

# 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.

- 45,000 sq ft of retail
- 25,000 sq ft public plaza
- Art and cultural space



**COMMONWEALTH PIER**

**OVERVIEW**

LOCATION

AVAILABILITY

PEMBROKE

CONTACT







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.

- Two Class A office towers totaling 1.75M sq ft
- Commonwealth Pier office space totaling 635,000 sq ft
- 428-key hotel
- 2,000+ parking spaces below-grade
- 55,000 sq ft of available retail spaces
- 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





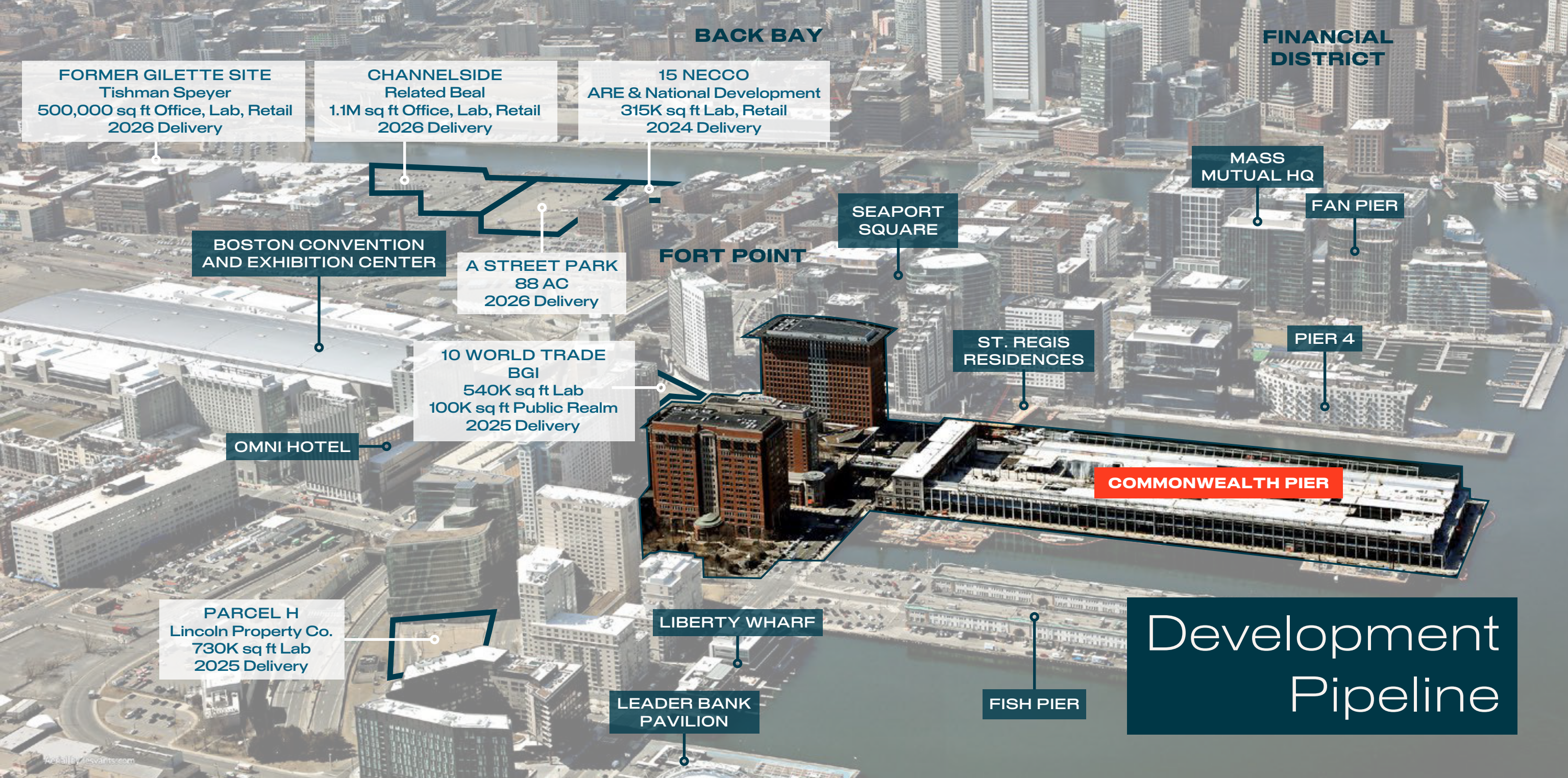


Getting Here

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

**5min**   
walk to Silverline





## BACK BAY

## FINANCIAL DISTRICT

FORMER GILETTE SITE  
Tishman Speyer  
500,000 sq ft Office, Lab, Retail  
2026 Delivery

