

346-354 CONGRESS

SEAPORT DISTRICT | BOSTON MA

UP TO
14,296 SF

RESTAURANT SPACE
FOR LEASE OR SALE



ICONIC RESTAURANT OPPORTUNITY

NEWMARK

SEAPORT DISTRICT

800,000

90+

2.4M

12

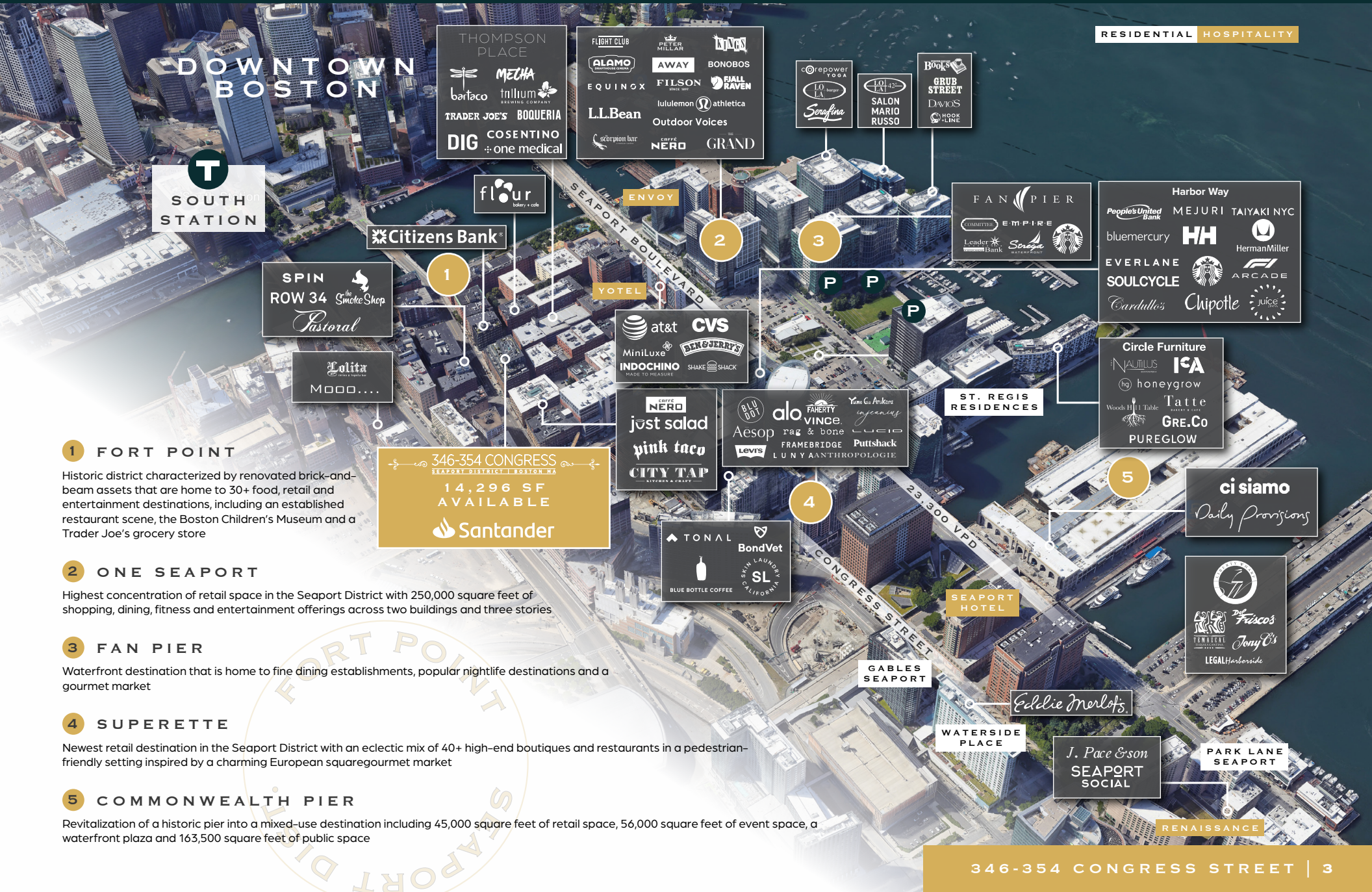
MARKET OVERVIEW

SF OF RETAIL

RESTAURANTS

SF OF RESIDENTIAL

HOTELS



DOWNTOWN
BOSTON

T
SOUTH
STATION

Citizens Bank®

SPIN
ROW 34
The Smoke Shop
Pastoral

Lolita
MOOD...

