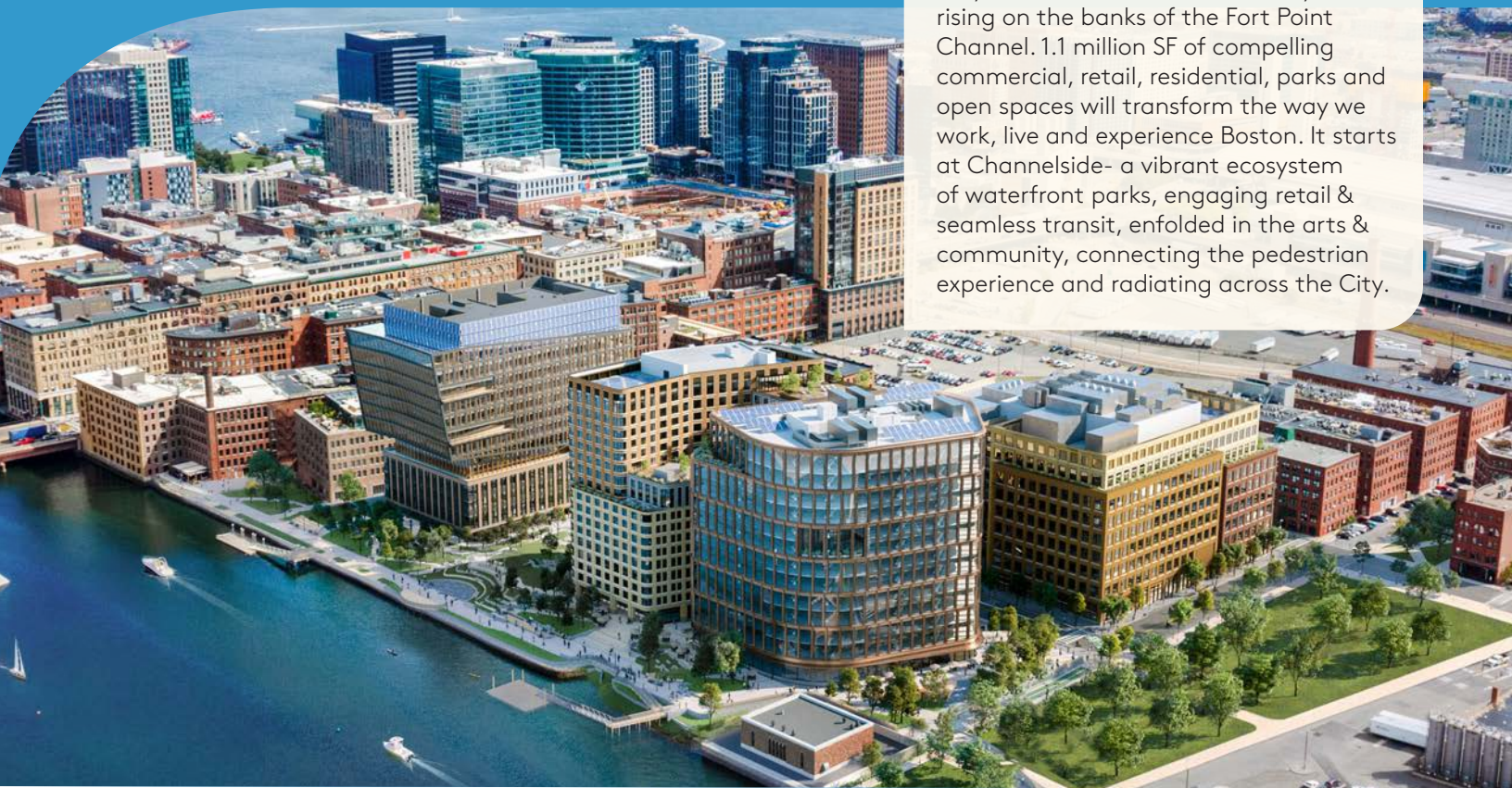


CHANNELSIDE

The Ultimate Lifestyle Campus

A dynamic waterfront community is rising on the banks of the Fort Point Channel. 1.1 million SF of compelling commercial, retail, residential, parks and open spaces will transform the way we work, live and experience Boston. It starts at Channelside- a vibrant ecosystem of waterfront parks, engaging retail & seamless transit, enfolded in the arts & community, connecting the pedestrian experience and radiating across the City.



