Seaport East at

COMMONWEALTH PIER



A PEMBROKE PROPERTY

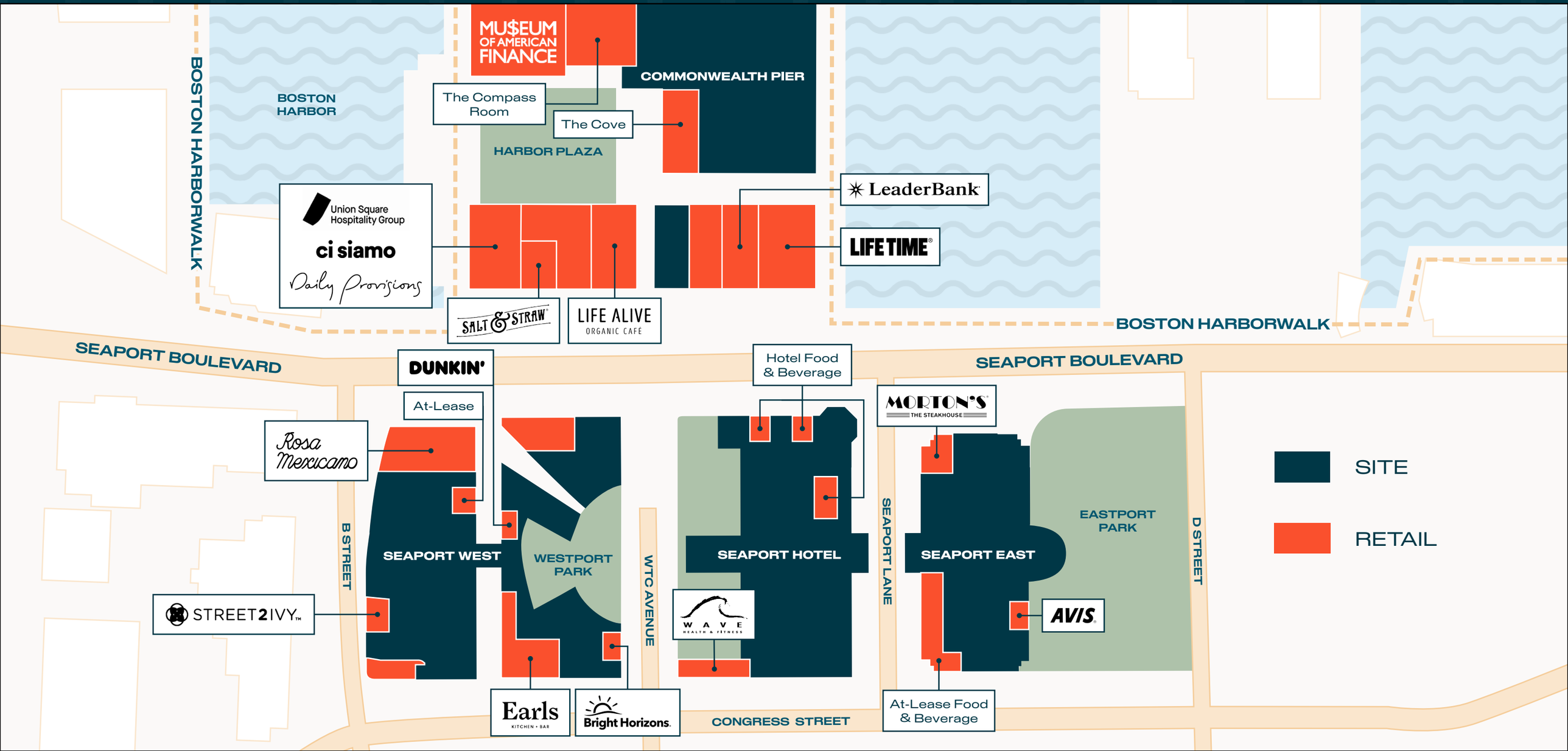
Welcome to Boston's Newest Waterfront Destination

More than just offices, Commonwealth Pier brings together new restaurants, retail, public plazas, revitalized Harborwalk, and art-filled green spaces.



