

Seaport East & West at **COMMONWEALTH PIER**

A PEMBROKE PROPERTY

Be Part of the Commonwealth Pier Campus

Commonwealth Pier will be a vibrant space to work, stay, relax and dine. Construction is underway to create more shopping, dining, offices, and space to gather at Seaport's newest waterfront destination. The historic revitalization of Commonwealth Pier is phased to open the beginning of 2024.

With 30,000+ sq ft floor plates, Seaport East and West at Commonwealth Pier offer premier workspace with sweeping views, abundant natural light and an unparalleled environment to foster workplace culture.

SEAPORT EAST

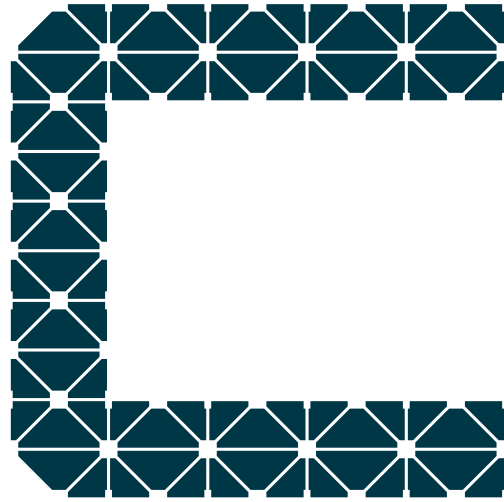
OPTION A

SEAPORT HOTEL

OPTION B

SEAPORT WEST

COMMONWEALTH PIER



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.



OUR AMENITIES:

- 5K sq ft of new retail, food and beverage venues with an iconic new 3-story restaurant
- 25K sq ft waterfront public plaza for year-round enjoyment
- 56K sq ft of public event & meeting space
- 6+ dining options serving breakfast, lunch & dinner

SEAPORT EAST

Pembroke is undertaking a renovation of the ground floor at Seaport East. A new light-filled lobby and reimagined wintergarden will be completed by year-end 2023.

SIGNAGE OPPORTUNITY





WELCOMING, LIGHT-FILLED LOBBY

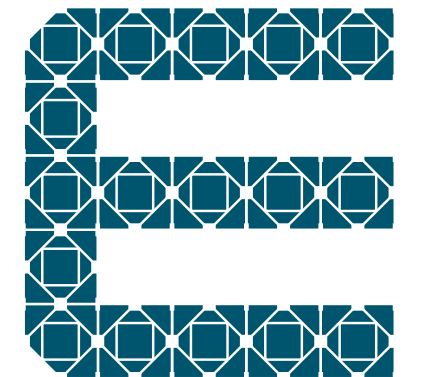


NEW CONFERENCE MEETING SPACE FOR TENANTS TO GATHER

NEW ENTRY EXPERIENCE

A new café concept offering a variety of dining options from coffee and breakfast to lunch and dinner.

The redesigned entry experience will connect the building's dynamic workforce and provide collaborative everyday space for tenants and visitors to gather.





RE-IMAGINED WINTERGARDEN

The new Wintergarden will be a light-filled space with plants and trees bringing the outdoors into a unique environment designed for collaboration and to host amenity programs.



