

Seaport East at
COMMONWEALTH PIER



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A PEMBROKE PROPERTY

Your Office, Elevated

A premier office building offering unobstructed waterfront and park views. Spark inspiration and foster collaboration in the heart of the Seaport, with some of Boston's best shopping, dining, and most prestigious corporate neighbors. Offering seamless connectivity through public transportation, including the commuter boat, buses, train stations, the Silver Line, plus easy access to major highways and Logan Airport, Seaport East offers an ideal location for both work and lifestyle.



LOBBY
Be welcomed in style



HARBORWALK
Explore the harbor on a lunchtime stroll

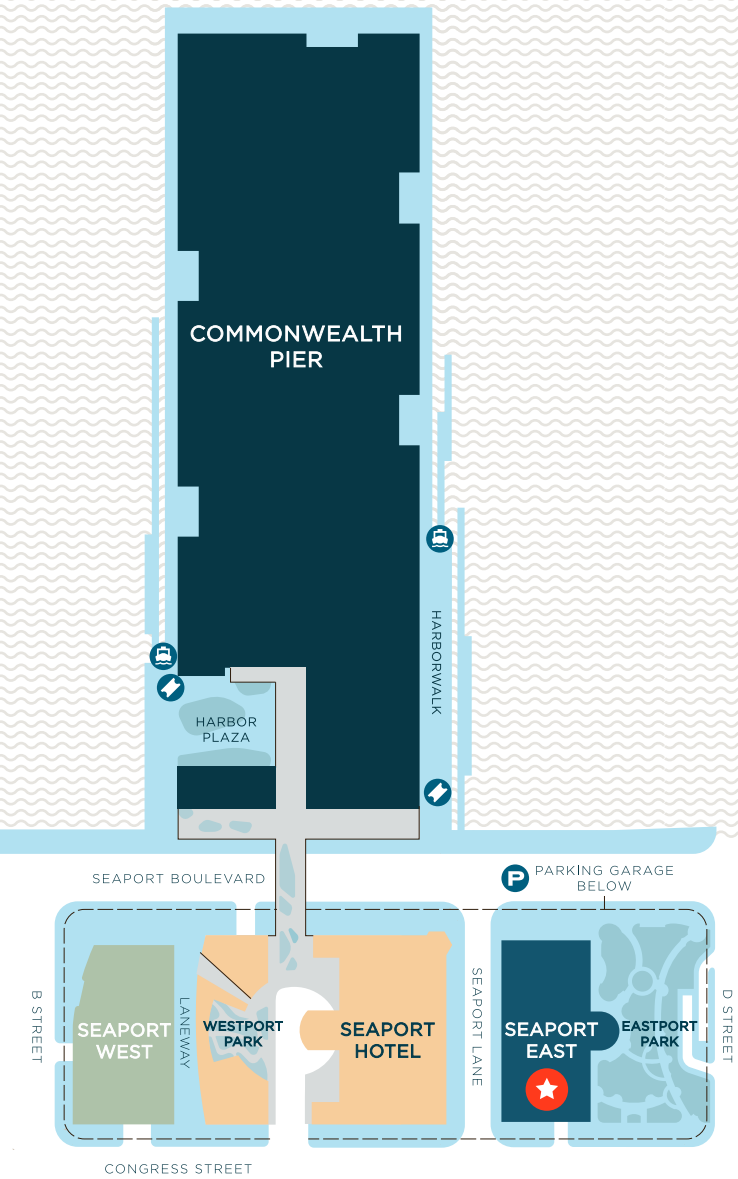


WATERFRONT OFFICE SPACE
Flexible and modern workspaces



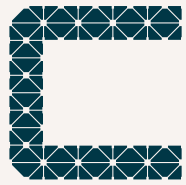
WINTERGARDEN
Bring the outdoors in for year-round enjoyment

A Waterfront Destination



Connection Made Easy

1 min drive to I-93	1 min drive to I-90
5 min walk to Silver Line	5 min walk to Water Taxi
10 min drive to Logan International Airport	15 min walk to South Station
2,300 underground on-site parking spaces	Shuttle tenant-only service to North & South Station



Commonwealth Pier

Seaport East is just steps away from Commonwealth Pier, a new waterfront destination with new retail and lunch options alongside an array of art, cultural, and dining experiences. Commonwealth Pier is designed to celebrate connections throughout the public waterfront spaces, crafting breathtaking spaces for events and exciting year-round indoor and outdoor opportunities for people to come together.