3.5+ Acres

PUBLIC PARKS & WATERFRONT
OPEN SPACE, LINED BY 40+ MILE
HARBORWALK

1.1M SF

OFFICE, LAB, RETAIL, &
RESIDENTIAL

745K SF

COMMERCIAL SPACE

60K SF

RETAIL, CULINARY, &
CULTURAL EXPERIENCES

340

WATERFRONT APARTMENTS,
AFFORDABLE & ARTIST HOUSING

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NEWMARK

RELATED
BEAL

CHANNELSIDE

On the water, in the center of Boston's growth, connected to everything.



LOCATION

Directly on the Fort Point Channel, Merging the Seaport, Financial District & South Boston, 5 Minute Walk from South Station

ACCESS

Easily Accessible via I-90, I-93, MBTA T, Commuter Rail, Ferry, & Bike Paths

TALENT ATTRACTION

868K+ Professionals under 35 Living within a 45 Minute Commute



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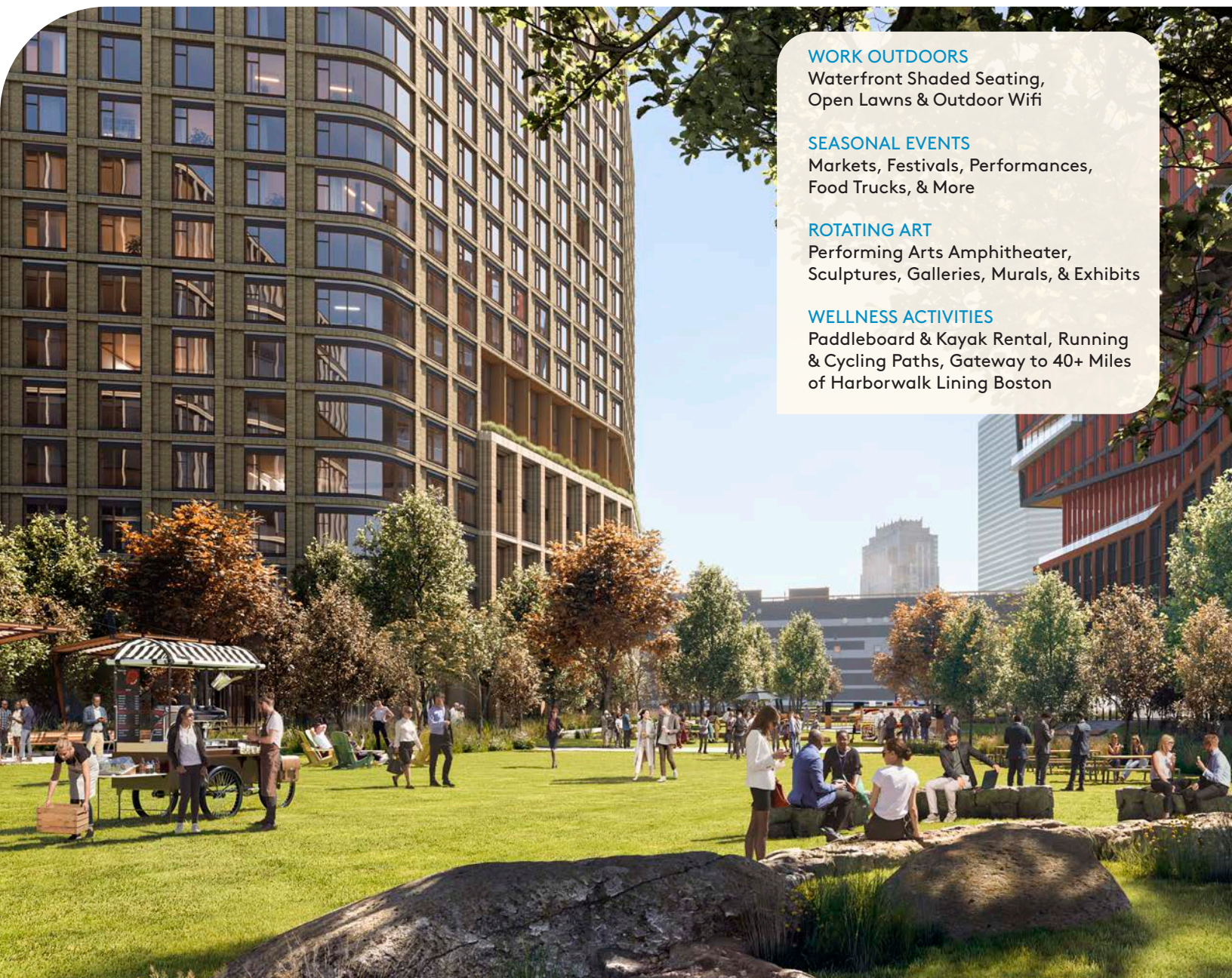
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NEWMARK



