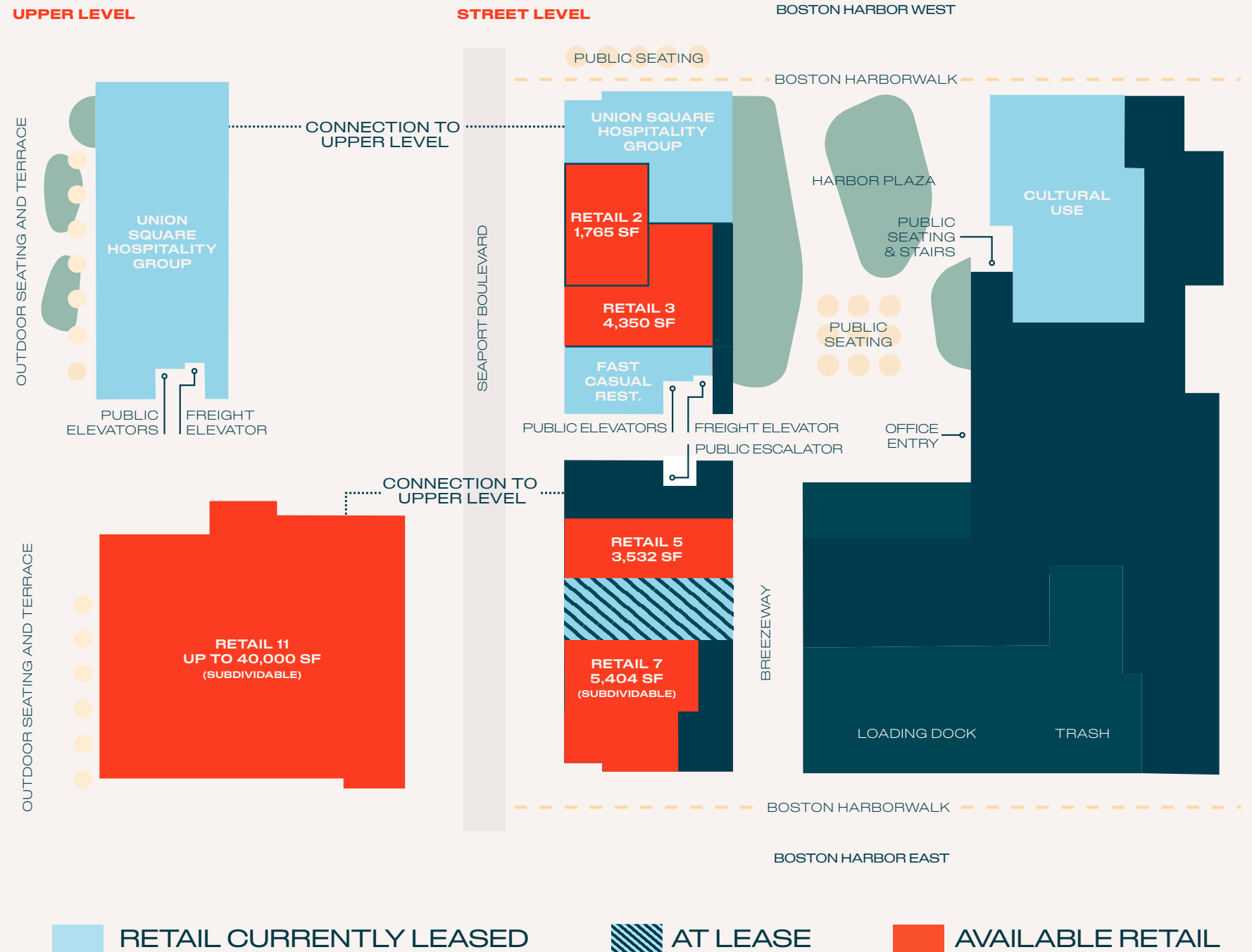




# Commonwealth Pier Opportunity

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



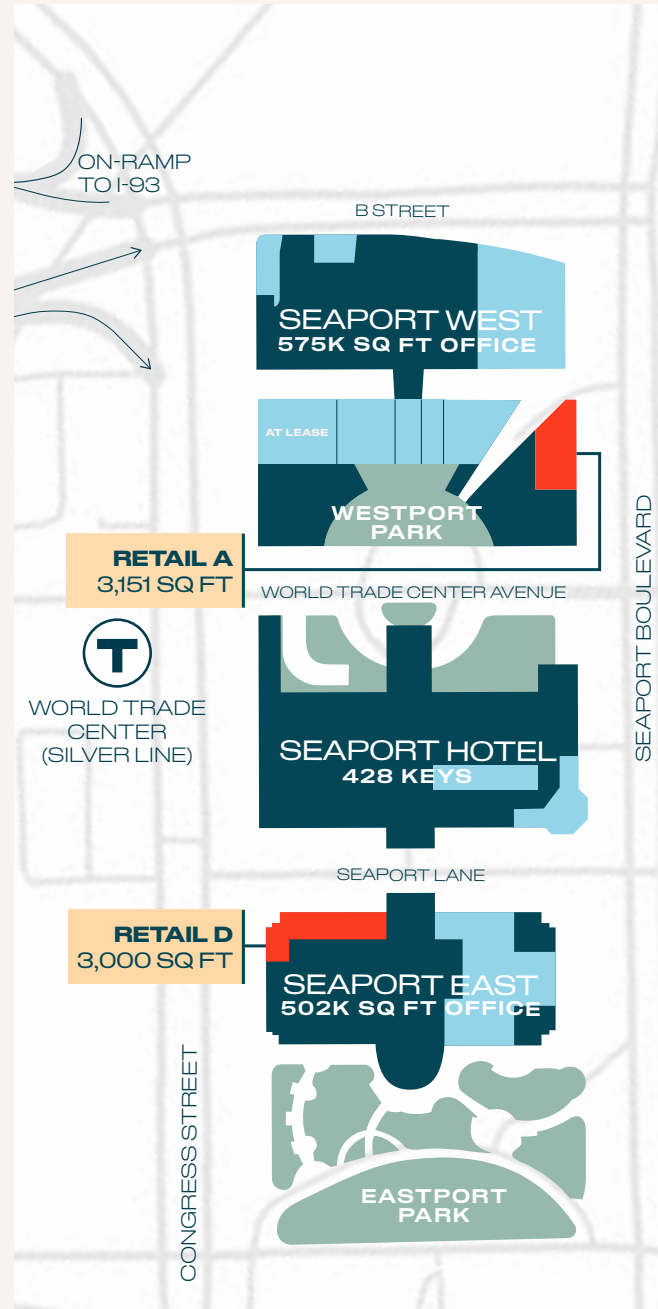


# Retail A

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