EXPERIENCE COMMONWEALTH PIER PHASED OPENING STARTING SUMMER 2025



Take a lap on the enhanced 1/4 mile Harborwalk and enjoy over 160K sq ft of public outdoor space



Savor, sip, and relax in the waterfront gathering spaces



Bustling atmosphere and year-round events



New restaurants from casual to fine dining to fit every occasion



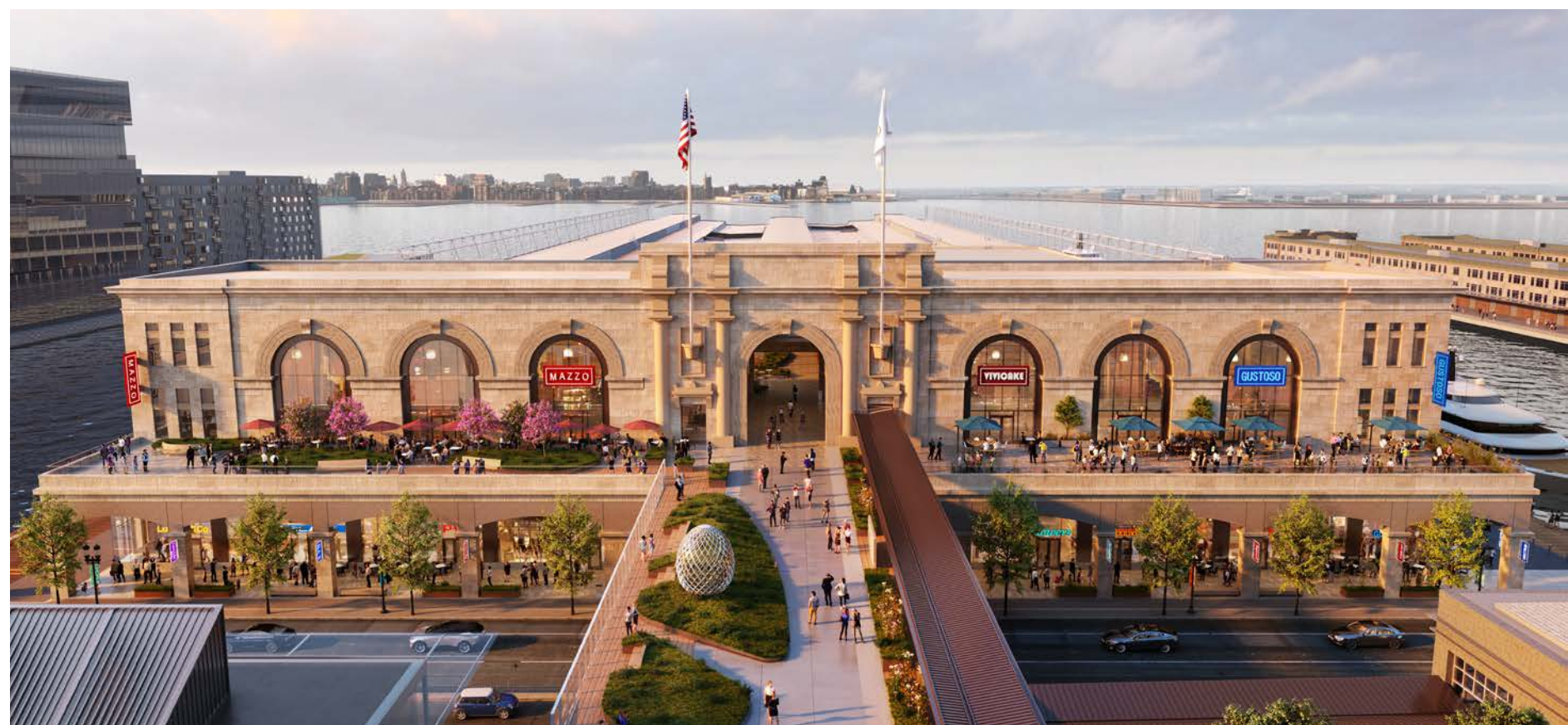
Union Square Hospitality Group will open two Boston restaurants: Ci Siamo and Daily Provisions



