

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 Boston's newest waterfront destination and will have a phased completion beginning in 2024.

With suites ranging from 5,000 sq ft and 30,000+ sq ft, and contiguous space available up to 66,500 sq ft, 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

SEAPORT HOTEL

SEAPORT WEST

COMMONWEALTH PIER



WELCOMING, LIGHT-FILLED LOBBY

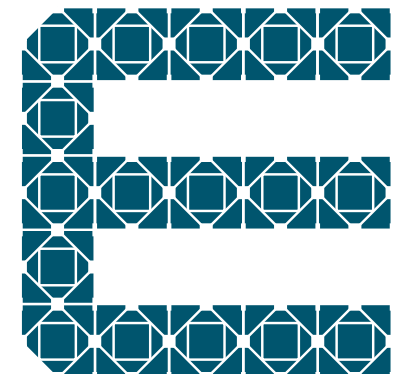


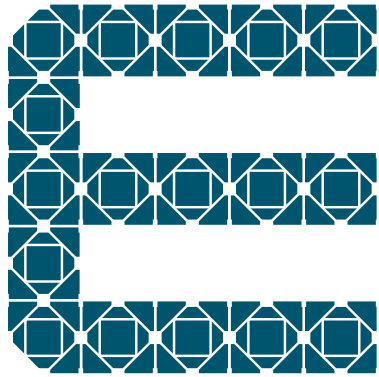
SEAPORT EAST

Pembroke has completed a comprehensive renovation of the ground floor at Seaport East.

We've created a welcoming light-filled lobby, and the reimagined Wintergarden is an urban green oasis for tenants to work or relax.