CHANNELSIDE

Stunning views,
waterfront access,
unparalleled parks
& open space
programmed day to
night, 365 days a year.



WORK OUTDOORS

Waterfront Shaded Seating,
Open Lawns & Outdoor Wifi

SEASONAL EVENTS

Markets, Festivals, Performances,
Food Trucks, & More

ROTATING ART

Performing Arts Amphitheater,
Sculptures, Galleries, Murals, & Exhibits

WELLNESS ACTIVITIES

Paddleboard & Kayak Rental, Running
& Cycling Paths, Gateway to 40+ Miles
of Harborwalk Lining Boston

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NEWMARK



CHANNELSIDE

A complete neighborhood experience that inspires innovation & creativity-- from Day One.



ENERGIZING AMENITIES

Cafes, Waterfront Dining, Pop-Up Shops & Retail

THOUGHTFUL CONVENIENCE

On-Site Parking, Childcare, Pet Care, & Fitness Studios

NEIGHBORHOOD EXPERIENCE

80+ Restaurants, Shops, Museums, & Galleries At Your Doorstep



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NEWMARK



Connect and communicate without barriers at 100 Necco. Designed for industry leaders in life science, with an average of 61,500 SF floor plates, 100 Necco offers exceptional lab ready space, private outdoor space, convenient parking, a welcoming lobby and 24/7 security.



100 Necco

425,000 SF
LAB SPACE

61,500 sf
TYPICAL FLOORPLATE

15 FT
FLOOR-TO-FLOOR HEIGHT

8
LEVELS

30,000 SF
GROUND FLOOR RETAIL



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NEWMARK

RELATED
BEAL

Achieve a skyline presence at 125 Necco and connect to Boston with unbeatable city and water views. Designed for the future of work, this dynamic waterfront building offers 27,500 SF floor plates, private outdoor space, a dramatic rooftop experience, and a skyline branding opportunity.