CHANNELSIDE  
Related Beal  
1.1M sq ft Office, Lab, Retail  
2026 Delivery

15 NECCO  
ARE & National Development  
315K sq ft Lab, Retail  
2024 Delivery

BOSTON CONVENTION  
AND EXHIBITION CENTER

A STREET PARK  
88 AC  
2026 Delivery

## FORT POINT

SEAPORT  
SQUARE

MASS  
MUTUAL HQ

FAN PIER

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

ST. REGIS  
RESIDENCES

PIER 4

OMNI HOTEL

COMMONWEALTH PIER

PARCEL H  
Lincoln Property Co.  
730K sq ft Lab  
2025 Delivery

LIBERTY WHARF

LEADER BANK  
PAVILION

FISH PIER

Development  
Pipeline





# 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

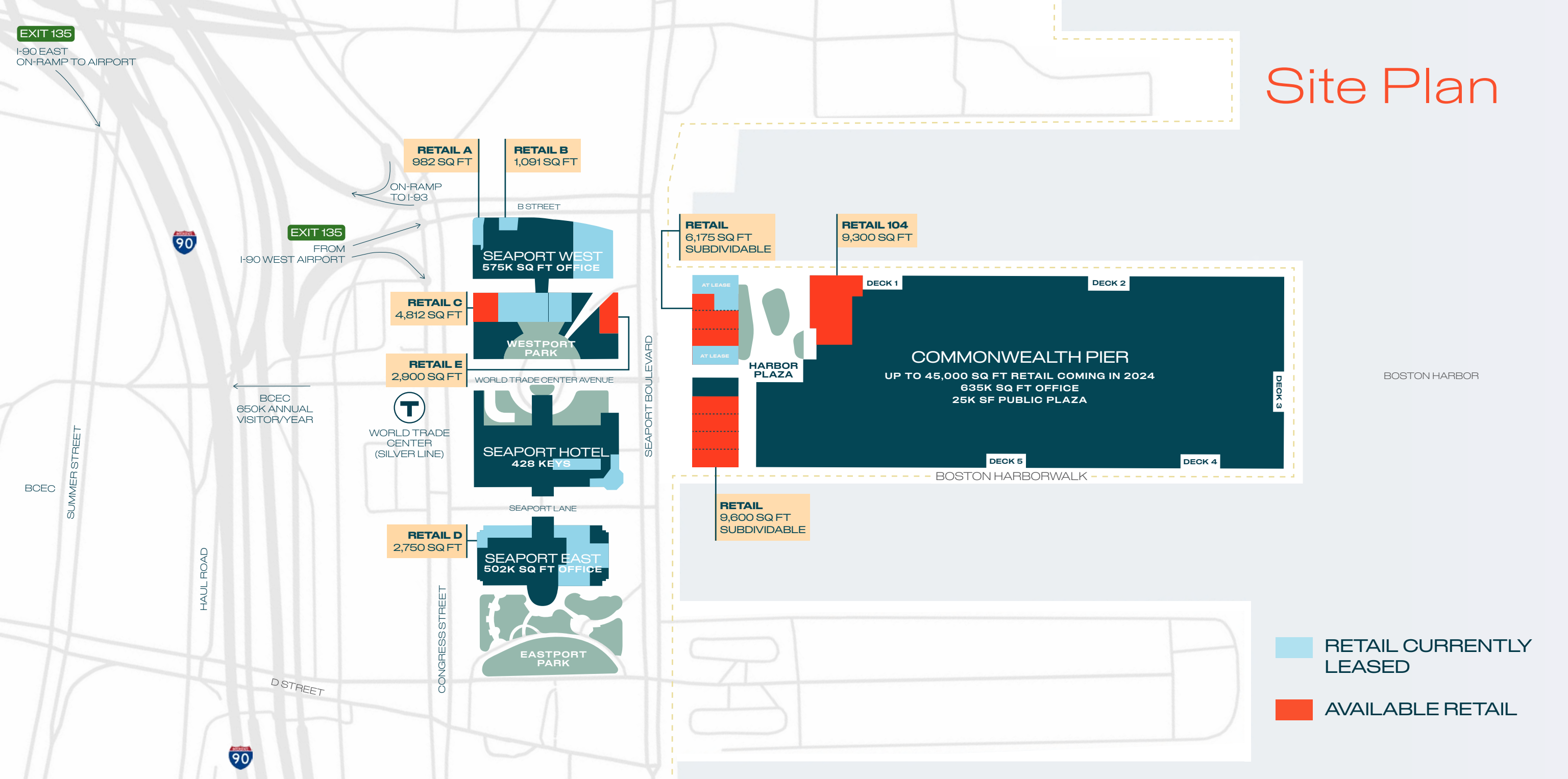
## Largest Employers in the Area

Amazon	Goodwin
Alexion	LogMeIn
Boston Consulting Group	PTC
Fidelity Investments	PWC
	Vertex