flour
bakery + cafe

ENVOY

YOTEL

at&t
MiniLuxe
INDOCHINO
MADE TO MEASURE

just salad
pink taco
CITY TAP
KITCHEN + CRAFT

TONAL
BondVet
SL
BLUE BOTTLE COFFEE
SKIN LAUNDRY CALIFORNIA

THOMPSON
PLACE
bartaco
MECHA
trillium
EXCLUSIVE COMPANY
TRADER JOE'S
BOQUERIA
DIG
COSENTINO
one medical

FLIGHT CLUB
ALAMO
EQUINOX
L.L.Bean
PETER MILLAR
AWAY
FILSON
BONOBOS
BIAL RAVEN
lululemon
athletica
Outdoor Voices
NERO
GRAND

c@repower
YOGA
LO
LA
Soulfire
SALON
MARIO
RUSSO
BOOKS
GRUB STREET
DAVIDS
HOOK
LINE

FAN PIER
EMPIRE
Leader Bank
Scripps
STARBUCKS

RESIDENTIAL HOSPITALITY

Harbor Way
People's United Bank
MEJURI
TAIYAKI NYC
bluemercury
HH
Herman Miller
EVERLANE
SOULCYCLE
STARBUCKS
ARCADE
Cardullo's
Chipotle
juice

Circle Furniture
NAUTILUS
ICA
honeygrow
Tatte
WOODS HILL TABLE
GRE.CO
PUREGLOW

ci siamo
Daily Provisions

LEGAL HARBOURSIDE
FUSCO'S
JONY C'S

J. Pace & Son
SEAPORT
SOCIAL

PARK LANE
SEAPORT

GABLES
SEAPORT

WATERSIDE
PLACE

Eddie Merlot's

RENAISSANCE

1 FORT POINT

Historic district characterized by renovated brick-and-beam assets that are home to 30+ food, retail and entertainment destinations, including an established restaurant scene, the Boston Children's Museum and a Trader Joe's grocery store

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AVAILABLE
Santander

2 ONE SEAPORT

Highest concentration of retail space in the Seaport District with 250,000 square feet of shopping, dining, fitness and entertainment offerings across two buildings and three stories

3 FAN PIER

Waterfront destination that is home to fine dining establishments, popular nightlife destinations and a gourmet market

4 SUPERETTE

Newest retail destination in the Seaport District with an eclectic mix of 40+ high-end boutiques and restaurants in a pedestrian-friendly setting inspired by a charming European square gourmet market

5 COMMONWEALTH PIER

Revitalization of a historic pier into a mixed-use destination including 45,000 square feet of retail space, 56,000 square feet of event space, a waterfront plaza and 163,500 square feet of public space

SEAPORT DISTRICT

MARKET OVERVIEW

FORT POINT
SEAPORT DIST.

GINKGO BIOWORKS
THE ORGANISM COMPANY
228,000 SF
Opening in 2024

THE INNOVATION AND DESIGN BLDG



CENGAGE BCG

GOODWIN

ptc ALEXION

Battery



MassMutual
315,000 SF
Opened in 2021

VERTEX
608,000 SF
Phase 1 opened in 2021
Phase 2 opening in 2026

FOUNDATION
MEDICINE

MCCA Boston Convention & Exhibition Center

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GoTo



IBM



Gillette

Lilly
334,000 SF
Opening in 2024

Humana

amazon

Medtronic
113,000 SF
Opening in 2024

OPENVIEW



Halloran
CONSULTING GROUP

amazon
1.1M SF
Phase 1 opened in 2022
Phase 2 opening in 2024

OFFICE & LIFE SCIENCE

Since its designation as Boston's "Innovation District" by former Boston mayor Thomas Menino in 2010, the Seaport District has become the city's premier destination for office and life science employers that are seeking to attract and retain top talent. The submarket is anchored by flagship facilities for firms ranging from fast-growing start-ups to globally respected blue-chip giants, all of which are at the forefront of innovation in their respective fields. In particular, its laboratory inventory is surging with 1.8 million square feet delivered since 2020 and another 1.5 million square feet currently under construction.

Most recently, the Seaport District has been the beneficiary of brand-new flagships for office users including Amazon and MassMutual as well as life science users including Foundation Medicine, Eli Lilly and CRISPR. Additionally, a number of Seaport District tenants have substantially expanded their local footprints, including Vertex, Ginkgo BioWorks and Covidien/Medtronic. Together, these eight tenants alone occupy 3.6+ million square feet of recently delivered or upcoming inventory.