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



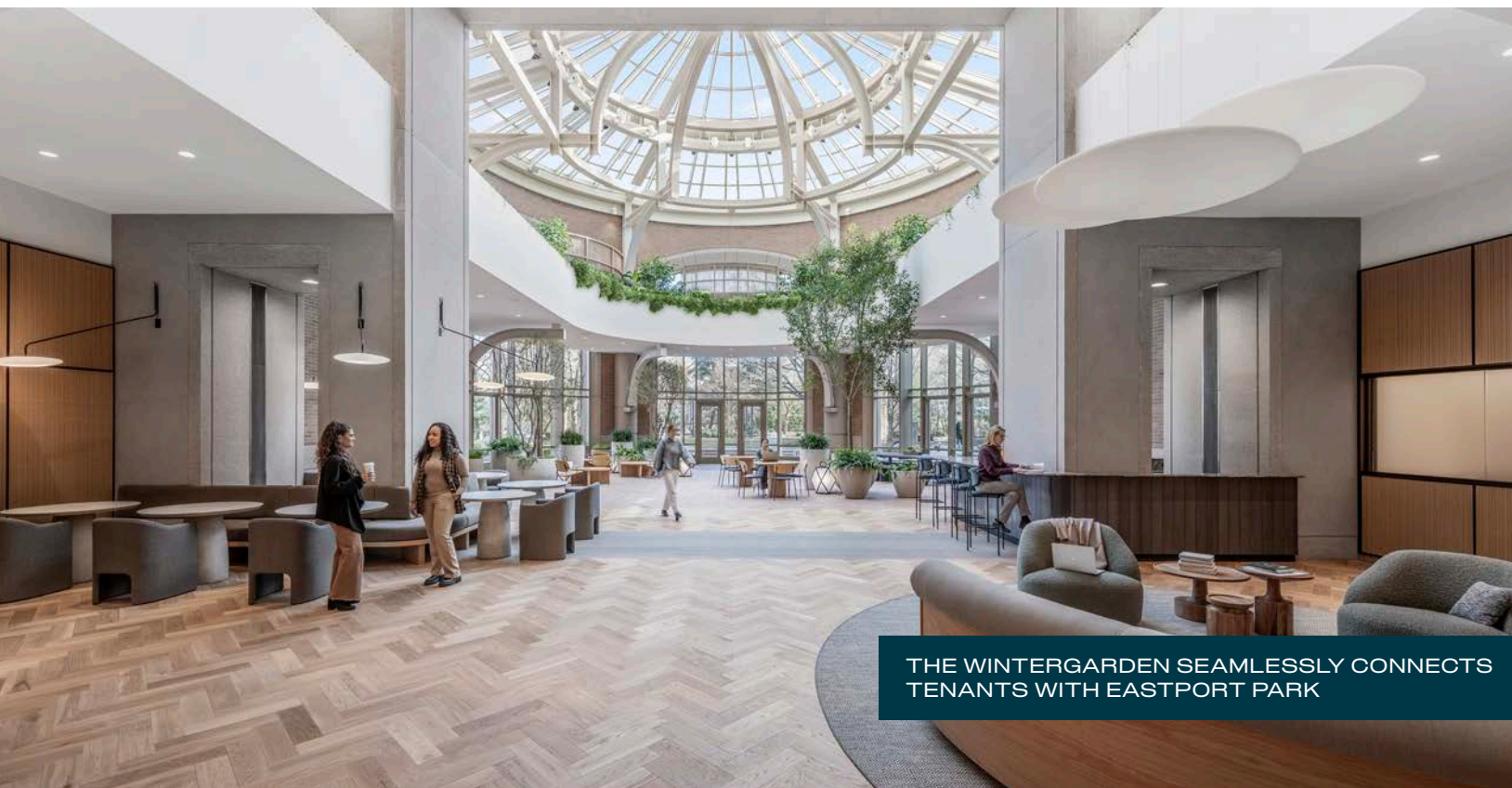


RE-IMAGINED WINTERGARDEN

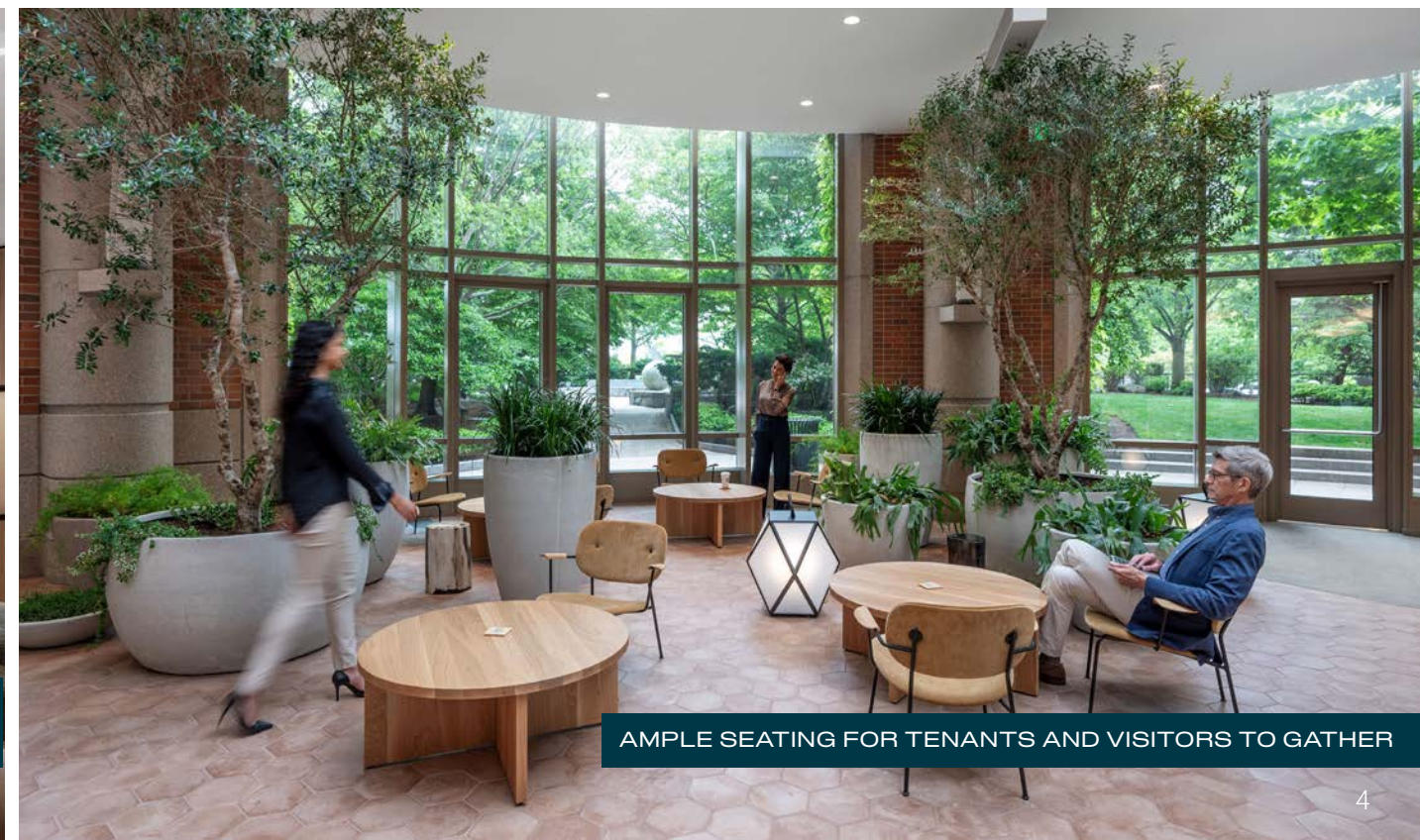
The new Wintergarden is a garden sanctuary offering a variety of seating providing tenants with space to work or relax. A reservable conference room and a Treetop mezzanine-level create a new tenant hub with space to connect and collaborate.



