

311  
SUMMER

RETAIL SPACE  
FOR LEASE

6,721 SF — Subdividable · Fort Point · Boston, MA







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# PROPERTY OVERVIEW

Boston Realty Advisors is pleased to present an opportunity to lease **311 Summer Street**, located in the vibrant and historic Fort Point neighborhood in Boston, MA. This iconic brick-and-beam building exemplifies Boston's historic industrial architecture, while also maintaining a LEED platinum certification. The ±6,721 square foot ground level retail space occupies a dramatic street corner presence along Summer Street. The success of all future tenants is imminent due to the rapid growth demonstrated in the Fort Point and Seaport neighborhoods.



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KEY  
LEASING  
DRIVERS

Redeveloped, Historic  
Brick-And-Beam

Unmatched  
Seaport Location

Transformative  
Submarket

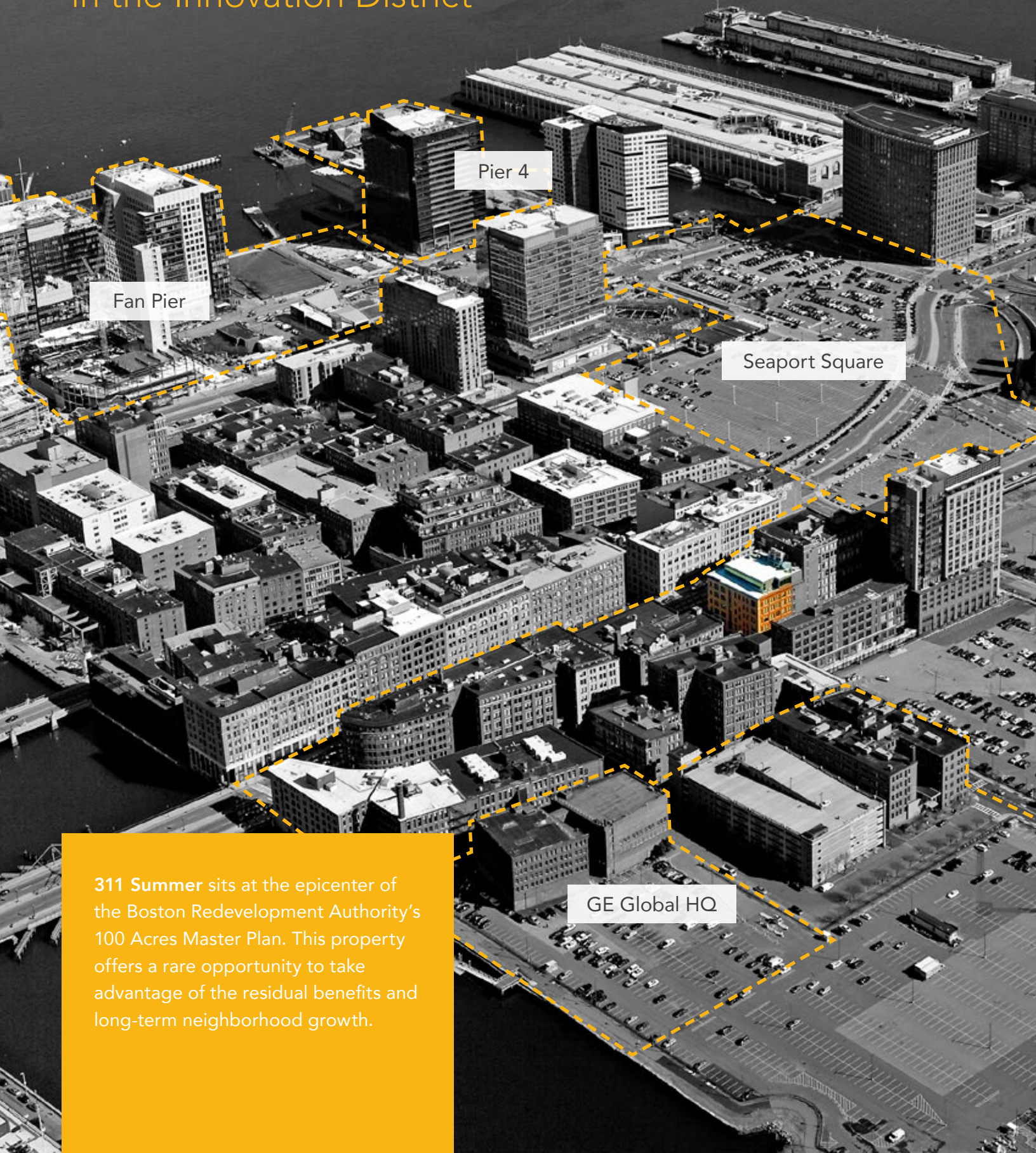
Commuter Access,  
Transit-Oriented

LEED Platinum  
Commercial Interior



# ON THE HORIZON

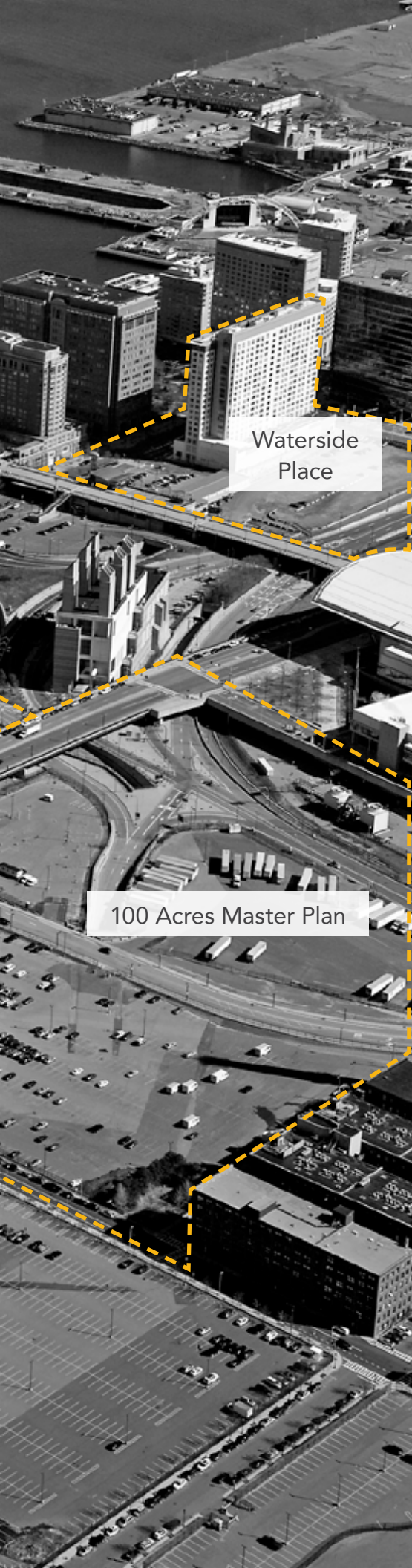
in the Innovation District



**311 Summer** sits at the epicenter of the Boston Redevelopment Authority's 100 Acres Master Plan. This property offers a rare opportunity to take advantage of the residual benefits and long-term neighborhood growth.