Photo Credit: Susie Cushner



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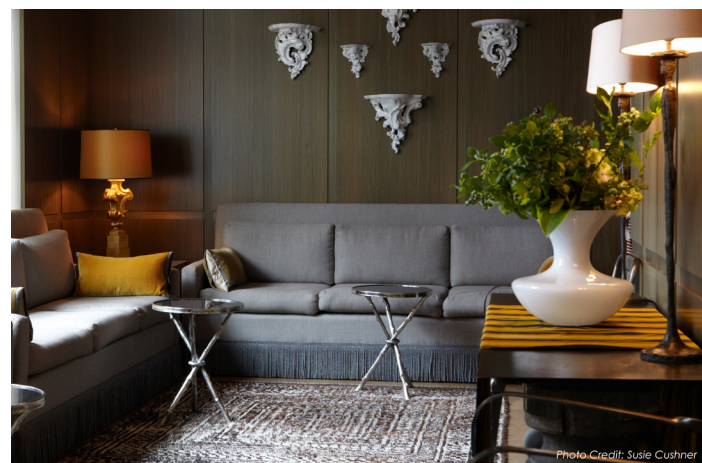


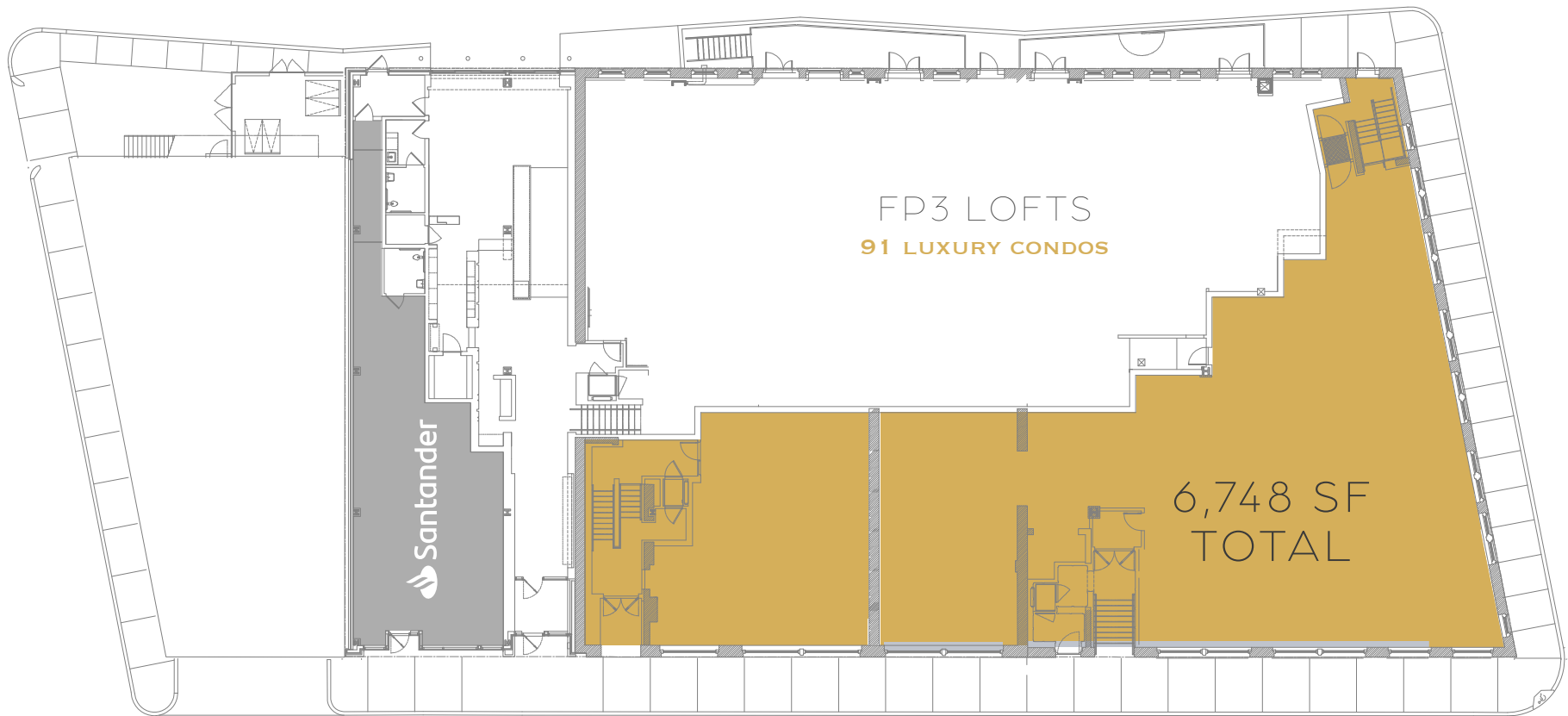
Photo Credit: Susie Cushner

AVAILABILITIES

FLOOR PLAN | STREET LEVEL 

FORT POINT
SEAPORT DIST.