COMMONWEALTH PIER

A Vibrant Waterfront Community









Connected to More Than Just Work

Commonwealth Pier is a community built around the way people want to spend their day. With dining, retail, fitness, parking, parks, art, the Harborwalk, hotel, and waterfront access all on-site, tenants don't just come here to work.

- Treat yourself to a Daily Provisions cruller for breakfast, grab a grain bowl for lunch at Life Alive, or settle into the Ci Siamo patio for an after-work cocktail with harbor views—all in one place.
- Take a walk around the Harborwalk, catch a lunchtime concert or art making pop-up on the pier, or take a coffee break in the park—there's always something happening beyond the office.

Earls KITCHEN + BAR

Daily Provisions

LIFETIME®

ci siamo

LIFE ALIVE ORGANIC CAFÉ

SALT & STRAW®

DUNKIN'

Bright Horizons.

LeaderBank

SEAPORT HOTEL

MORTON'S THE STEAKHOUSE

MU$EUM OF AMERICAN FINANCE

An Easy Commute



1 min drive to I-93 and I-90

2300 underground parking spaces
1500+ additional nearby spaces

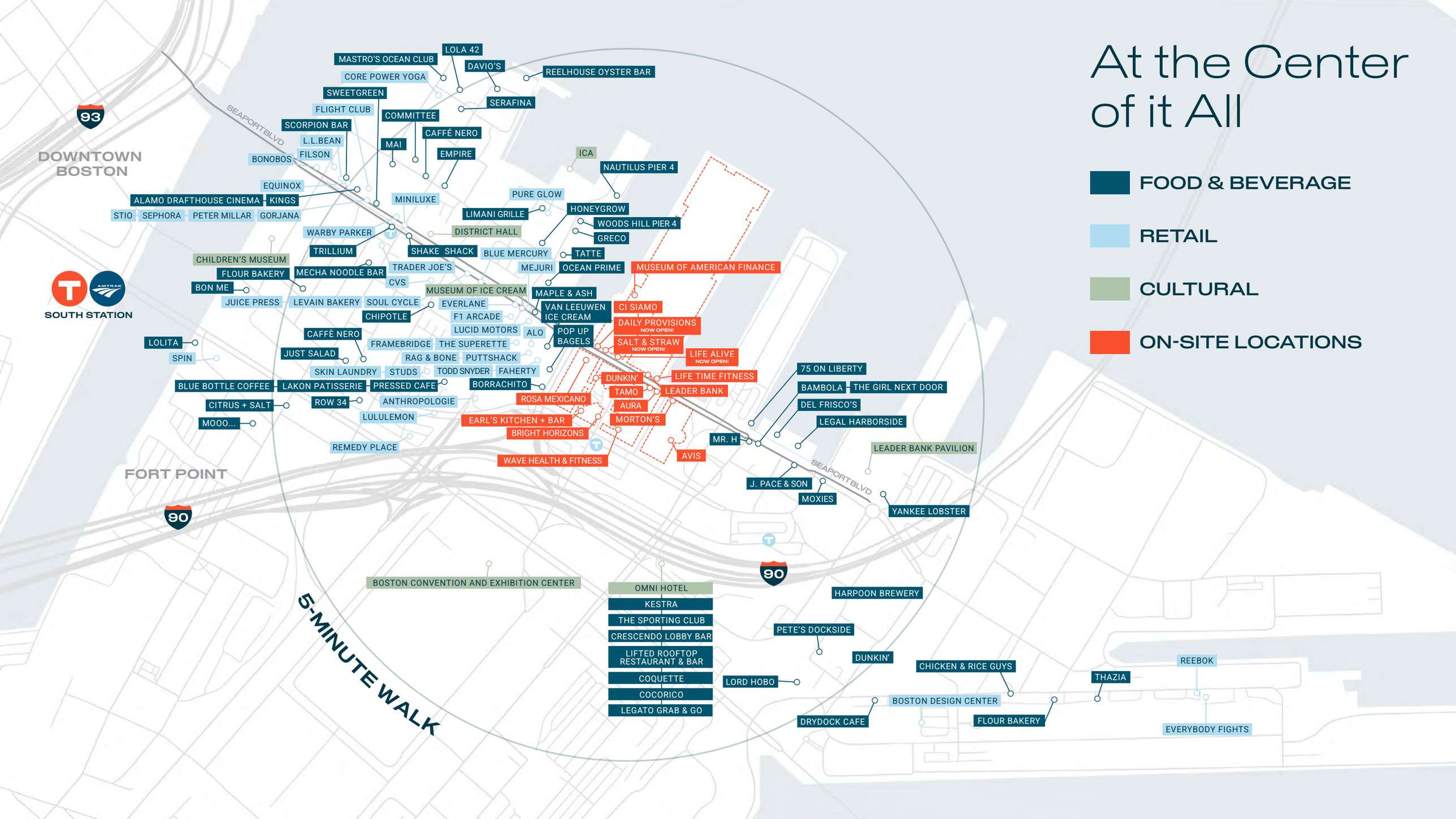
Complimentary Shuttle
to North & South Station