GE Global HQ





## GE GLOBAL HQ

**\$100M**  
Development

**3**  
Buildings

**2.5**  
Acres

OFFICE

Waterside  
Place

## FAN PIER

**3**  
Million SF Development

**21**  
Acres

OFFICE / LIFE SCIENCE /  
RESIDENTIAL / RETAIL / CULTURAL

## PIER 4

**105**  
Condo Units

**373,000**  
SF of Office

OFFICE / RESIDENTIAL

100 Acres Master Plan

## SEAPORT SQUARE

**6.3**  
Million SF Development

**23**  
Acres

**20+**  
Buildings

**20**  
City Blocks

OFFICE / RESIDENTIAL / RETAIL /  
HOTEL / CULTURAL

## WATERSIDE PLACE

**513**  
Apartments

**12,000**  
SF of Retail

RESIDENTIAL / RETAIL

## 100 ACRES MASTER PLAN

**5.9**  
Million SF Development

**100**  
Acres

OFFICE / RESIDENTIAL /  
RETAIL / CULTURAL

# DEVELOPMENT



- 1** ENVOY HOTEL  
Owner: Norwich Partners  
136 Room Boutique Hotel  
Upscale Restaurant and Rooftop Bar
- 2** SEAPORT SQUARE  
6.3 Million SF of Development  
23 Acres  
20+ Buildings over 20 City Blocks
- 3** FAN PIER  
Owner: Fallon Company  
3 Million SF of Development  
21 Acres
- 4** PIER 4 RESIDENCES  
Owner: UDR  
369 Market-Rate Apartments  
15,000 SF Restaurant
- 5** PIER 4 DEVELOPMENT  
Owner: Tishman Speyer  
353,000 SF of Office  
171,000 SF of Residential  
37,000 SF of Retail
- 6** 101 SEAPORT BOULEVARD  
Owner: Union Investment Real Estate GmbH  
420,000 SF of Office  
20,000 SF of Retail  
Pricewaterhouse Coopers HQ
- 7** WATERMARK SEAPORT  
Owner: Skanska  
346 Market-Rate Apartments  
25,000 SF of Retail
- 8** SAUSAGE PARCEL  
Owner: Crescent Heights America  
424 Market-Rate Apartments  
13,000 SF of Retail
- 9** 121 SEAPORT BOULEVARD  
Owner: Skanska  
400,000 SF of Office  
50,000 SF of Retail
- 10** WATERSIDE PLACE  
Owner: Drew Company  
665,000 SF in 2 Buildings  
513 Market-Rate Apartments  
12,000 SF of Retail
- 11** 319 A STREET  
Owner: Boston Residential Group  
48 Loft Condominiums
- 12** 22 BOSTON WHARF ROAD  
Owner: Berkeley Investments  
56,000 SF of new Office  
3,000 SF of Retail
- 13** FLATS ON D  
Owner: Bozzuto Management  
129 Market-Rate Apartments
- 14** BCEC D STREET HOTELS  
MCCA & Commonwealth Ventures  
"A Loft" - 330 Room Starwood Hotel  
"Element" - 180 Room Starwood Hotel
- 15** CHANNEL CENTER  
1.7 Million SF of Development  
500,000 SF State Street Building  
Rue La La HQ
- 16** PARCELS M1 AND M2  
Owner: Cottonwood Management  
750 Residential Units, Most to be Condominiums  
1 Million SF of Development in 3 Buildings
- 17** PARCEL K DEVELOPMENT  
Owner: Conroy Development Corp  
304 Market-Rate Apartments  
247 Room Boutique Hotel  
25,000 SF of Retail
- 18** 100 ACRES MASTER PLAN  
5.9 Million SF of Development  
11 Acres of Public Space
- 19** GILLETTE HEADQUARTERS  
Owner: Procter & Gamble  
Future Redevelopment Site  
388,770 SF Development
- 20** BCEC EXPANSION  
Owner: MCCA  
1.3 Million SF Expansion  
\$1 Billion Development
- 21** 315 ON A STREET  
Owner: Equity Residential  
202 Market Rate Apartments
- 22** GENERAL ELECTRIC HEADQUARTERS  
Owner: General Electric  
2.5 Acres, \$100 Million Development  
3 Building HQ Campus