[VIEW VIRTUAL TOUR](#)



CONGRESS STREET

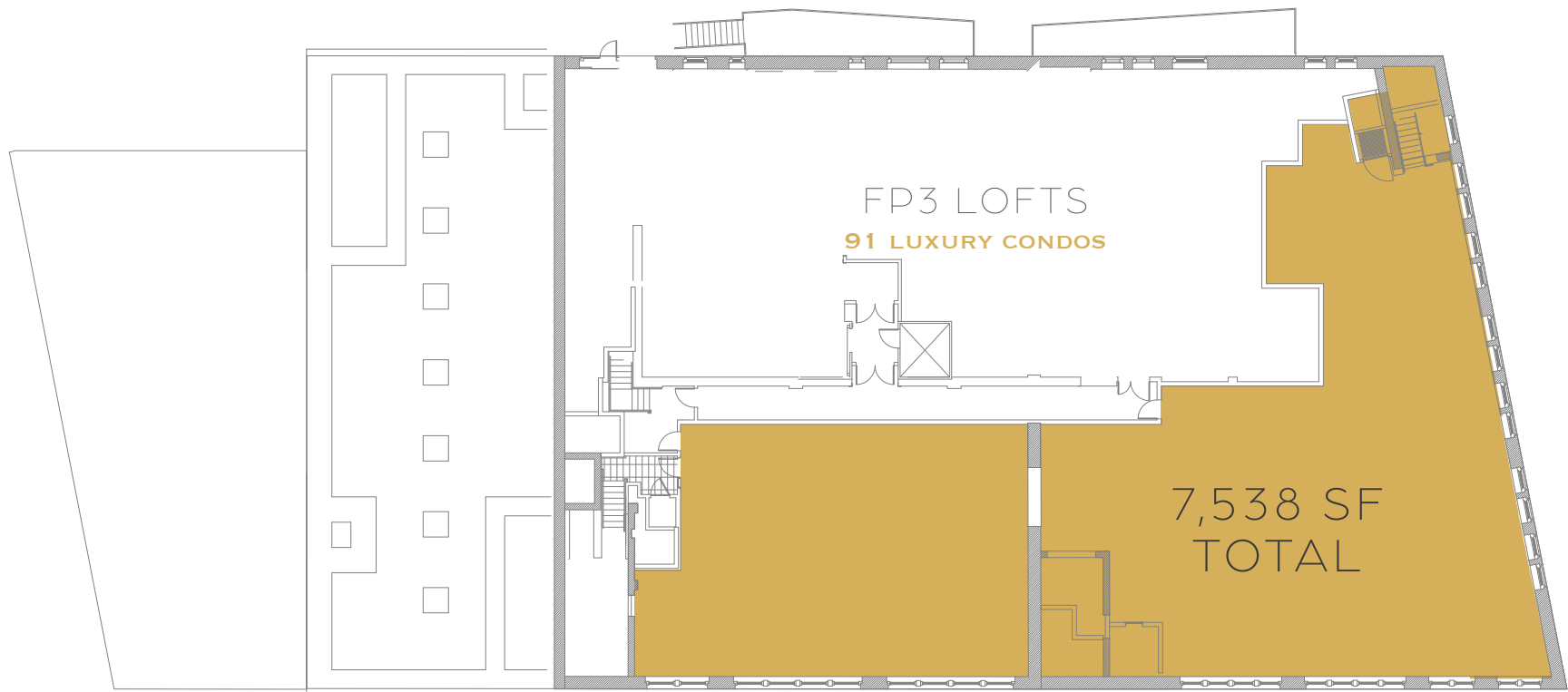
Note: Santander Bank is entered at grade, both Sportello and Menton have walk-up entrances.

AVAILABILITIES

FLOOR PLAN | LOWER LEVEL

FORT POINT
SEAPORT DIST.

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ACADIA
REALTY TRUST

DANNY ANNIBALE
Sr. Director, Leasing
(914) 288.8173
dannibale@acadiarealty.com

NEWMARK

JONATHAN MARTIN
Managing Director
(617) 772.7267
jon.martin@nmrk.com