2 min walk to Silver Line

Located on Bus Routes 4 & 7
to South Boston

Immediate access to water transport
New on-site MBTA Commuter Ferry Harbor Loop stop

10 min drive to BOS
Closest office building to Logan Airport


At the Center of it All
FOOD & BEVERAGE
RETAIL
CULTURAL
ON-SITE LOCATIONS
DOWNTOWN BOSTON
SOUTH STATION
FORT POINT
SEAPORT BLVD
5-MINUTE WALK
93
90
MASTRO'S OCEAN CLUB
LOLA 42
DAVIO'S
REELHOUSE OYSTER BAR
CORE POWER YOGA
SWEETGREEN
SERAFINA
FLIGHT CLUB
COMMITTEE
SCORPION BAR
CAFFÉ NERO
L.L.BEAN
MAI
BONOBOS
FILSON
EMPIRE
ICA
NAUTILUS PIER 4
EQUINOX
ALAMO DRAFTHOUSE CINEMA
KINGS
MINILUXE
PURE GLOW
STIO
SEPHORA
PETER MILLAR
GORJANA
LIMANI GRILLE
HONEYGROW
WOODS HILL PIER 4
WARBY PARKER
DISTRICT HALL
GRECO
TRILLIUM
SHAKE SHACK
BLUE MERCURY
TATTE
CHILDREN'S MUSEUM
TRADER JOE'S
MEJURI
OCEAN PRIME
MUSEUM OF AMERICAN FINANCE
FLOUR BAKERY
MECHA NOODLE BAR
CVS
BON ME
MUSEUM OF ICE CREAM
MAPLE & ASH
JUICE PRESS
LEVAIN BAKERY
SOUL CYCLE
EVERLANE
VAN LEEUWEN ICE CREAM
CI SIAMO
CHIPOTLE
F1 ARCADE
DAILY PROVISIONS NOW OPEN!
LUCID MOTORS
ALO
POP UP BAGELS
CAFFÈ NERO
SALT & STRAW NOW OPEN!
LOLITA
FRAMEBRIDGE
THE SUPERETTE
LIFE ALIVE NOW OPEN!
SPIN
JUST SALT
RAG & BONE
PUTTSHACK
75 ON LIBERTY
SKIN LAUNDRY
STUDS
TODD SNYDER
FAHERTY
DUNKIN'
LIFE TIME FITNESS
BAMBOLA
THE GIRL NEXT DOOR
BLUE BOTTLE COFFEE
LAKON PATISSERIE
PRESSED CAFE
BORRACHITO
TAMO
LEADER BANK
DEL FRISCO'S
CITRUS + SALT
ROW 34
ANTHROPOLOGIE
ROSA MEXICANO
AURA
LEGAL HARBORSIDE
MOOO...
LULULEMON
EARL'S KITCHEN + BAR
MORTON'S
MR. H
BRIGHT HORIZONS
REMEDY PLACE
WAVE HEALTH & FITNESS
AVIS
LEADER BANK PAVILION
J. PACE & SON
MOXIES
YANKEE LOBSTER
BOSTON CONVENTION AND EXHIBITION CENTER
OMNI HOTEL
KESTRA
THE SPORTING CLUB
CRESCENDO LOBBY BAR
LIFTED ROOFTOP RESTAURANT & BAR
COQUETTE
COCORICO
LEGATO GRAB & GO
HARPOON BREWERY
PETE'S DOCKSIDE
DUNKIN'
LORD HOBO
CHICKEN & RICE GUYS
REEBOK
THAZIA
BOSTON DESIGN CENTER
DRYDOCK CAFE
FLOUR BAKERY
EVERYBODY FIGHTS