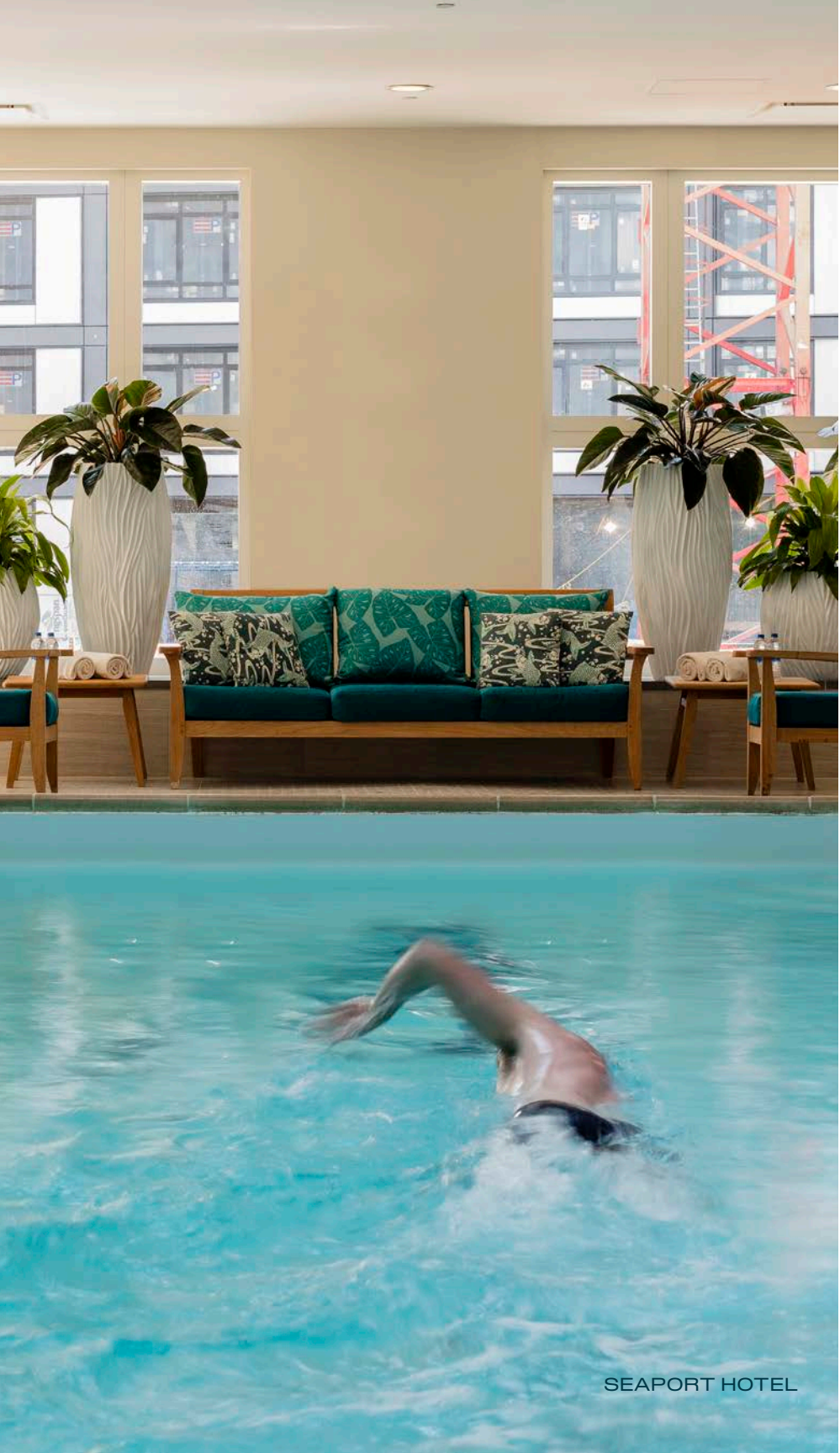
PRIVATE TREETOP MEETING AND EVENT SPACE



THE WINTERGARDEN SEAMLESSLY CONNECTS
TENANTS WITH EASTPOR PARK



ENJOY TABLE SERVICE FROM THE NEW LOBBY
CAFE, WITH AMPLE SEATING FOR TENANTS AND
VISITORS TO GATHER



SEAPORT HOTEL

Enhancing the Everyday with our Wellness Program

Health and wellness happens on-site for body and mind. Concert series, workout classes, and other health-focused initiatives are offered regularly. Green design features that foster tenant wellbeing include:

- LEED Gold and WELL Health-Safety certification
- Secure bike parking at Seaport West
- 2 on-site parks, including 1.5 acre waterfront sculpture garden
- Boston's first green roof
- WAVE health & fitness gym with discounted membership for tenants

Award winning Seaport Hotel offers visitors superior accommodation along with:

- 428 rooms at the Seaport Hotel
- 27,000 Sq Ft of conference facilities
- Special monthly rates for tenants at Wave Health & Fitness with lap pool, sauna, massage therapy, group classes and personal training
- Tenants enjoy discounts on all food and beverages at Seaport Café
- Restaurants Tamo, Aura and Seaport Café, offering convenient on-site dining options



EASTPORT PARK'S SCULPTURE GARDEN



SECURE BIKE PARKING



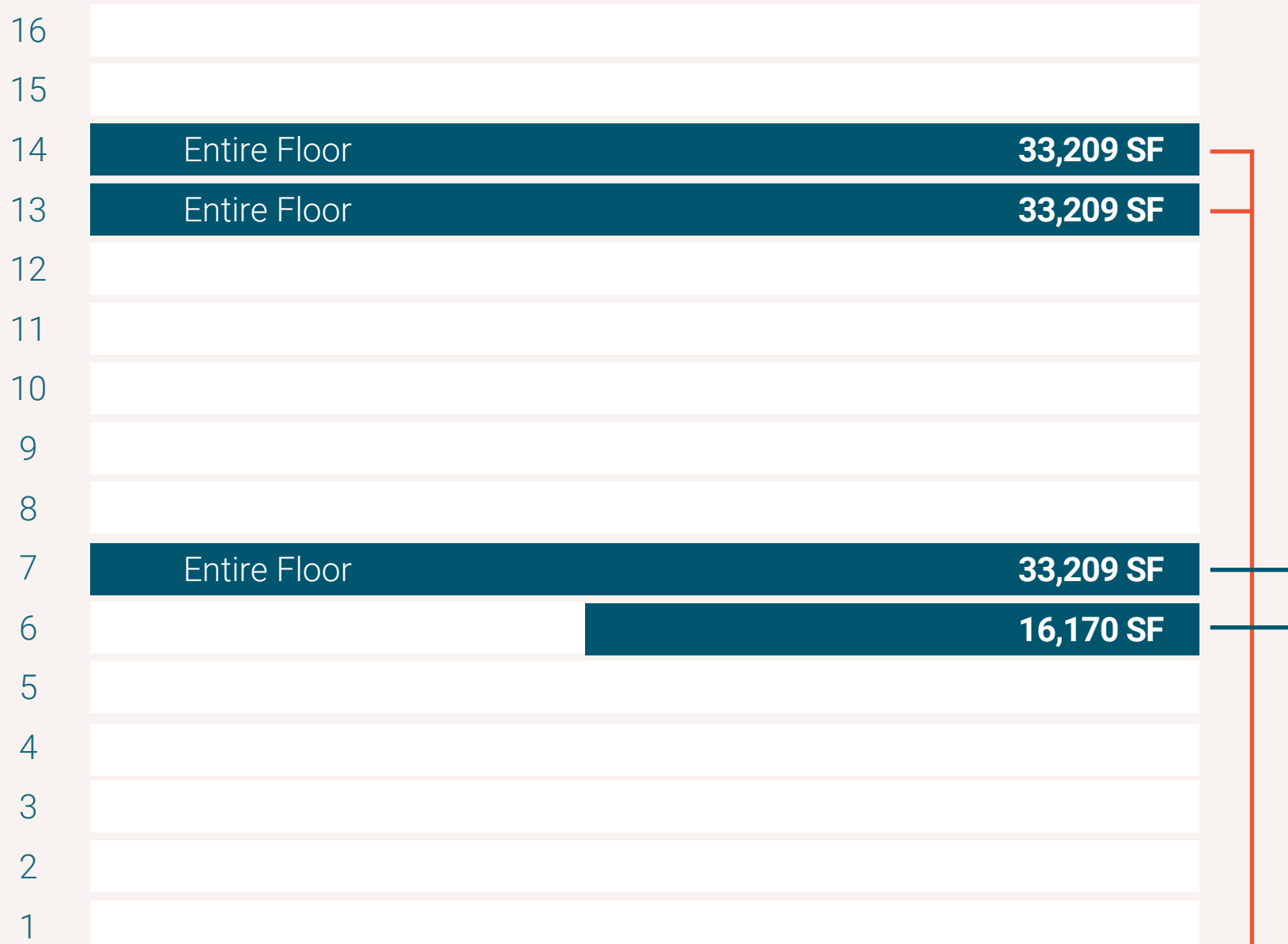
LIVE MUSIC IN EASTPORT PARK





SEAPORT EAST

AT COMMONWEALTH PIER

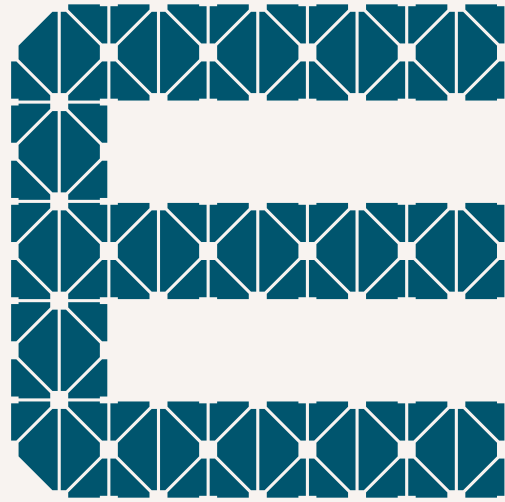


Option A: Up to 66,418 SF Contiguous

Option B: Up to 49,379 SF Contiguous

SEAPORT EAST & WEST TENANTS:





SEAPORT EAST

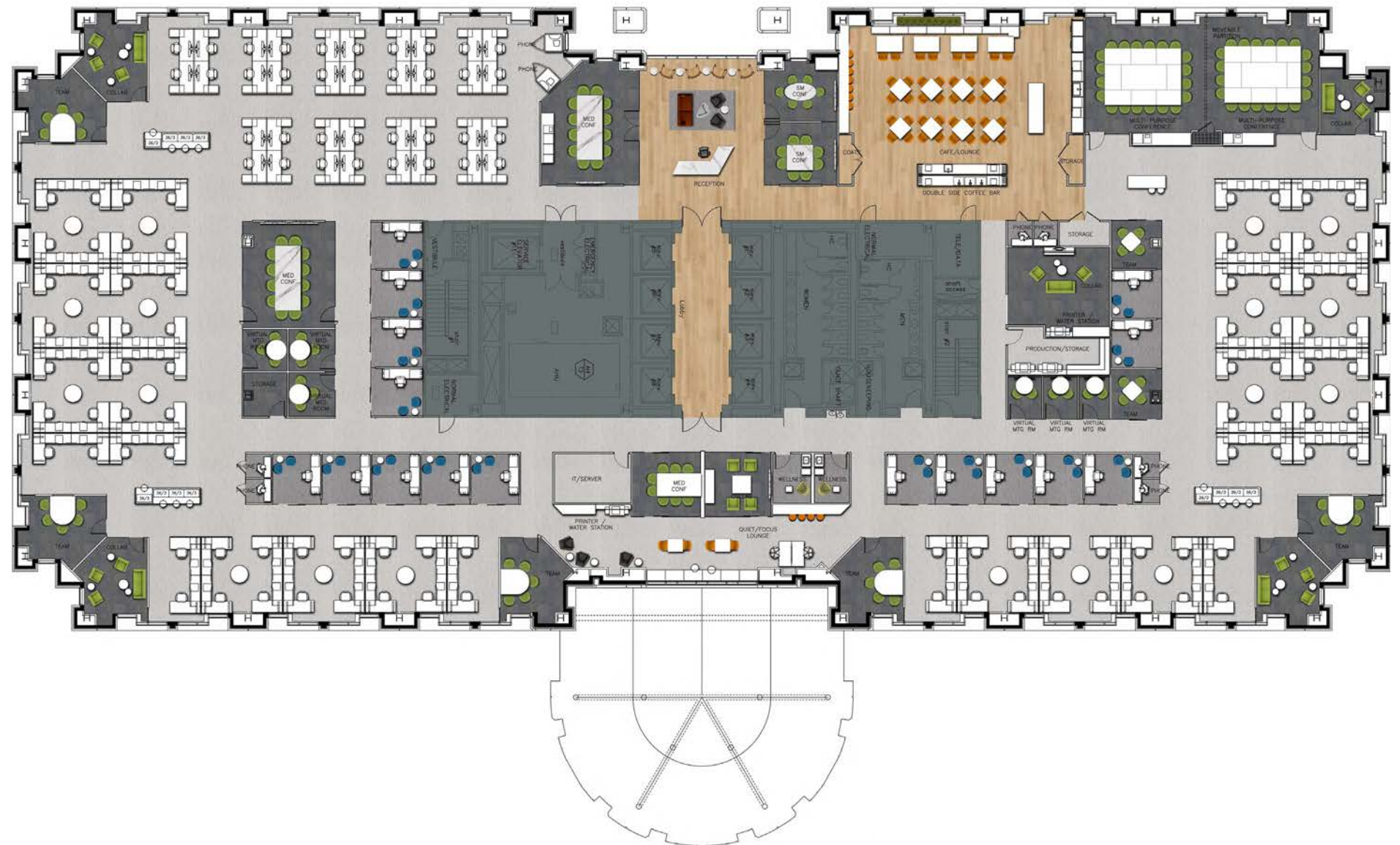
AT COMMONWEALTH PIER

Typical Office Layout

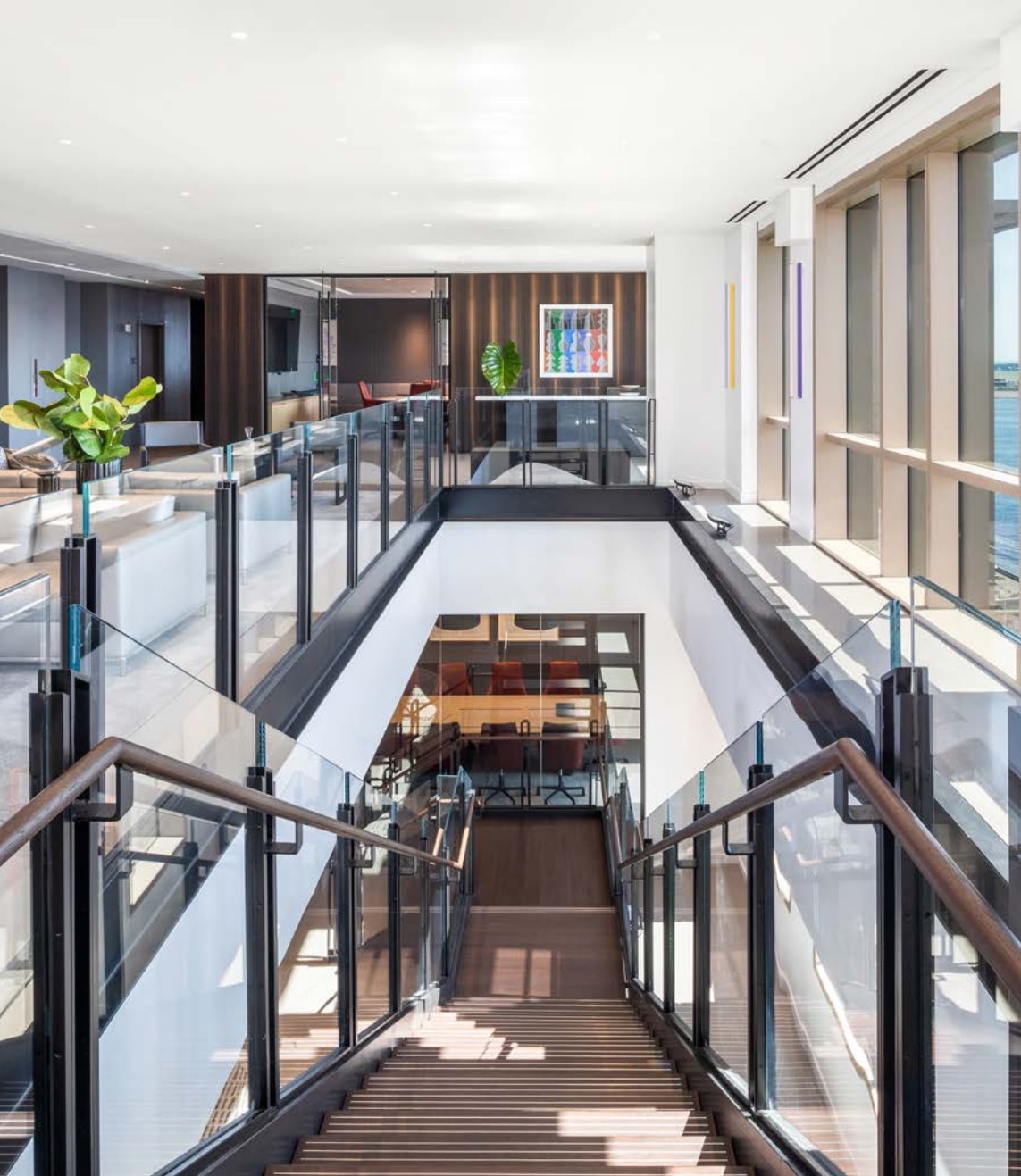
33,209

 sq ft

220 people estimated capacity

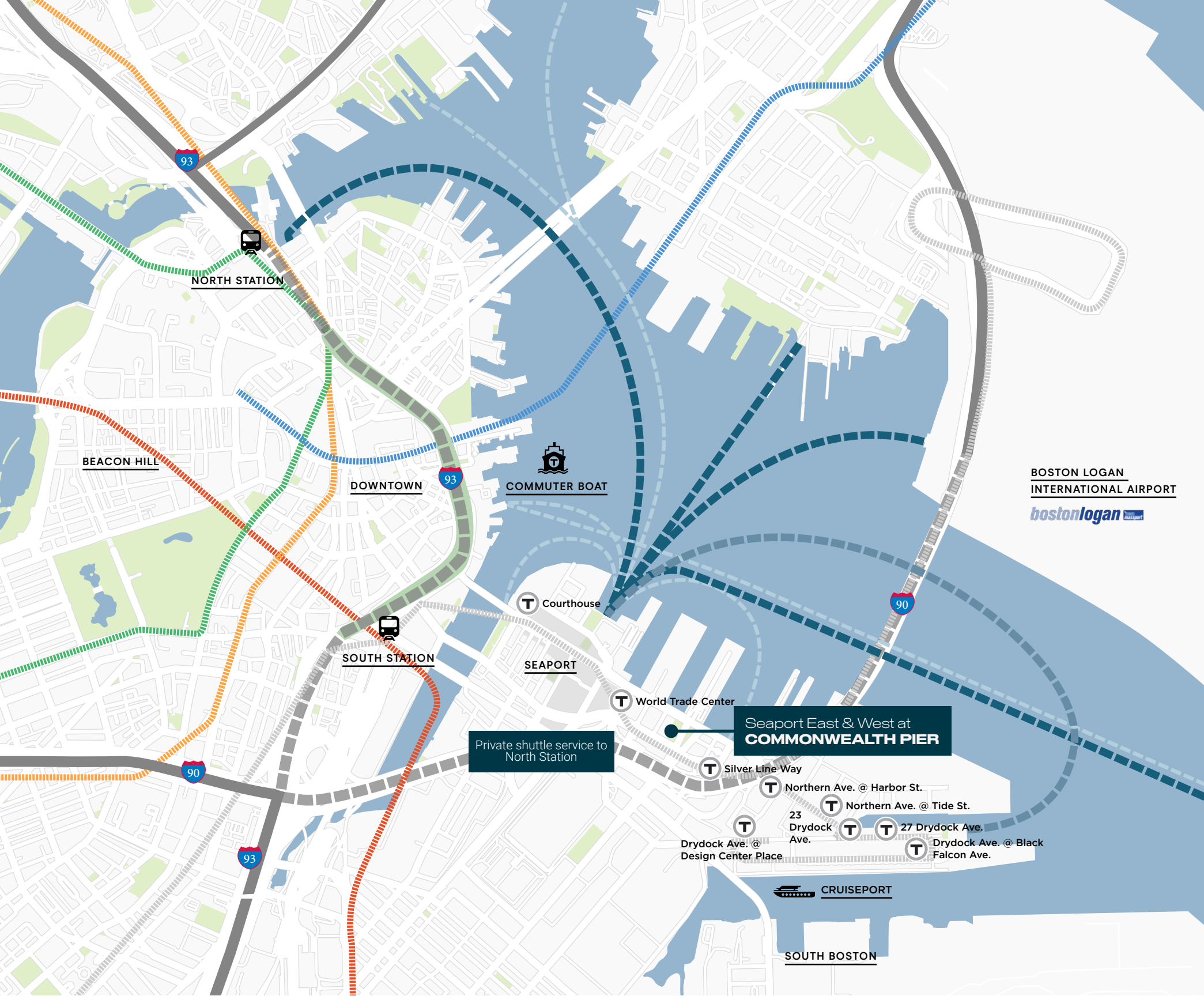


Newly Renovated Offices



Light-filled Views





Join Us in the Heart of the Seaport

Access Made Easy

Seaport East is also fully accessible by multiple forms of public transportation in addition to the Commonwealth Pier's North Station shuttle which operates during weekday commuting hours. Come by car and take