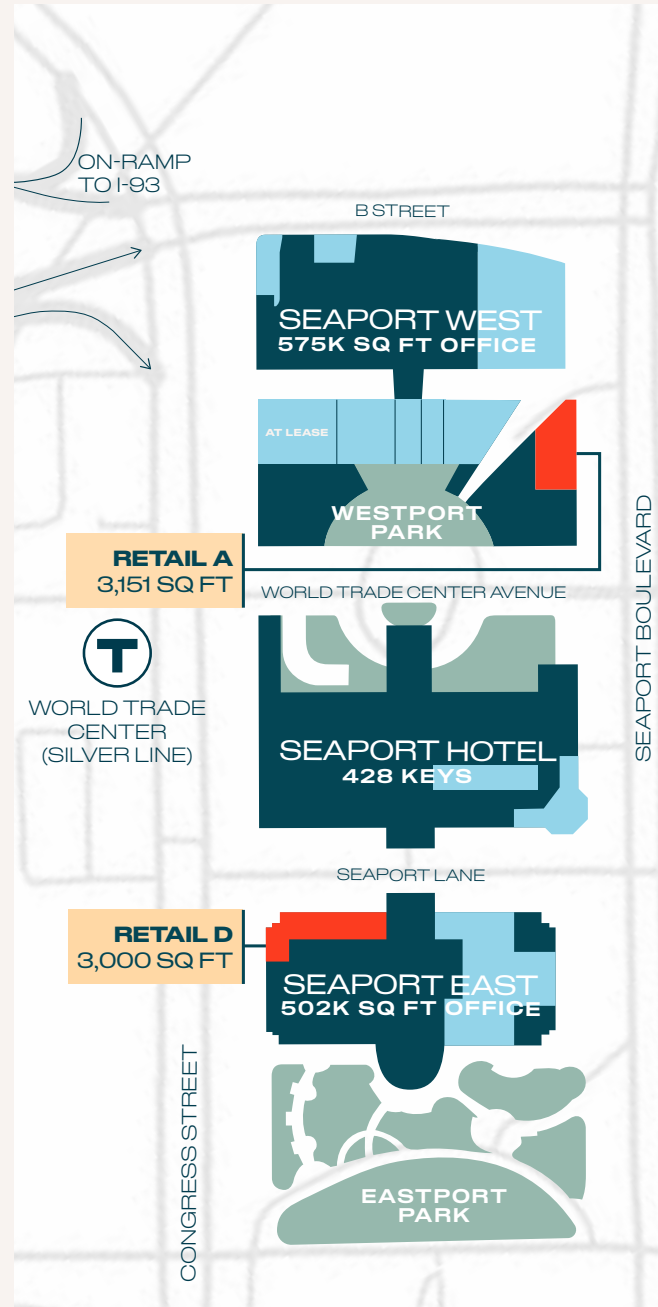
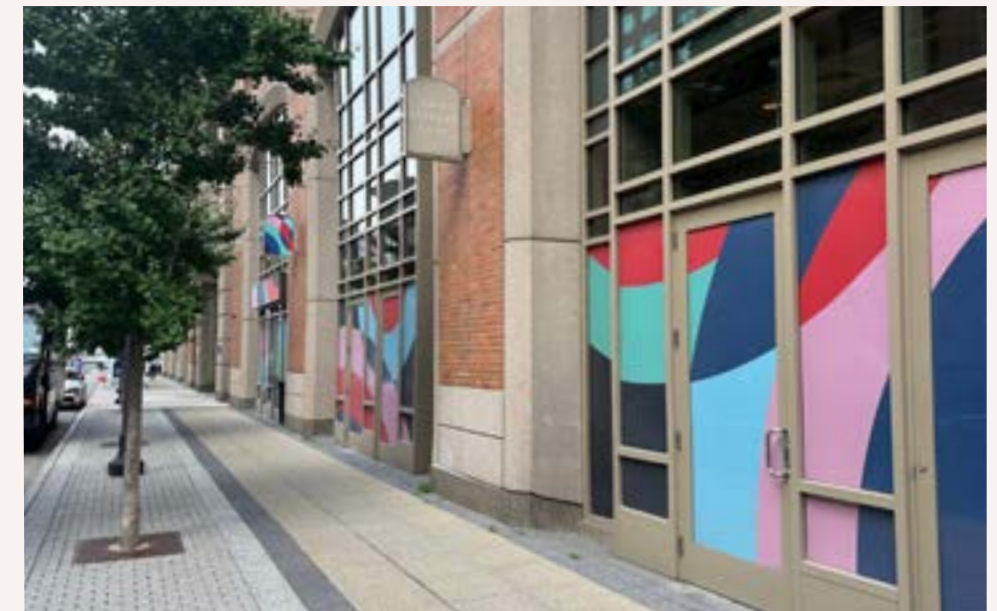


# Retail D

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



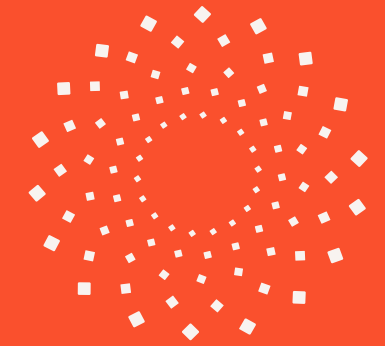




# Thoughtful Property

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](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

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[LOCATION](#)

[AVAILABILITY](#)

**PEMBROKE**

[CONTACT](#)



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