Earl's Kitchen + Bar opening new restaurant



Already home to Morton's Steakhouse, Rosa Mexicano, and Tamo



Tenant Events

Dynamic programming & engaging activities



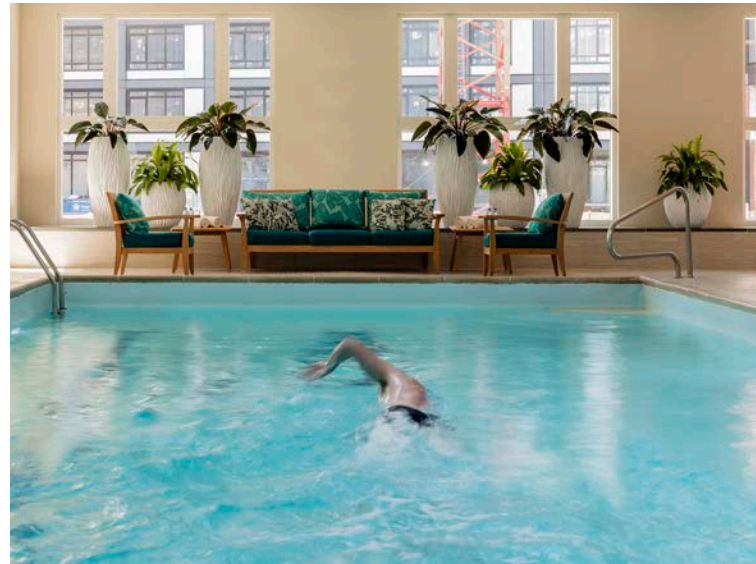
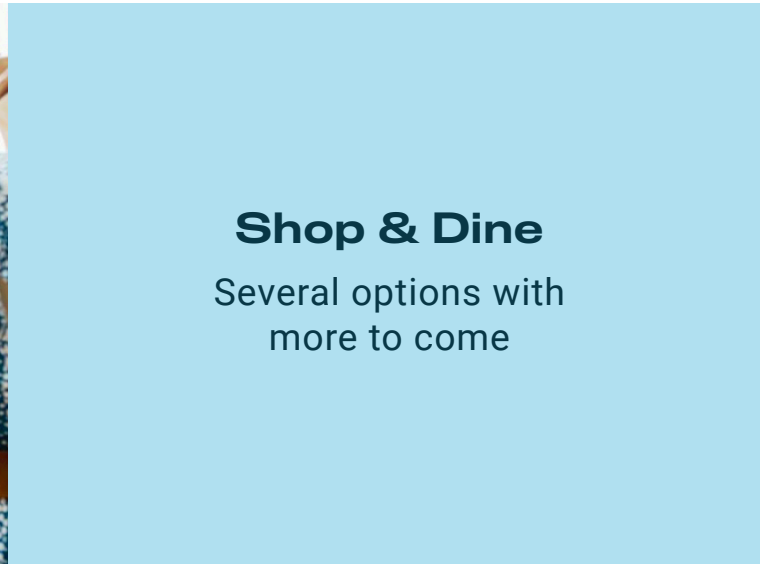
The Seaport East Experience

Elevate everyday with engaging events and curated amenities including parks, bike parking, art, and dining options. Take a walk along the quarter-mile Harborwalk or connect with friends and coworkers over lunch in Eastport Park. Bring the outside in at the Wintergarden and Treehouse, gathering and lounge spaces designed for meetings and available for private events.