# GE'S FUTURE GLOBAL HEADQUARTERS

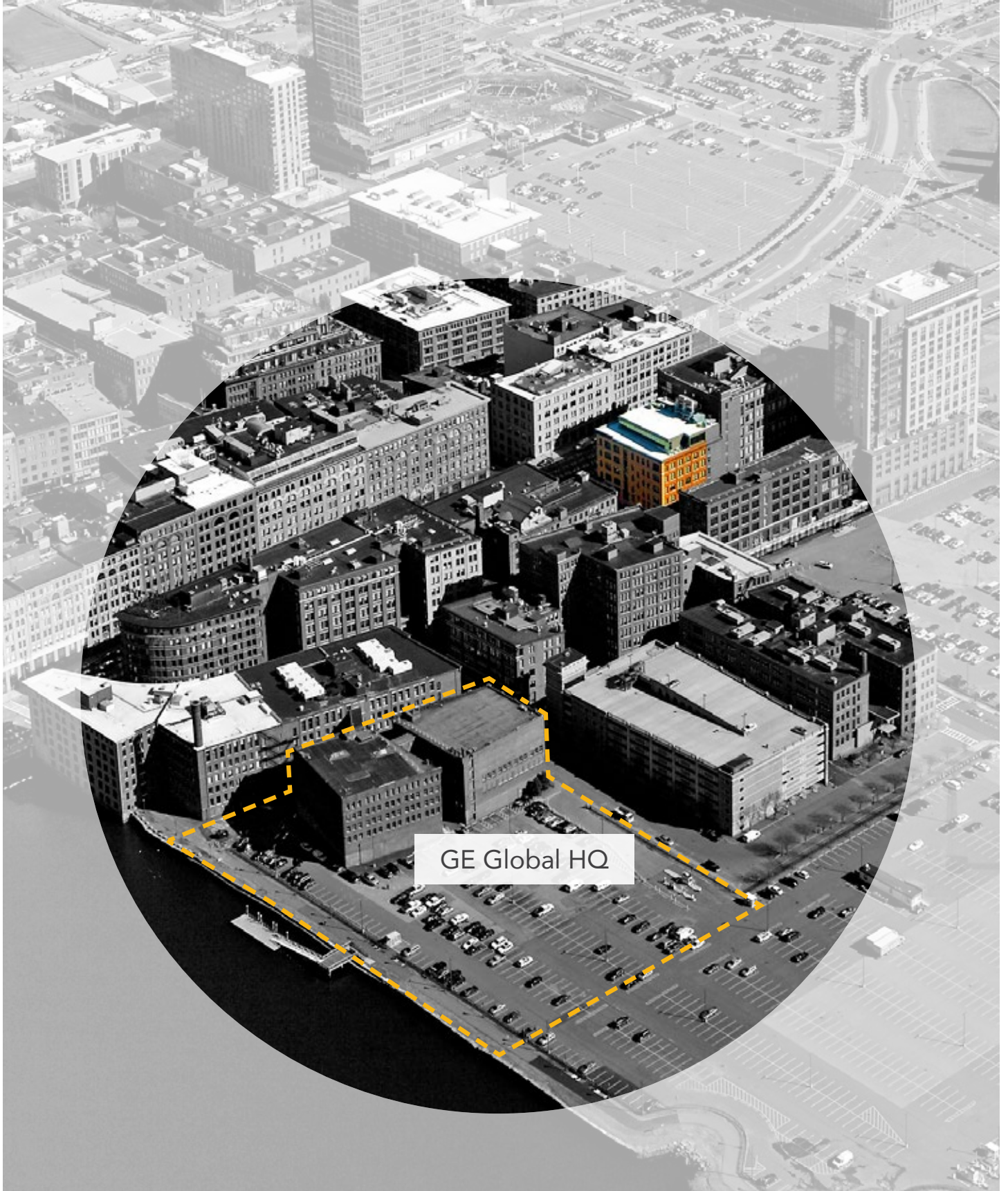
“ We must be in the world of ideas, so that we can remain contemporary and paranoid, ”

—Jeff Immelt, GE's Chairman and CEO,  
in a letter to shareholders about GE's  
decision to relocate to Boston.

General Electric, the United States' largest industrial company, is moving their corporate headquarters to 5 and 6 Necco Way in Boston's Seaport District. GE's new headquarters is located 1 block from **311 Summer Street**, and will be a \$100 million build-to-suit redevelopment of two brick-and-beam buildings and one ground up development. GE will become Massachusetts' largest publicly traded company with a market capitalization exceeding \$280 billion. GE's corporate relocation to the Seaport cements the neighborhood's reputation as the "Innovation District," a slogan GE hopes will redefine their company image.

The new Headquarter's move to the Seaport represents a global image transformation from having a remote suburban campus to establishing the vibe of a start-up in an urban setting known for its energy and ingenuity. GE is relocating over 800 employees including 200 corporate staff members and 600 tech-focused jobs in a variety of disciplines, including data analysis, life sciences, and robotics. GE's entrance into the Seaport submarket will have a large residual impact by attracting companies from all sectors of the market to collaborate with one of America's iconic companies in their new home.





GE Global HQ

JUST ONE BLOCK AWAY





## SUMMER STREET

A main thoroughfare from Financial District through Seaport, in addition to its ease of accessibility throughout Fort Point.

## A STREET

In the heart of the Fort Point restaurant scene, building off the synergy from Congress Street and the abutting residential developments.