# Site Plan







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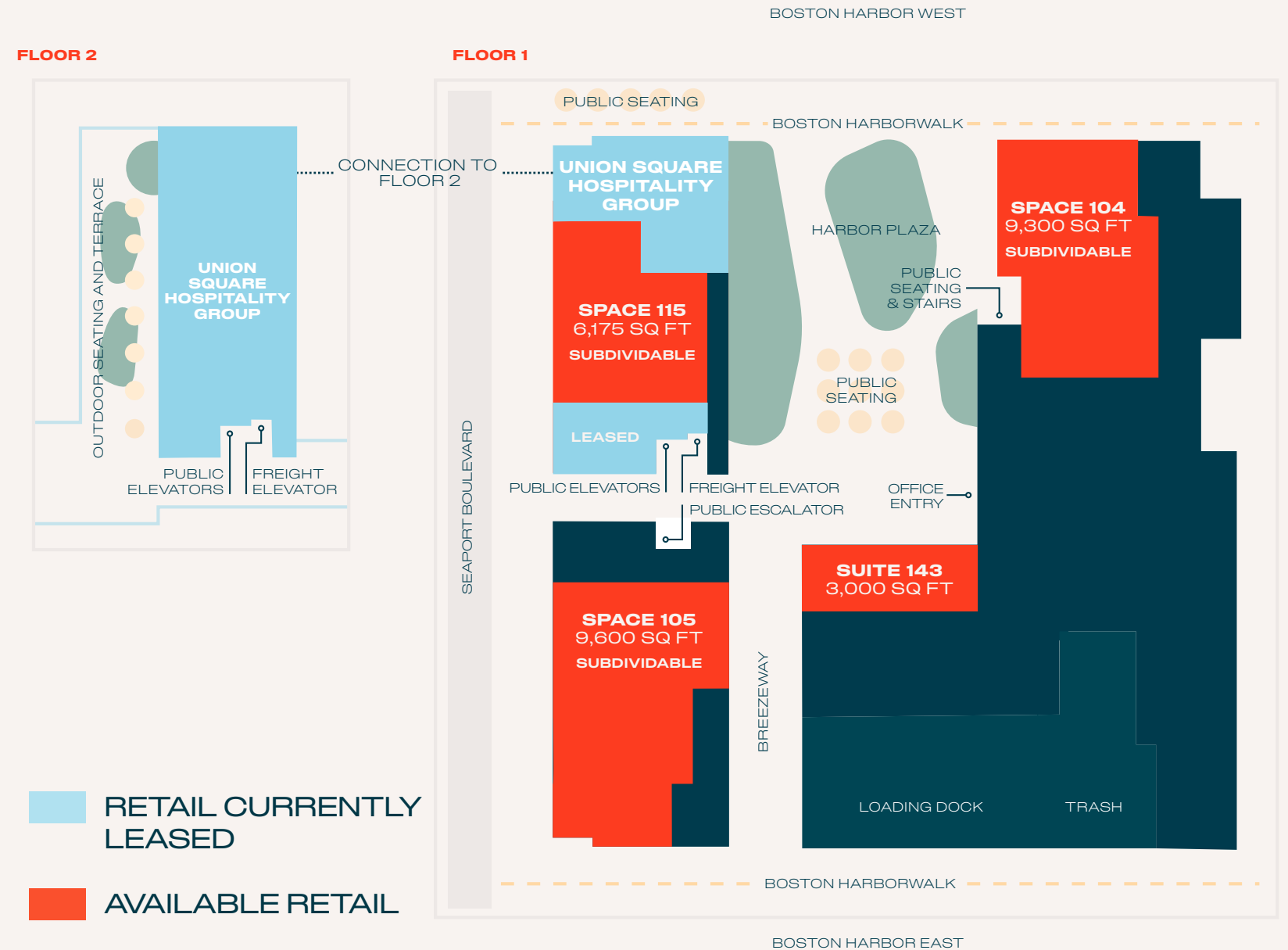