advantage of the building's on-site garage, which is one of the largest parking garages in Boston.

2300
underground on-site parking spaces

15 min
walk to South Station

5 min
walk to Silverline

5 min
walk to Water Taxi

5 min
to I-90 & I-93

10 min
drive to Logan International Airport

Soul of the Seaport

40+ area retail shops

6 on-site dining options

BOSTON CONVENTION AND EXHIBITION CENTER

OMNI BOSTON HOTEL
COQUETTE
THE SPORTING CLUB

LAWN ON D

RENAISSANCE BOSTON
WATERFRONT HOTEL
CAPIZ LOUNGE
EDDIE MERLOT'S

LARRY J'S BBQ CAFE

SMOKE SHOP BBQ
LOLITA

SEAPORT WEST

ACTION KITCHEN
BRIGHT HORIZONS
DUNKIN'
ROSA MEXICANO

SEAPORT HOTEL

WAVE HEALTH & FITNESS
TAMO BISTRO & BAR
AURA RESTAURANT
SEAPORT CAFE

SEAPORT EAST

AVIS CAR RENTAL
MORTON'S
SWEETGREEN OUTPOST

LIBERTY WHARF
LEGAL HARBORSIDE
DEL FRISCO'S
TEMAZCAL
TONY C'S

DIG
FLOUR
BARTACO
CHIPOTLE
JUICE PRESS

YOKI EXPRESS

TAIYAKI NYC

PUTTSHACK

OCEAN PRIME

NORTH STATION SHUTTLE

45K OF RETAIL
COMING SOON

TRILLIUM
TRADER JOE'S

YOTEL BOSTON

KINGS
LULULEMON
FLIGHT CLUB
SCORPION BAR

SHAKE SHACK

HONEYGROW

TATTE
GRECO

THE INSTITUTE OF
CONTEMPORARY ART

WOODS HILL PIER 4

COMMONWEALTH PIER

ENVOY HOTEL
COMMITTEE

LOLA 42

MASTRO'S
OCEAN CLUB
DAVIO'S



Corporate Neighbors



Lilly

BGI
Boston Global Investors

VERTEX

STATE STREET

GE

amazon

ptc

GOODWIN

FOUNDATION
MEDICINE

pwc

MassMutual

SEAPORT WEST

Fidelity
INVESTMENTS

SEAPORT HOTEL

COMMONWEALTH PIER

SEAPORT EAST

Seaport East & Seaport West at **COMMONWEALTH PIER**

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A PEMBROKE PROPERTY

View our website for more information: seaportplaceboston.com