PRIVATE TREETOP MEETING AND EVENT SPACE



THE WINTERGARDEN SEAMLESSLY CONNECTS
TENANTS WITH EASTPORT PARK



AMPLE SEATING FOR TENANTS AND VISITORS TO GATHER



SEAPORT HOTEL

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

SEAPORT HOTEL

- Award winning hotel, offering visitors superior accommodation
- 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





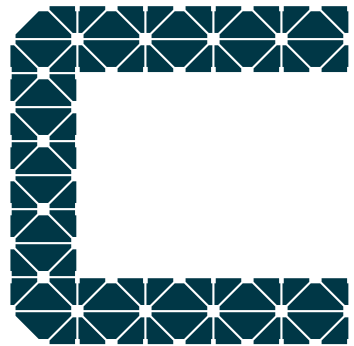
VIEW FROM SEAPORT BLVD LOOKING EAST

COMMONWEALTH PIER

Union Square Hospitality Group will open its first two Boston restaurants at Commonwealth Pier in 2025. Danny Meyer, has had his finger on the pulse of the NYC dining scene for over 40 years and we can't wait to see what he plans to deliver at Comm Pier.



VIEW FROM SEAPORT BLVD LOOKING NORTH



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 PROJECT OVERVIEW](#)



THE LANEWAY

The Laneway is a pedestrian walkway at Seaport West connecting Seaport Boulevard to Congress Street, and Summer Street and adjacent to Seaport East. The tree-lined lane will become home to seven curated retailers featuring health & wellness, fitness and grab & go lunch and catering options for your office.



OUR AMENITIES:

- 45K 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
- 6+ dining options serving breakfast, lunch & dinner



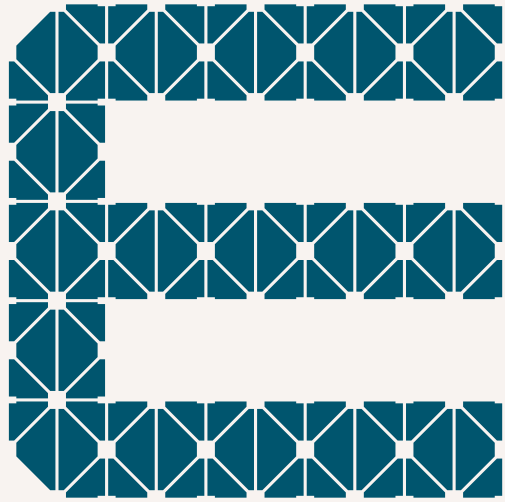
SEAPORT EAST
AT COMMONWEALTH PIER

16		
15		
14		
13	Entire Floor	33,209 SF
12		
11		
10		9,449 SF
9		
8		
7	Entire Floor	33,209 SF
6		16,169 SF
5		
4	Entire Floor	33,866 SF
3	Entire Floor	33,337 SF
2		
1		Retail Space 2,755 SF