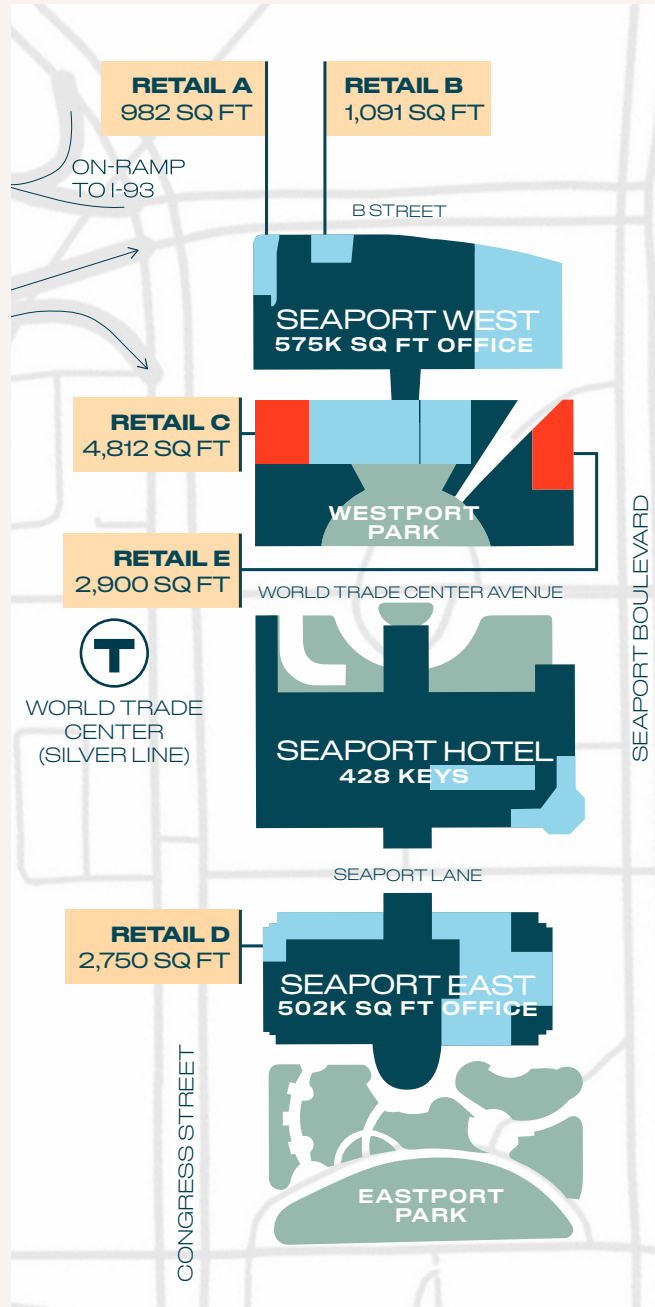
# Commonwealth Pier Opportunity

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
- 30ft+ Ceiling Restaurant Space
- Outdoor Seating