From
Boardwalk


To
Boardroom



Seaport East

WHERE BOSTON WORKS BEST

Seaport East at Commonwealth Pier delivers amenities, hospitality, and a waterfront community, creating a workplace that tenants are excited to walk into every day.

- With up to 34,000 RSF floor plates and 13'4" slab-to-slab, four columns per floor, you have the flexibility to configure your space today and scale it as you grow.
- Enjoy harbor views, waterfront access, on-site fitness, indoor and outdoor gathering spaces, a sculpture garden, and a full-service hotel—all in one place.
- However your team travels, commuting is easy with a 2,300-space underground garage right off I-93 and I-90, plus a shuttle, bus, ferry, and the Silver Line service.
- Our dedicated community manager curates tenant-exclusive programming, giving your people one more reason to want to be here.

Spaces to Gather



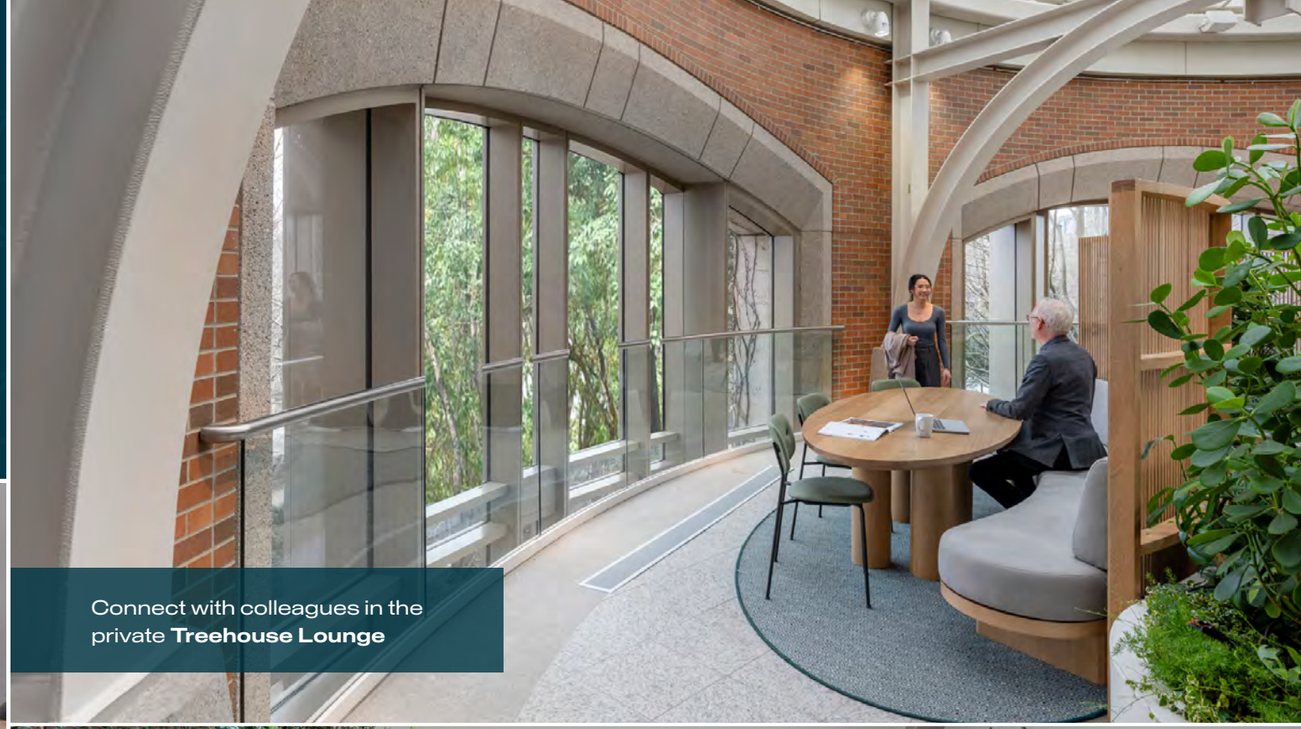
Exclusive **Tenant Programming** year-round