**SEAPORT
EAST & WEST
TENANTS:**





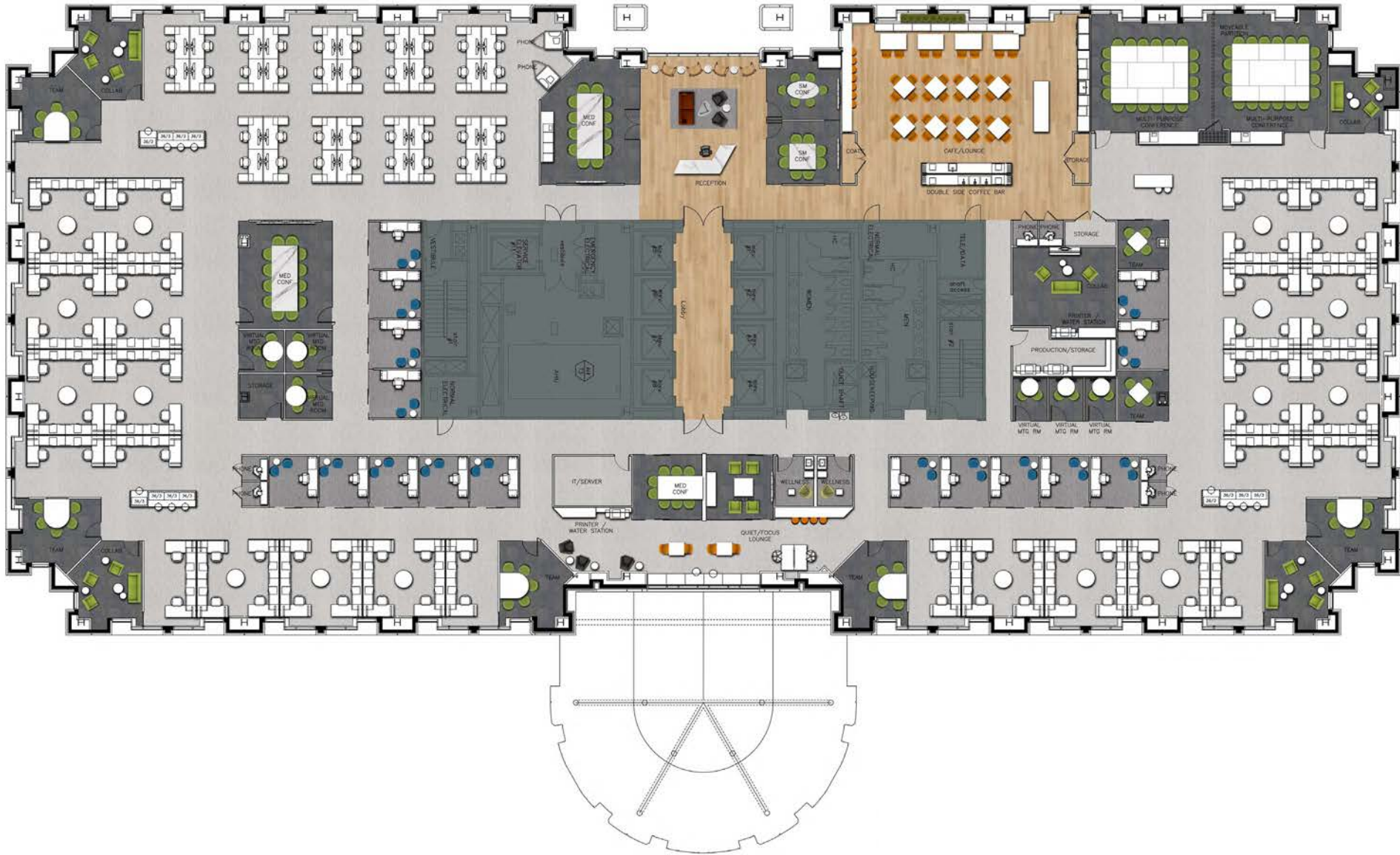


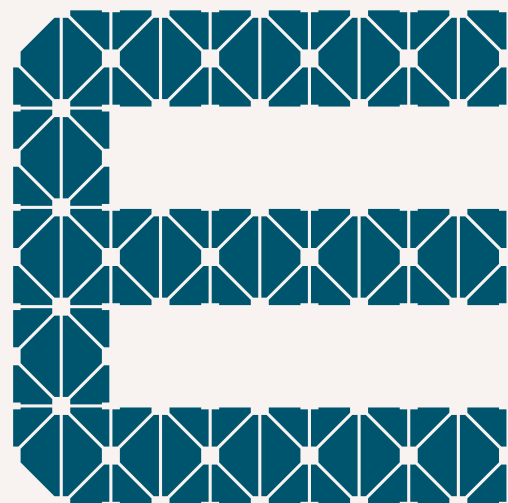
SEAPORT EAST
AT COMMONWEALTH PIER

33,209 sq ft

TYPICAL LAYOUT
SINGLE TENANT

Typical Office Layout
220 people estimated capacity

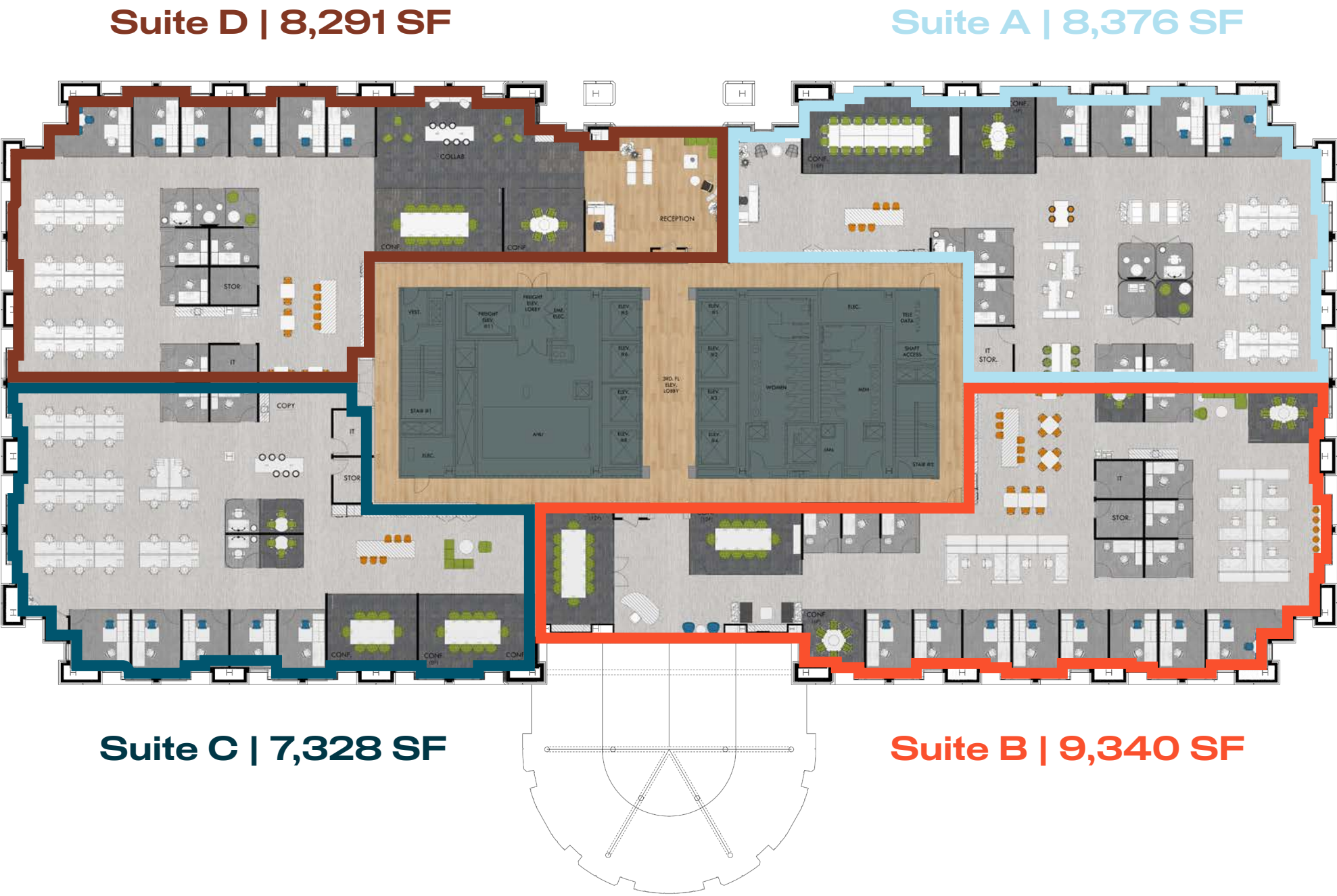


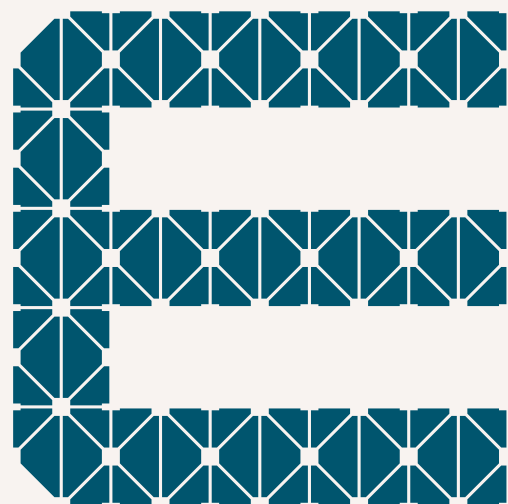


SEAPORT EAST
AT COMMONWEALTH PIER

TYPICAL LAYOUT
MULTI-TENANT

Typical Office Layout





SEAPORT EAST

AT COMMONWEALTH PIER



Testimonials