125 Necco

320,000 SF
OFFICE SPACE

27,500 sf
TYPICAL FLOORPLATE

13 FT
FLOOR-TO-FLOOR HEIGHT

13
LEVELS

18,000 SF
GROUND FLOOR RETAIL



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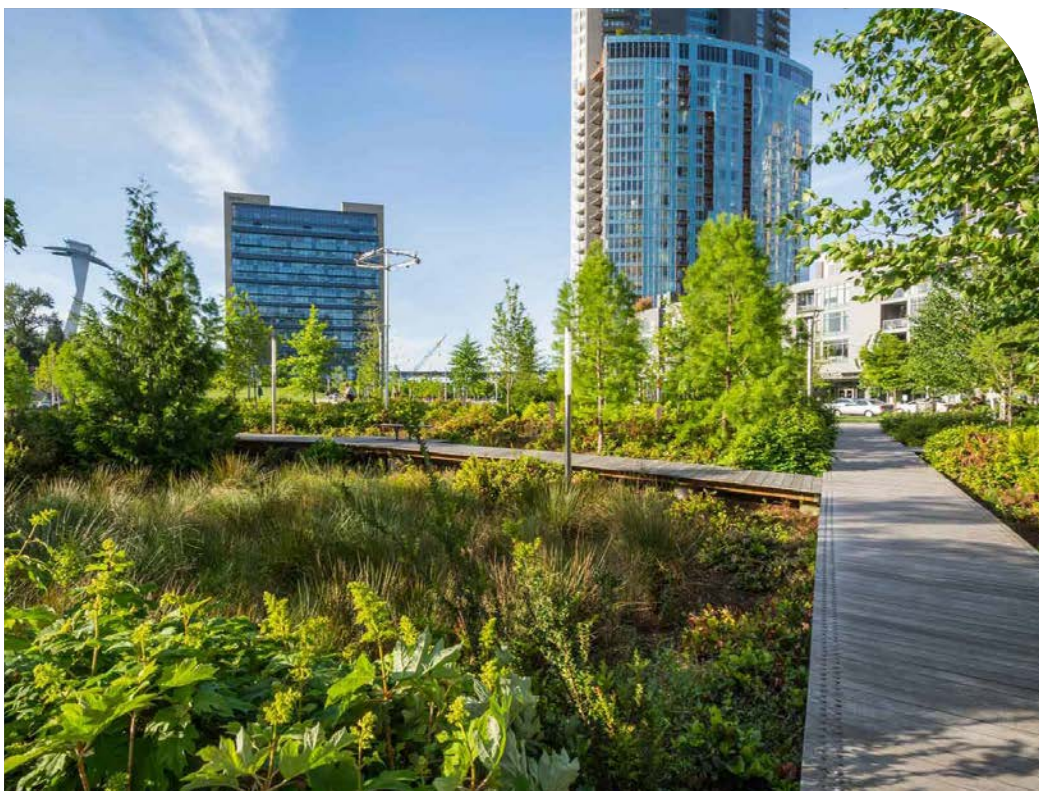
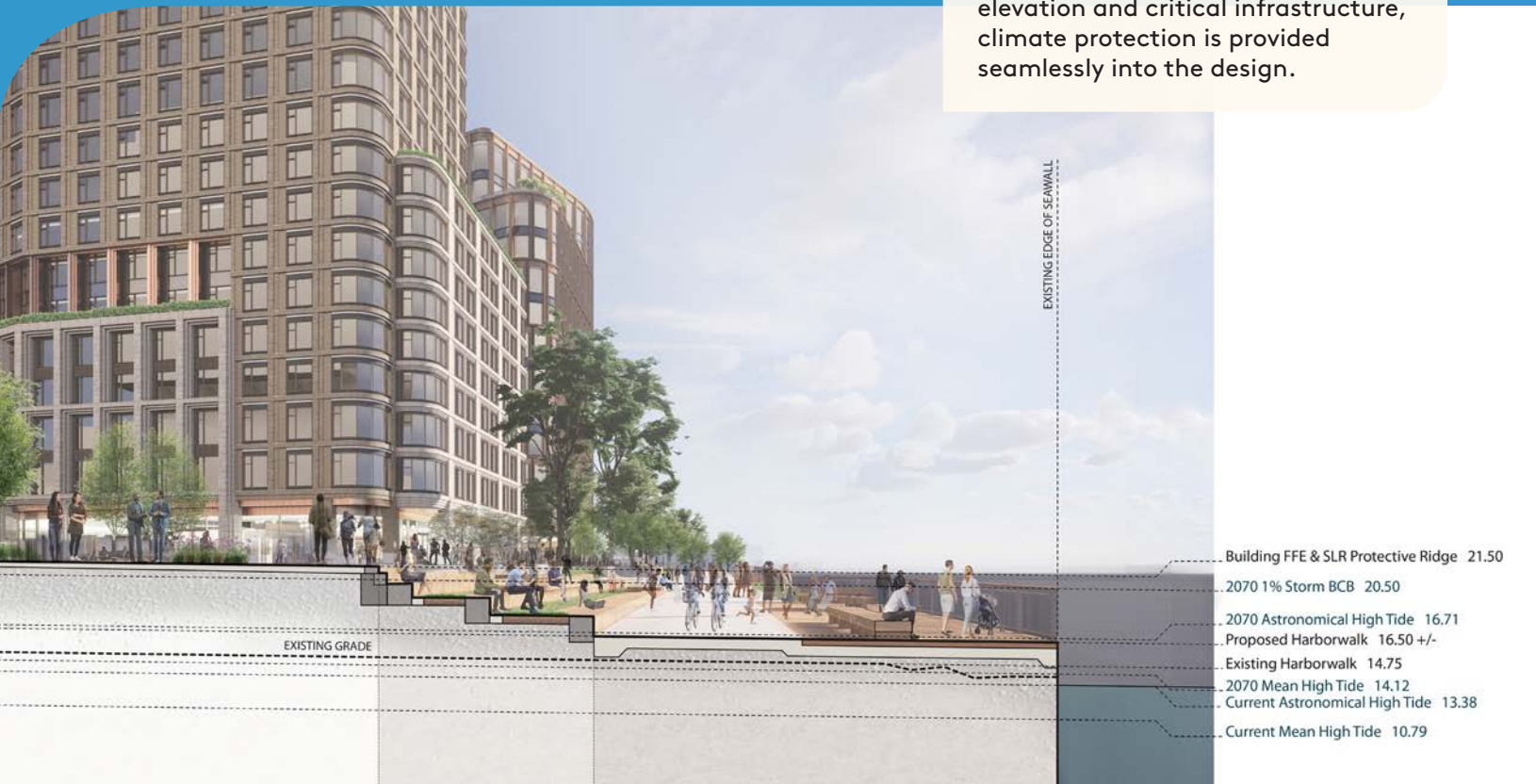
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NEWMARK