# BOSTON'S NEW RETAIL HOTSPOT



COMING SOON:  
Equinox  
Kings Bowling  
Showplace Cinema

COMING SOON:  
CVS  
Miniluxe  
Yo Sushi  
Starbucks  
Shake Shack (now open)

COMING SOON:  
Soul Cycle  
Chipotle  
by CHLOE

311  
SUMMER

T South Station

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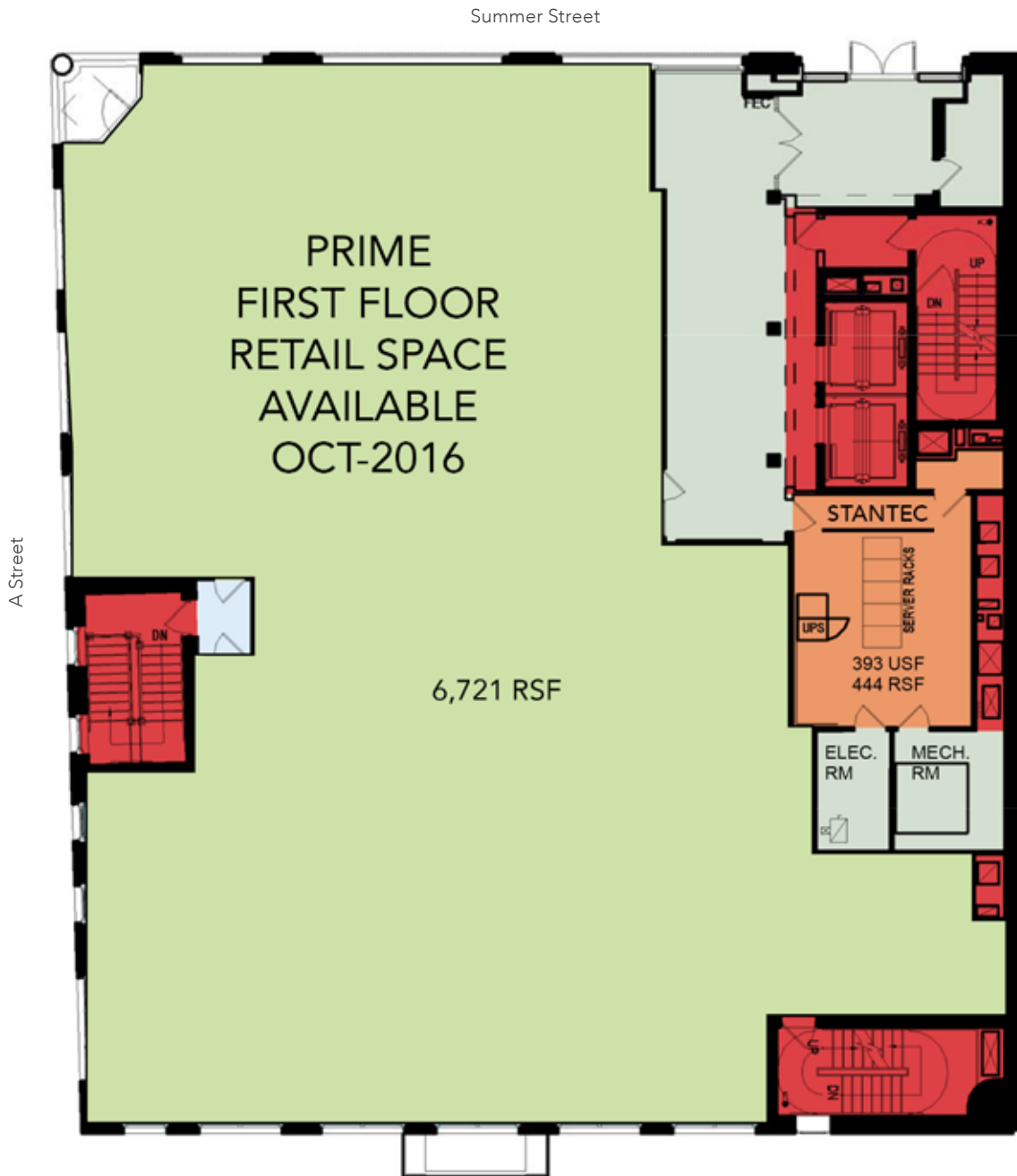
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# FLOOR PLAN · LEVEL 1

6,721 SF — Subdividable

















## RETAIL

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