Cetrulo LLP has been a commercial tenant at Two Seaport Lane/Seaport East (Boston, MA) since 2000. Although we have very much enjoyed our tenancy in the Building since 2000, we have been most impressed with the recent initiatives undertaken by Pembroke to upgrade the Building common areas and amenities. In particular, we have been pleased with the Building's creative and tasteful interpretation of the future design of the shared common space and the attention to detail during the initial phases of construction."

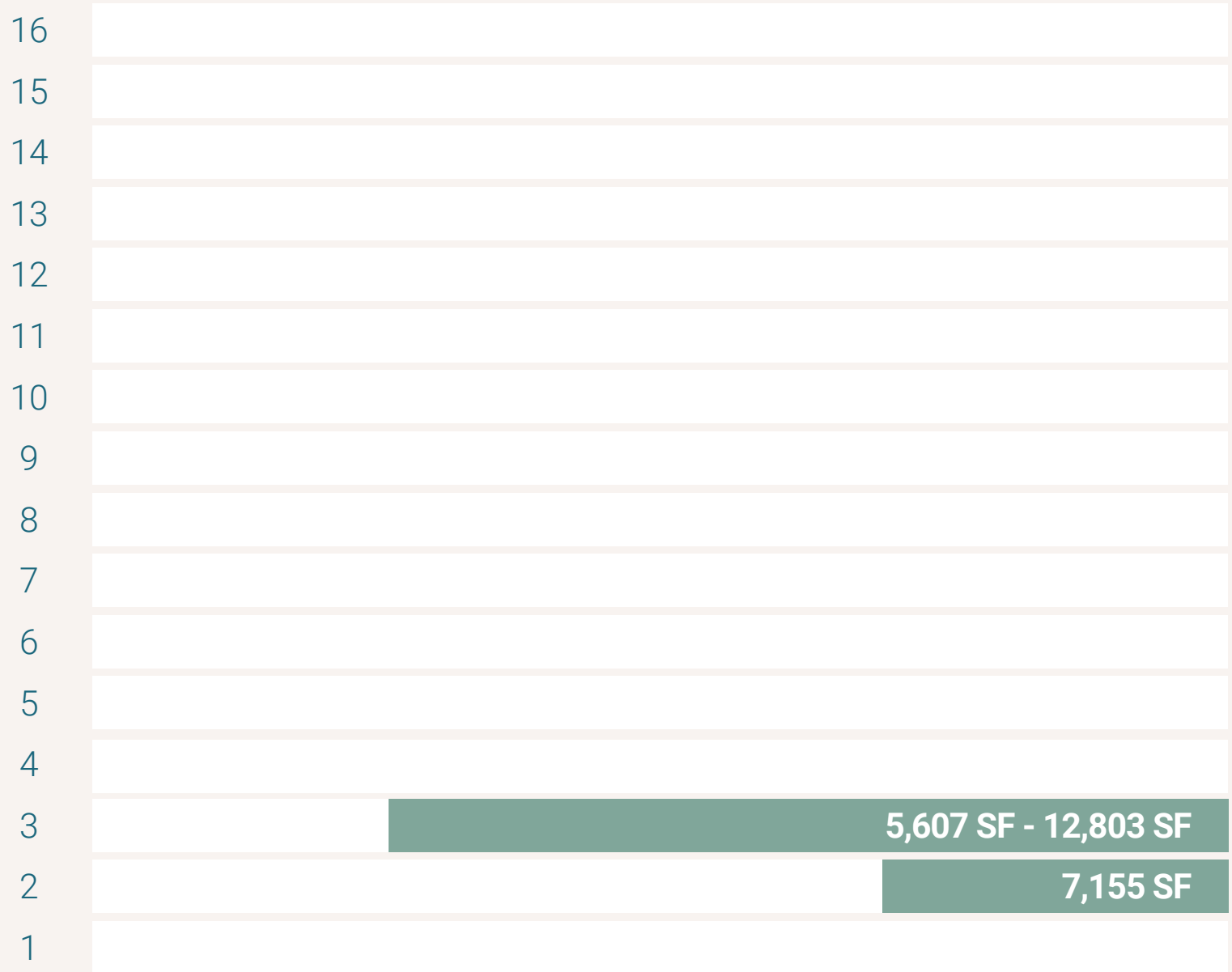
Further, we believe the Building amenities to be top-notch. The Building location and water/city-scape views are unbeatable, as we are surrounded by some terrific restaurants and shops (as well as some pleasant green-space). Our employees are especially thrilled to have the option of the Shuttle service between North Station and Seaport Place. We look forward to completion of the common area construction and to Pembroke's continued commitment to thoughtful Building management and tenant treatment."