RELATED
BEAL

Designed for Resiliency

Seamlessly integrated into the landscape and building design, Channelside’s elevated site both enhances waterfront views and provides climate resiliency flood protection. By elevating the water’s edge by five feet from today’s elevation and raising the buildings’ elevation and critical infrastructure, climate protection is provided seamlessly into the design.



A New Model for Sustainability & Resiliency

100 NECCO (LEED PLATINUM)

- 90% Electrification with air-to-water heat pumps
- Steam for peak heating
- High performance facade exceeds energy code
- Triple pane IGU facade
- Energy Savings -47% over 2020 Code Baseline
- GHG Savings -47% over 2020 Code Baseline

125 NECCO (LEED PLATINUM)

- 100% electrification with VRF
- High performance facade exceeds energy code
- Triple pane IGU facade
- Energy Savings -24% over 2020 Code Baseline
- GHG Savings -16% over 2020 Code Baseline

SUSTAINABILITY COMPONENTS

- 1 Rooftop PV
- 2 District steam supply
- 3 Integrated Floodwater Protection
- 4 Raingardens & Planters
- 5 Stormwater tanks + ground infiltration
- 6 Porous Pavements
- 7 Bike storage + dedicated lanes
- 8 Tree canopies for pedestrian comfort
- 9 Shading canopies for pedestrian comfort
- 10 Accessible emergency space

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