Shop & Dine

Several options with more to come



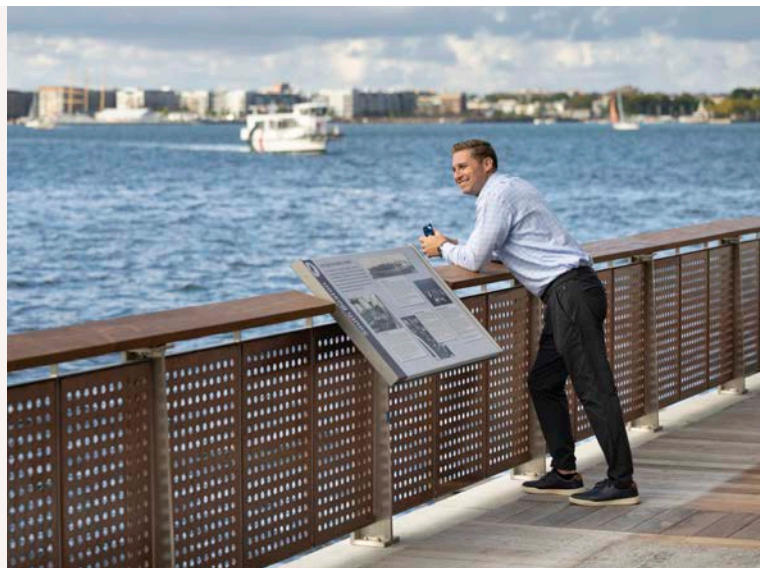
Seaport Hotel

Discounted rooms plus pool & fitness access



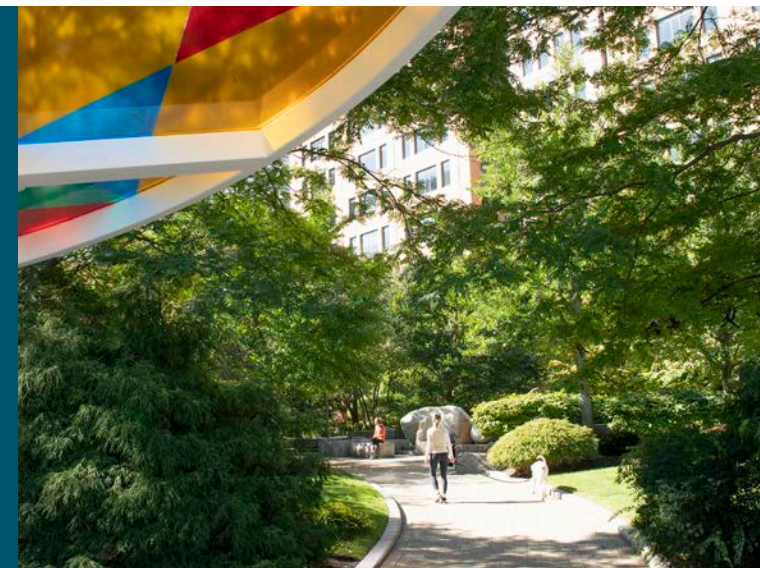
Waterfront Destination

Explore all the harbor offers on a lunchtime stroll



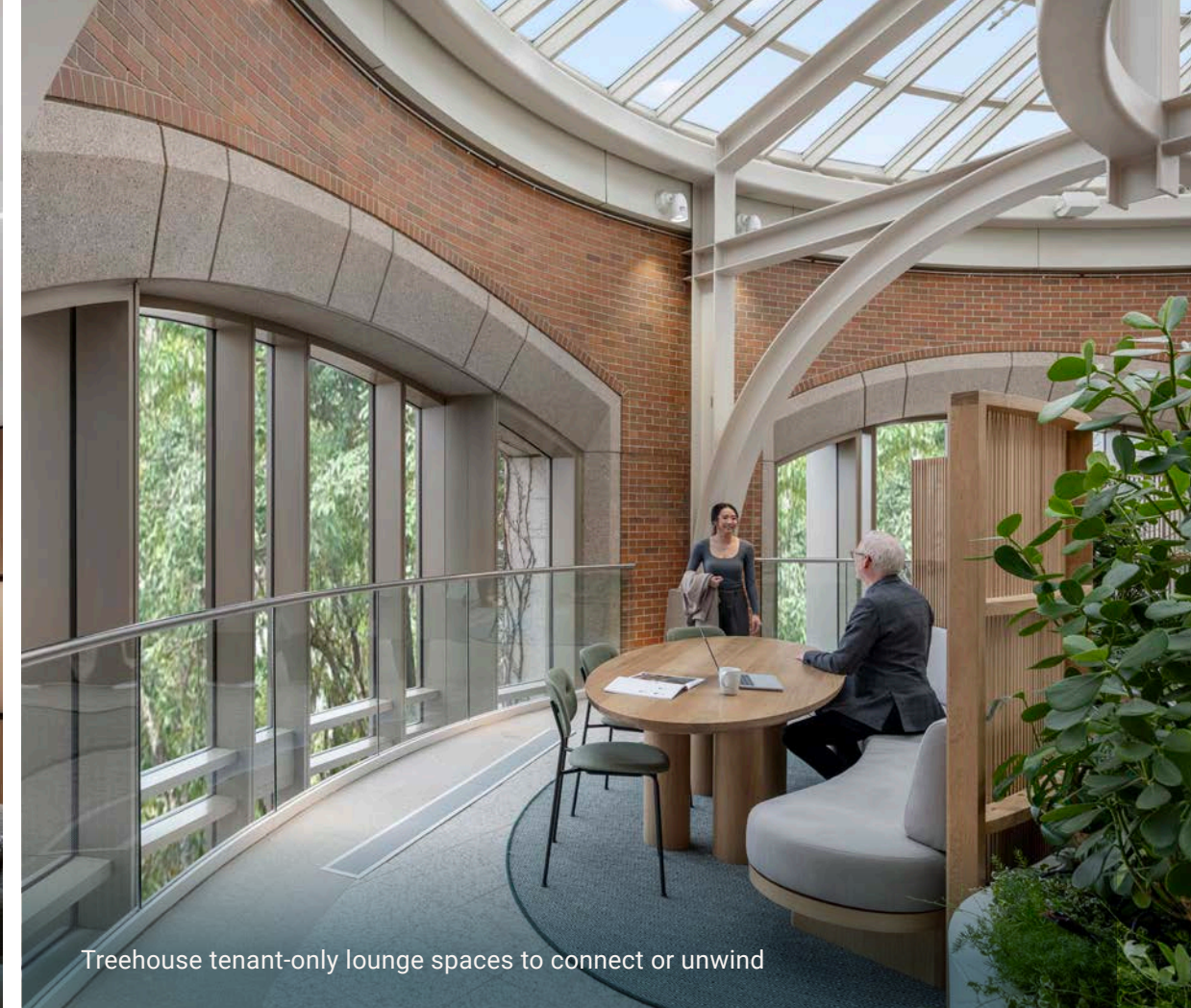
Eastport Park