- Scott Marra, Cetrulo
CETRULO LLP

Cabot Corporation is thrilled to extend its lease in Seaport East. Our global headquarters has been here since the building opened in 1999. Having closely observed the exciting development and growth of the Seaport Neighborhood, we are now in a prime location with some of the best restaurants, bars and shopping that Boston has to offer along with amazing views. We greatly appreciate the Pembroke team for successfully building on our twenty-year plus partnership."

- Rob Rist & Martin O'Neill, Cabot Corporation

CABOT 

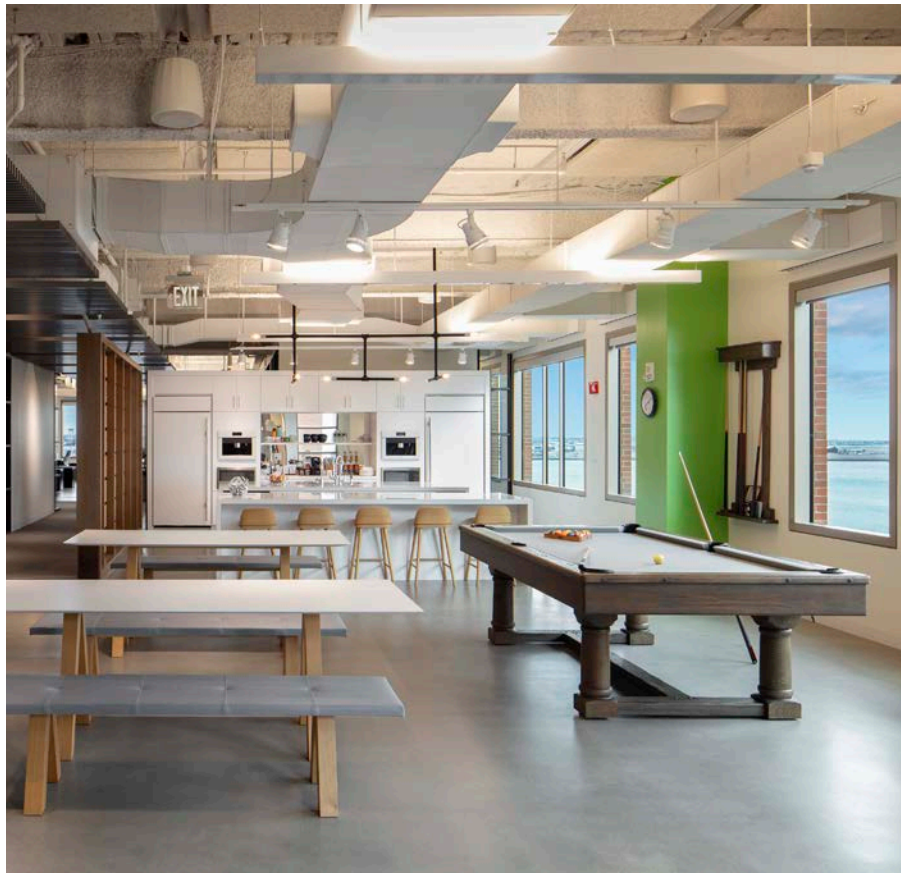


**SEAPORT
EAST & WEST
TENANTS:**



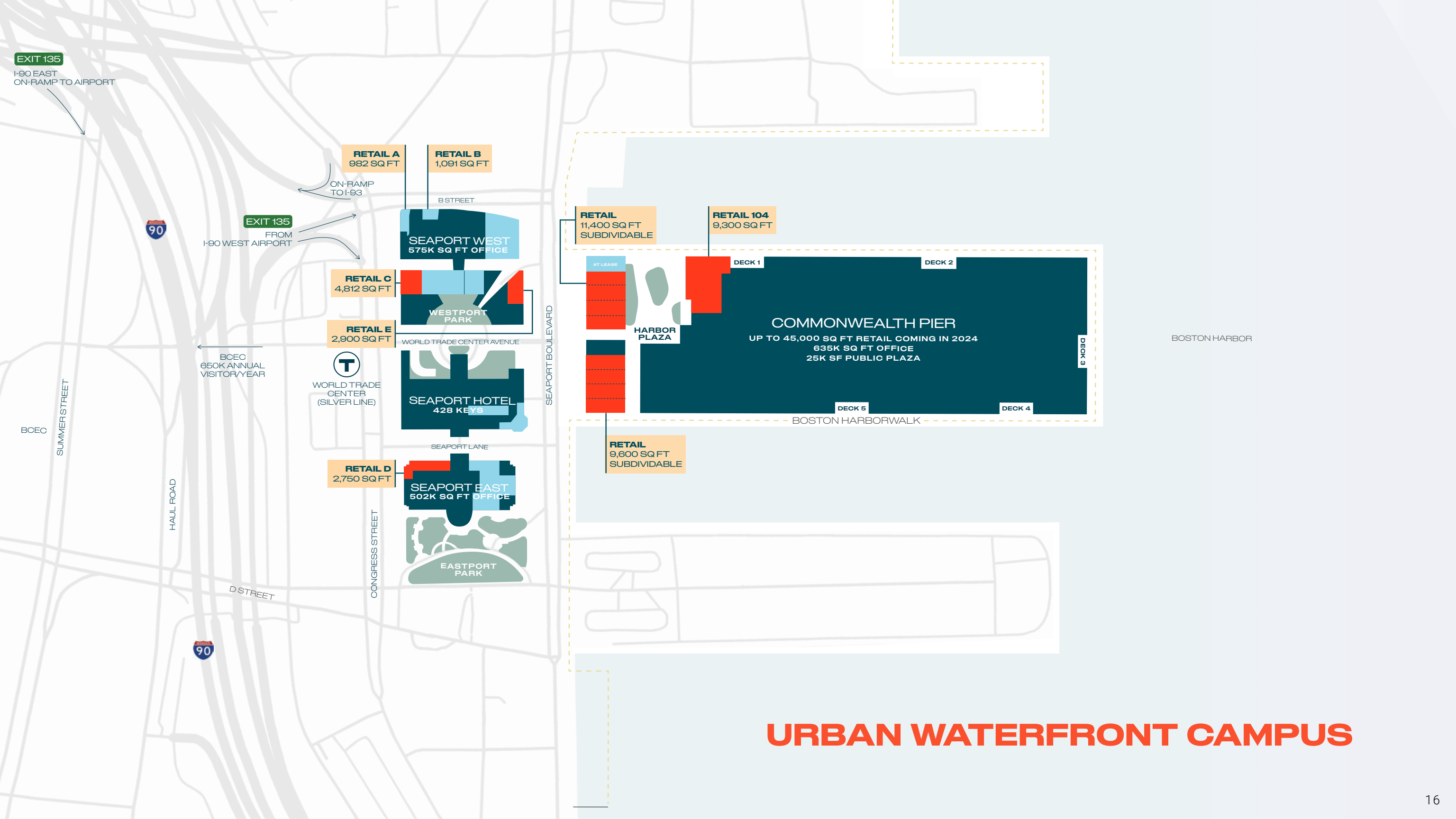


**NEWLY RENOVATED
OFFICES**



LIGHT-FILLED VIEWS





EXIT 135

I-90 EAST
ON-RAMP TO AIRPORT

RETAIL A
982 SQ FT

RETAIL B
1,091 SQ FT

ON-RAMP
TO I-93

EXIT 135

FROM
I-90 WEST AIRPORT

RETAIL C
4,812 SQ FT

RETAIL E
2,900 SQ FT



WORLD TRADE
CENTER
(SILVER LINE)