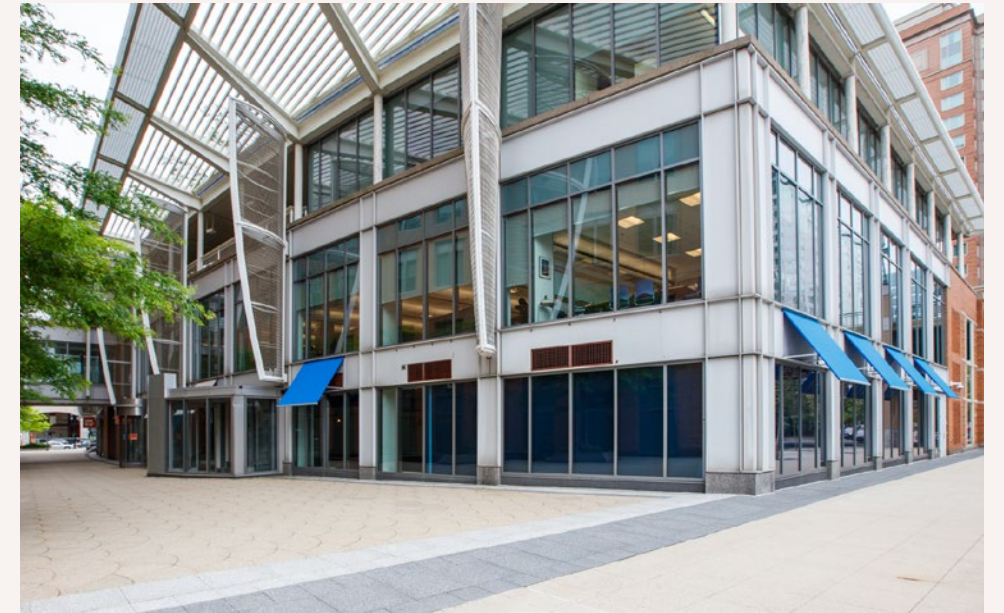


# Retail C

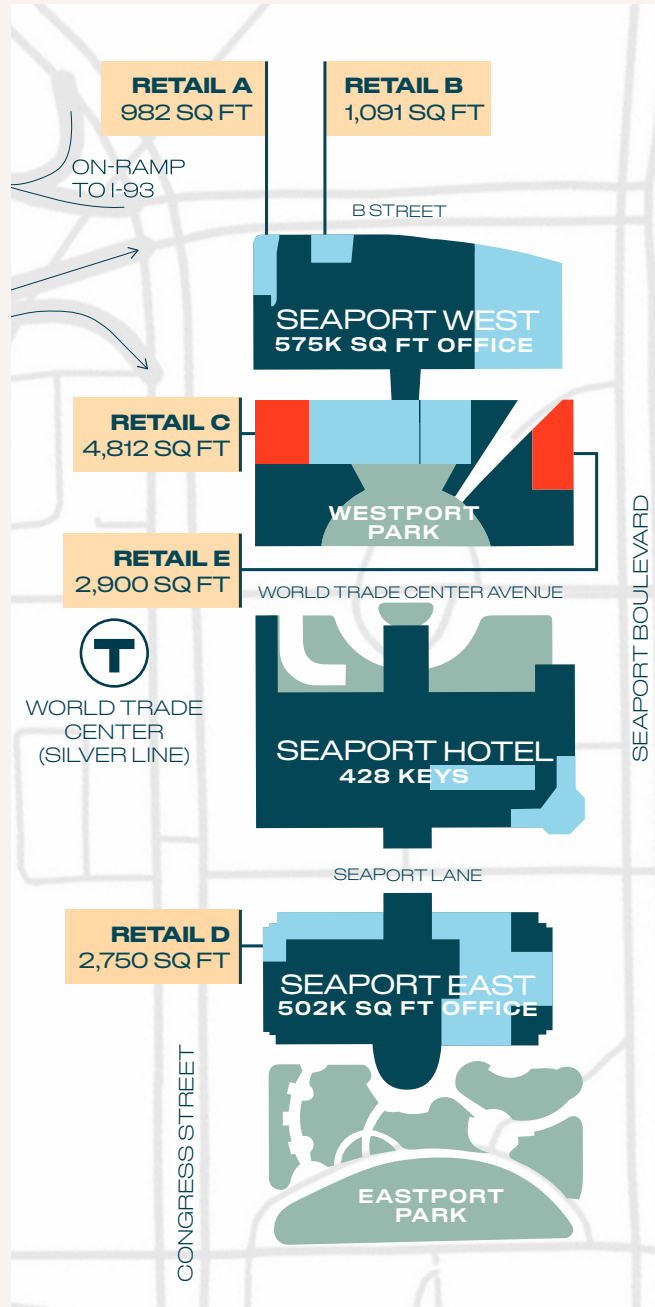
Highly visible corner retail space at the base of the Seaport Hotel, and across from Seaport West office building. Entrance along the pedestrian walkway connecting Seaport Boulevard to Congress Street. Steps from the future 10 World Trade and Commonwealth Pier.

## AVAILABLE NOW

- 4,812 sq ft
- 13 ft ceilings
- Former Fitness use with Infrastructure
- Connection to parking garage and loading dock
- Outdoor Patio Opportunity







# Retail E

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

- 2,900 sq ft
- Outdoor Patio Opportunity



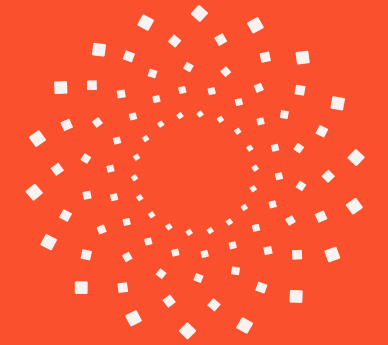




# Thoughtful Property

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



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OVERVIEW

LOCATION

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# COMMONWEALTH PIER

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