On-site **Conference Room** for when you need it



Seaport Hotel provides full-service conferencing



Connect with colleagues in the private **Treehouse Lounge**

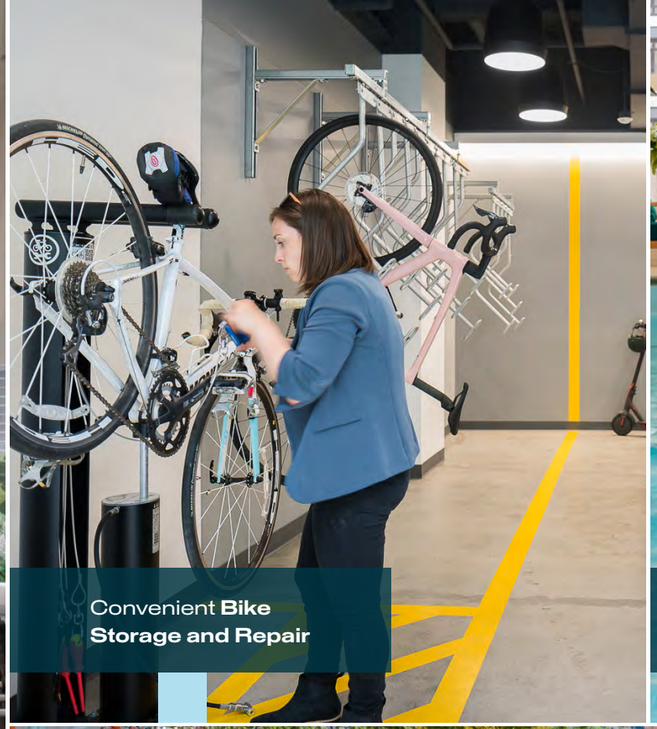


Wintergarden offers a welcoming space at the heart of Seaport East

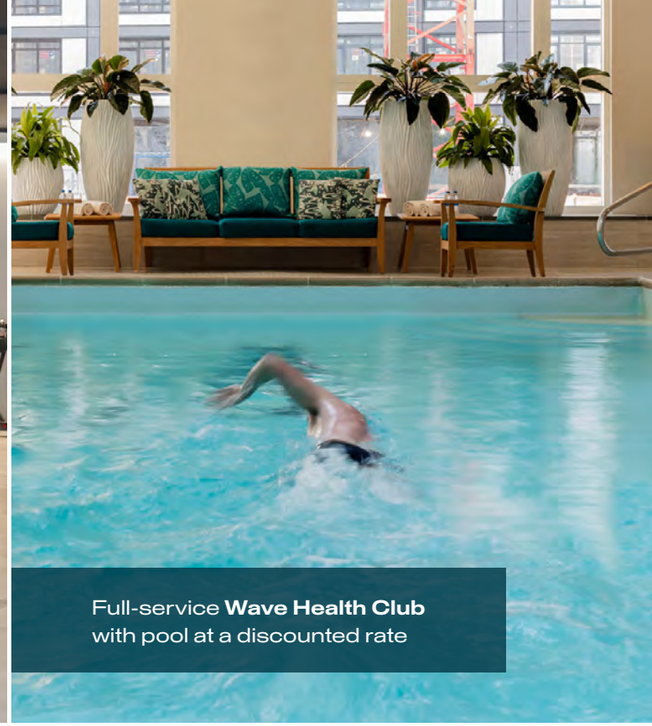


A **brand-new on-site fitness** center built for your team

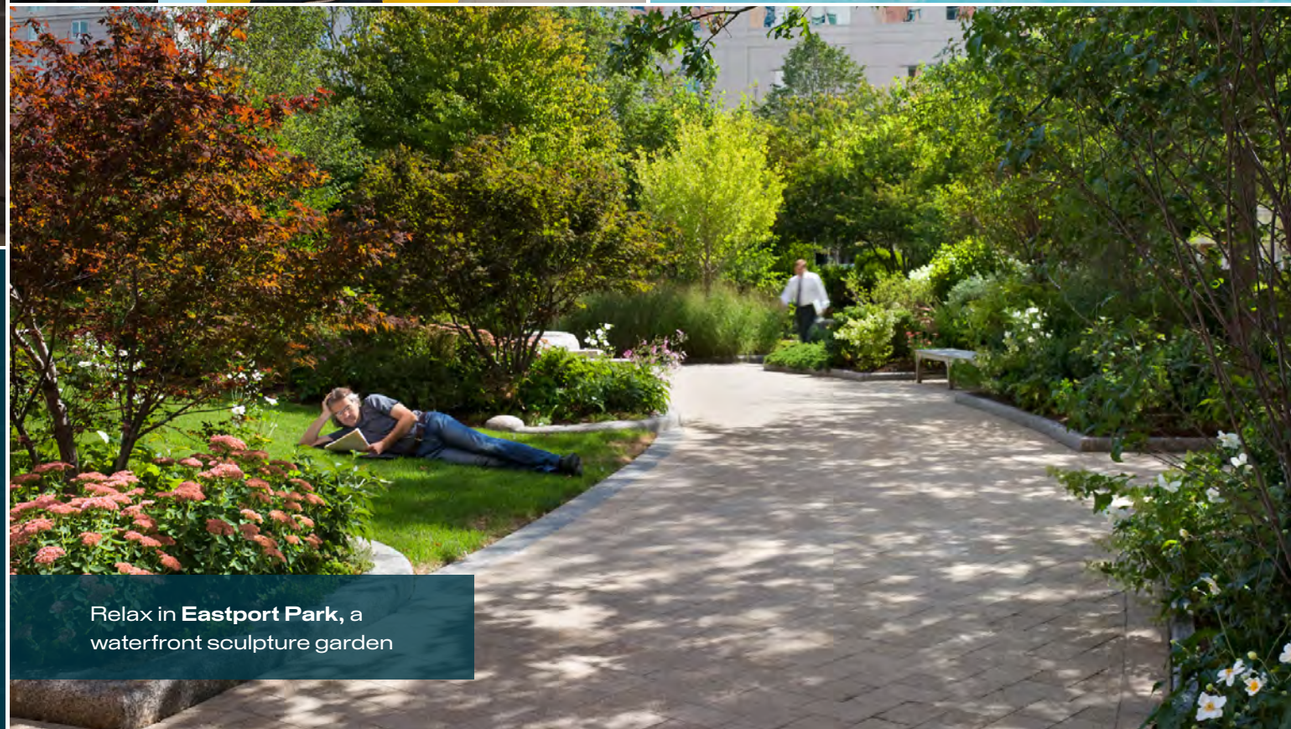
Built for Balance



Convenient **Bike Storage and Repair**



Full-service **Wave Health Club** with pool at a discounted rate



Relax in **Eastport Park,** a waterfront sculpture garden



Seaport East

Explore each floor to view available spaces and details.

SEAPORT EAST & WEST TENANTS:

AEW · Seyfarth · Nutter uncommon law · KURA ONCOLOGY · danaher · citizens energy group · CABOT · AHEAD · CONGRESS ASSET MANAGEMENT COMPANY · BEST BUY Health · snowflake · FOLEY HOAG · EDGEBEAM WIRELESS · CETRULO LLP

17	
16	
15	
14	
13	34,058 sq ft - Take a Tour ›
12	
11	
10	9,716 sq ft - Take a Tour ›
9	
8	10,743 sq ft - Take a Tour ›
7	17,110 sq ft
6	6,782 sq ft ›
5	27,520 sq ft
4	33,866 sq ft - Take a Tour ›
3	28,649 sq ft - Take a Tour ›
2	
1	

OPEN FLOORPLAN TEST FIT

Your Space, Fully Imagined



Designed to support focused work, team collaboration, and future growth in one efficient full-floor layout.