SEAPORT WEST
575K SQ FT OFFICE

WESTPORT
PARK

SEAPORT HOTEL
428 KEYS

RETAIL D
2,750 SQ FT

SEAPORT EAST
502K SQ FT OFFICE

EASTPORT
PARK

RETAIL
11,400 SQ FT
SUBDIVIDABLE

RETAIL 104
9,300 SQ FT

AT LEASE

HARBOR
PLAZA

DECK 1

DECK 2

COMMONWEALTH PIER
UP TO 45,000 SQ FT RETAIL COMING IN 2024
635K SQ FT OFFICE
25K SF PUBLIC PLAZA

DECK 5

DECK 4

RETAIL
9,600 SQ FT
SUBDIVIDABLE

BOSTON HARBORWALK

BOSTON HARBOR

URBAN WATERFRONT CAMPUS

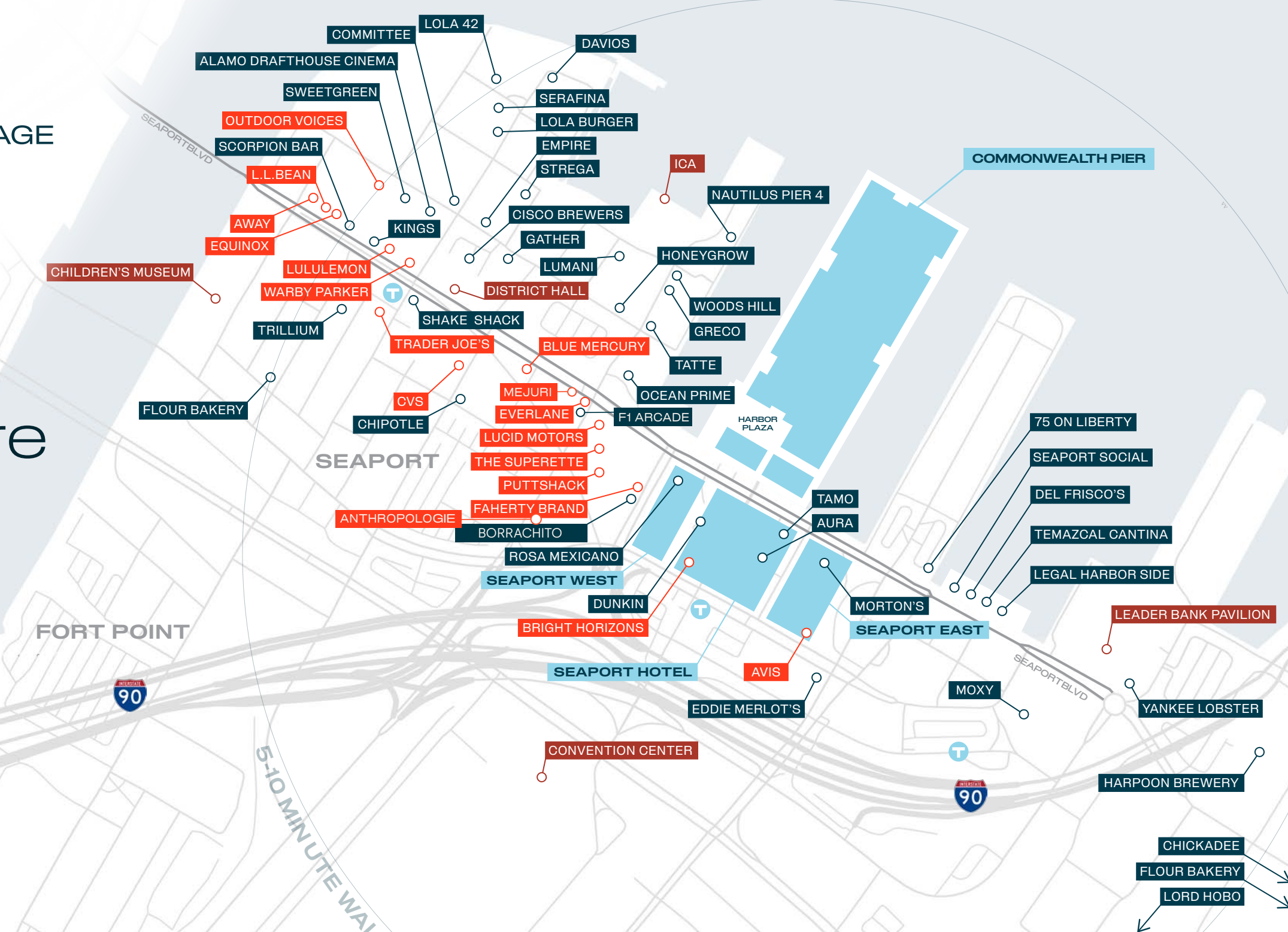
Retail Mix

- FOOD & BEVERAGE
- RETAIL
- CULTURAL

Getting Here

5min 
drive to I-93 & I-90

5min 
walk to Silverline





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

SHAKE SHACK

PUTTSHACK

OCEAN PRIME

NORTH STATION SHUTTLE

45K OF RETAIL
COMING SOON

TRILLIUM
TRADER JOE'S

YOTEL BOSTON

KINGS
LULULEMON
FLIGHT CLUB
SCORPION BAR

ENVOY HOTEL
COMMITTEE

LOLA 42

MASTRO'S
OCEAN CLUB
DAVIO'S

HONEYGROW

TATTE
GRECO

THE INSTITUTE OF
CONTEMPORARY ART

WOODS HILL PIER 4

COMMONWEALTH PIER

Corporate Neighbors



Medtronic



amazon



SEAPORT WEST



SEAPORT HOTEL

SEAPORT EAST

COMMONWEALTH PIER

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

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