Step outside & disconnect in our sculpture garden

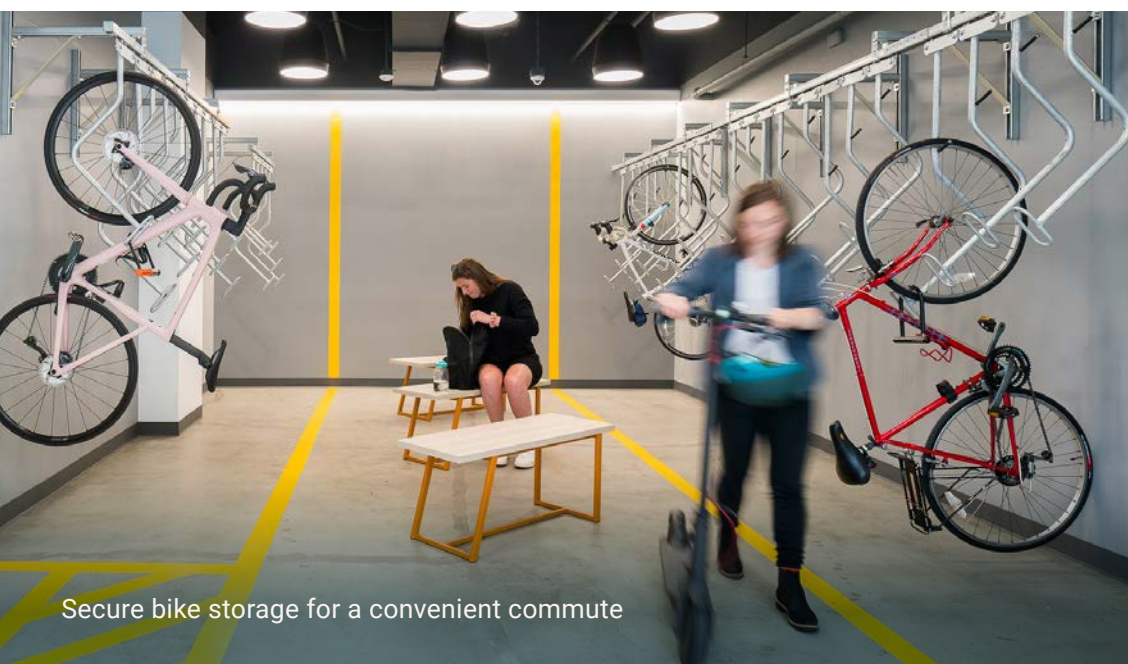




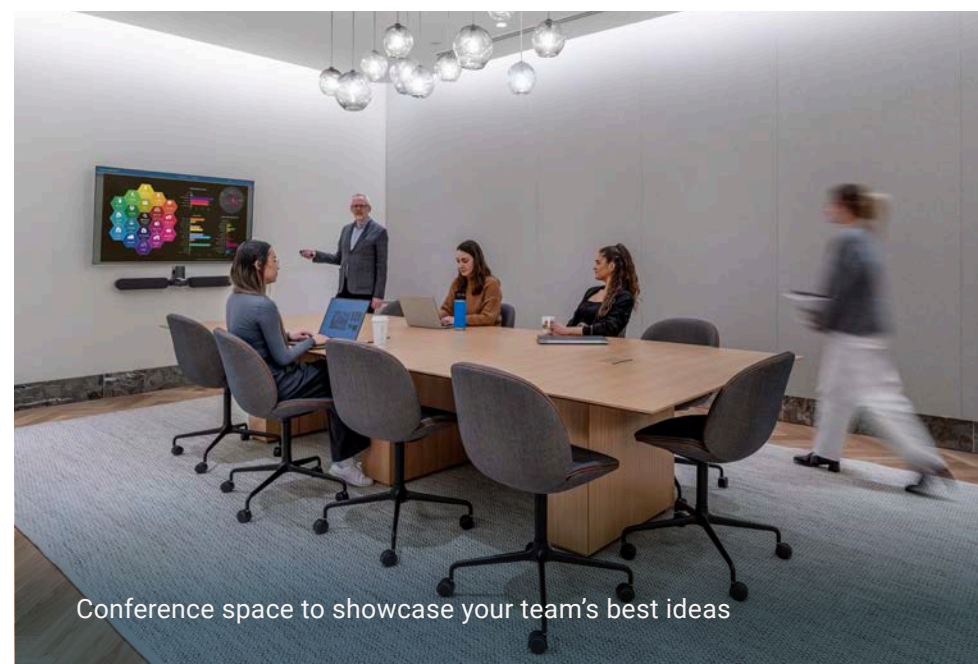
Inspiring, light-filled Wintergarden bringing nature indoors



Treehouse tenant-only lounge spaces to connect or unwind



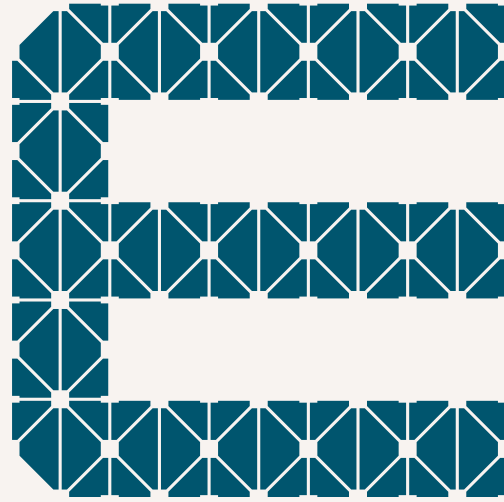
Secure bike storage for a convenient commute



Conference space to showcase your team's best ideas

Amenities

With an intentional design that focuses on creating spaces that invite the outside in and programming that brings employees together, Seaport East stands apart. Connect with colleagues at the on-site restaurants or fit your wellness routine into your workday at the planned fitness amenity.