- 16 offices
- 124 workstations
- 1 reception desk
- Cafe/lounge
- Phone & virtual meeting rooms
- Conference & meetings rooms



Seaport West

Different space. Same ecosystem. Additional availability within Commonwealth Pier, connected to Seaport East and the broader campus.

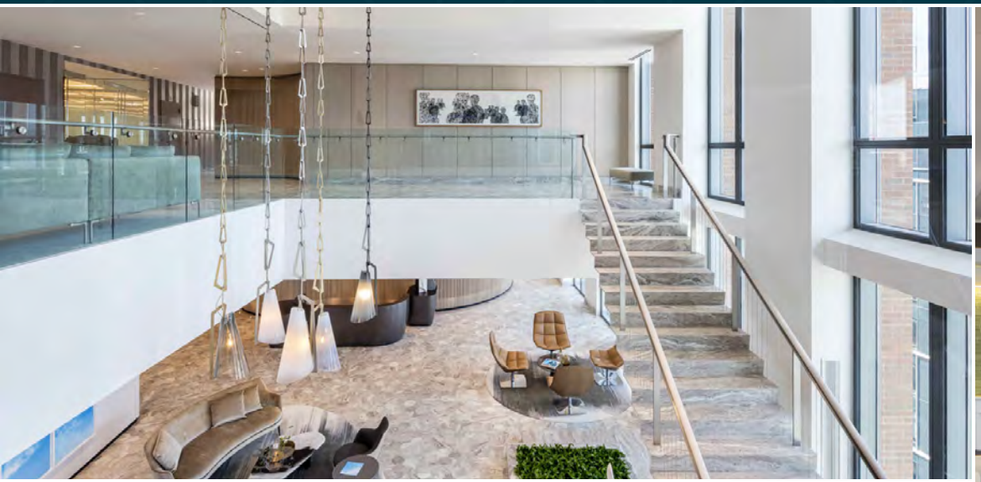
SEAPORT EAST & WEST TENANTS:

AEW · Seyfarth · Nutter uncommon law · KURA ONCOLOGY · danaher · citizens energy group · CABOT · AHEAD · CONGRESS ASSET MANAGEMENT COMPANY · BEST BUY Health · snowflake · FOLEY HOAG · EDGEBEAM WIRELESS · CETRULO LLP

16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	3,385 sq ft ›	1,816 sq ft
1		

Flexible Space to Support a Wide Range of Businesses

Whether you need room to grow or space to right-size, Seaport East and West offer the flexibility to meet your team where it is, now and in the future.











Tenants Stay and Grow

Ongoing investment and hands-on management support long-term performance and tenant retention.

92%

of occupied space held by second- and third-generation tenants

80%

of tenants in third-generation leases



AEW Capital Management

3rd generation tenant

Since 1999 | Term through 2032



Foley Hoag

3rd generation tenant

Since 2002 | Term through 2036

About Pembroke

We're dedicated to delivering excellence through in-person quality of service that meets our occupiers' specific needs, enriches their workplaces, and helps them attract the best talent.

- Our 9.4M sq ft portfolio is differentiated by buildings that create signature experiences in outstanding locations
- A thoughtful approach to creating sustainable properties
- Global expertise with local knowledge
- More than 25 years of experience and an international focus



20 Martin Place, Sydney



25 Cannon St, London



Fairview Market Hall, Seattle



1201 New York Ave, Washington DC

There's a reason tenants stay here. Teams grow instead of shrink.

Top businesses choose Seaport East.

Ready to find your place at Seaport East? Let's talk.

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View our website for more information: **www.commonwealthpier.com**

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