SEAPORT EAST

AT COMMONWEALTH PIER

33,209
sq ft average floor plate



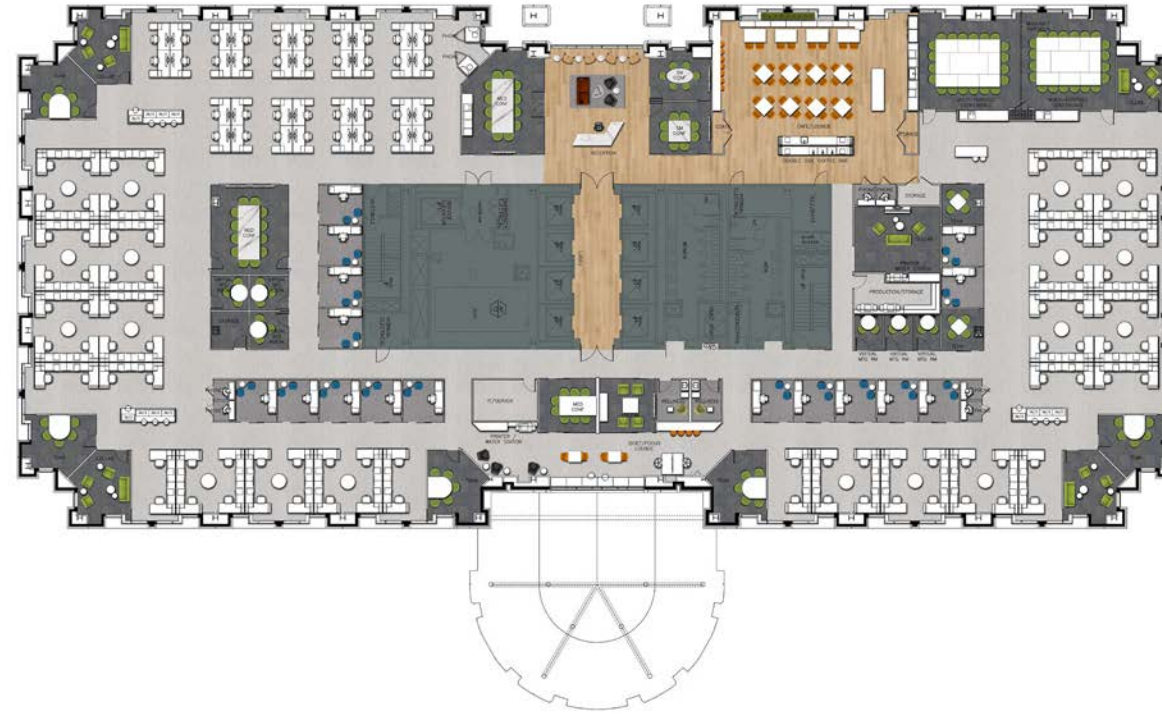
Elevated
Offices



Unobstructed,
Light-filled Views



Waterfront
Workspaces



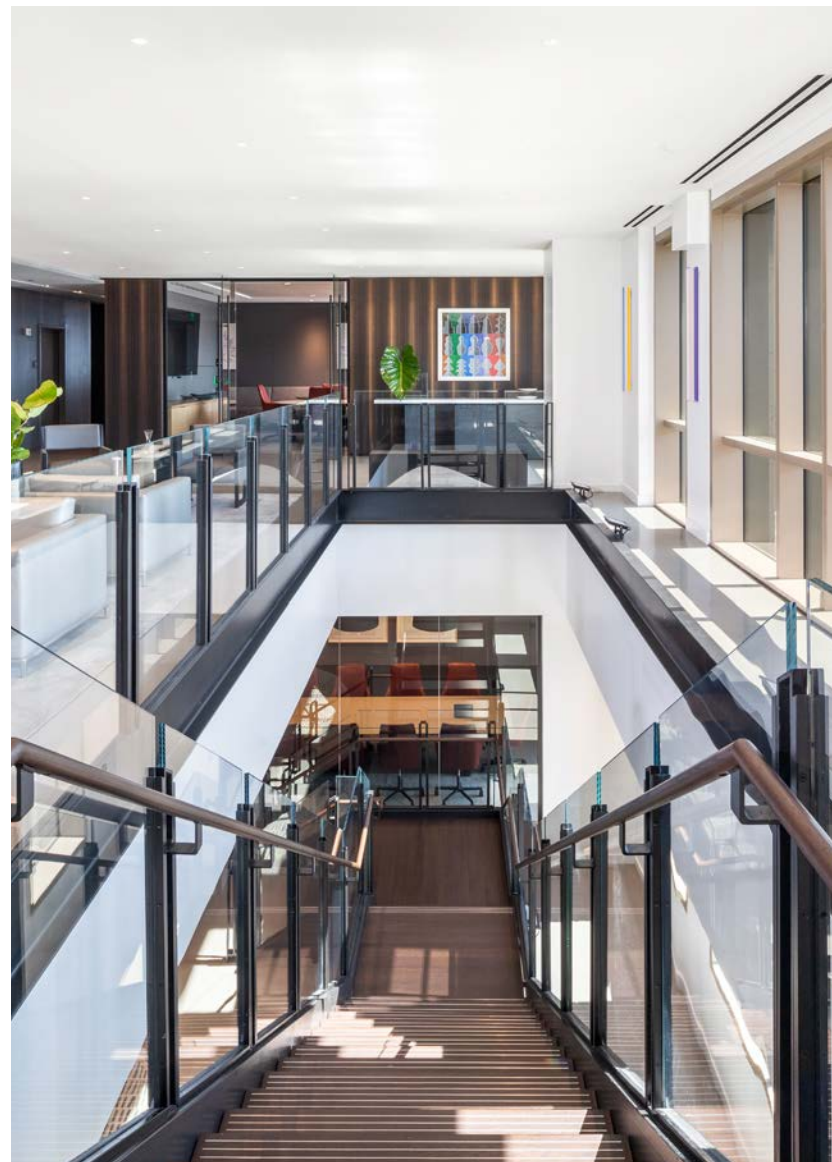
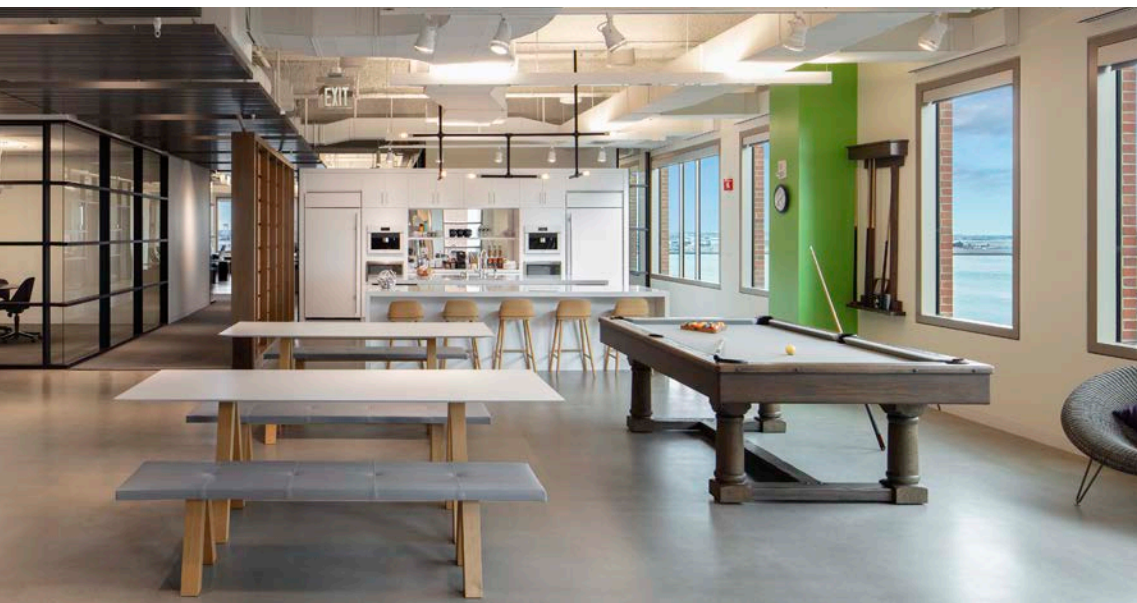
Typical Open
Office Layout



Typical Office
Intensive Layout

Intentionally Designed Waterfront Offices with Light-Filled Views

Welcoming and vibrant with natural light, Seaport East blends downtown connection with green-designed spaces that support both productivity and well-being, providing the perfect setting for companies to thrive.





SEAPORT EAST
AT COMMONWEALTH PIER

Availability to Elevate Your Office Experience

16			
15			
14			
13	Entire Floor	Take a Virtual Tour	34,058 SF
12			
11			
10		Take a Virtual Tour	9,669 SF
9			
8	Subdividable	Take a Virtual Tour	10,743 SF
7			17,157 SF
6	Subdividable	Take a Virtual Tour	13,878 SF
5			
4	Entire Floor	Take a Virtual Tour	33,931 SF
3	Entire Floor	Take a Virtual Tour	28,649 SF
2			
1			

SEAPORT EAST & WEST TENANTS:



The Pembroke Approach

We don't believe one size fits all. We build lasting relationships that give us time to understand your challenges and then develop answers that precisely match your needs. Our long-term stewardship – of relationships and buildings – is summed up easily as “people first”.



**We combine
international
perspective &
local expertise**

**8.9M sq ft under
management**

**Over 25 years of
experience**



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NEWMARK