FIND YOUR INNER HARBOR

Featuring an expansive rooftop terrace in the Seaport, and surrounded by water, PIER4 will offer breathtaking harbor views on 13 stories of pioneering design. Large, flexible floor plates, floor-to-ceiling glass and abundant parking are complemented by on-site retail and amenities to include a state-of-the-art fitness center and innovative sustainable design targeting LEED Gold certification. Direct access to the Financial District, convenient public transportation and a host of local amenities make PIER4 the ideal setting to inspire industry leaders.

BUILDING DETAILS

- **Total Square Footage**: 370,000 RSF
- **Developer**: Tishman Speyer
- **Architect**: Elkus Manfredi
- **Typical Floor**: 30,000 RSF
- **LEED®**: Targeting LEED Gold Certification
  - **Finished Ceiling Height**
    - 9’0” (Floors 2-12)
    - 10’0” (Floor 13)

- **Slab to Slab**
  - 12’8” (Floors 2-12)
  - 14’2” (Floor 13)

- **Windows**
  - Unobstructed Views with Floor-to-Ceiling Glass

- **Amenities**
  - 33,000 SF of Retail Opportunity
  - Expansive Rooftop Garden Terrace
  - 3 Levels of Underground Parking
  - 24 Hour Security
  - State-of-the-Art Fitness Center
  - Private Terrace on Floor 4
  - Conference Center
  - On-Site Bike Room
A MODERN LOBBY  Light Filled Lobby With Finishes That Complement The Waterfront Surroundings

GROUND FLOOR RETAIL  Fine Dining and Boutique Retail Experiences will be Amenities Found on the Ground Floor
ROOF TOP TERRACE  An Exclusive Rooftop Gallery for Tenant Use and Client Entertainment

FOURTH FLOOR TERRACE  Private Terrace Overlooking Downtown Skyline and Boston Harbor Offers Additional Space For Tenant
FITNESS CENTER  Tenant Only State-of-the-Art Fitness Center with Towel Service and Floor-to-Ceiling Windows

CORNER OFFICE VIEW  Floor-to-Ceiling Glass Offers Views of the Boston Harbor
CONFEREENCE ROOM  Large floor to ceiling glass panes create the perfect backdrop for greetings and meetings.

EXPANSIVE FLOOR PLATES  Flexible floor plates with open ceilings.
OFFICE TOWER IMAGERY

RESTAURANT AND WATERFRONT VIEWS  Restaurants with Outdoor Seating on the Waterfront

FROM THE HARBOR  Public Space Includes a Waterfront Park and the Boston Harbor Walk
OFFICE TOWER
LOCATION

ACCESS BY LAND OR SEA  Mixed Use Site Surrounded by 3 Sides of Waterfront Exposure

TRANSPORTATION MAP  PIER4 is Accessible by All Major Forms of Transportation
OFFICE TOWER
LOCATION

EAT & DRINK
01. 75 on Liberty Wharf
02. Atlantic Beer Garden
03. Au Bon Pain
04. Aura Restaurant
05. B Good
06. Babbo Pizzeria
07. Barlow's Restaurant
08. Barrington Coffee Roasting Co.
09. Bastille Kitchen
10. Bee's Knees Supply Company
11. Birch Bar
12. Blue Dragon
13. Blue State Coffee
14. Boloco
15. Bon Me
16. Brew
17. Buco Trattoria
18. Capiz Bar & Lounge
19. City Bar
20. Committee
21. Cosi
22. Del Frisco's Steakhouse
23. Drink
24. DryDock Cafe
25. Dunkin' Donuts
26. Dunkin' Donuts
27. Dunkin' Donuts
28. Empire Restaurant and Lounge
29. Fargo's Deli of Course
30. Flour Bakery
31. Gather
32. Harpoon Brewery & Beer Hall
33. InterContinental Boston
34. Internal Matter
35. J. pace & son
36. James Hook & Co
37. Jerry Remy's Seaport
38. Jimmy John's
39. Larry's BBQ Cafe
40. Legal Harborside
41. Legal Test Kitchen
42. Lucky's Lounge
43. M.J. O'Connor's
44. Marco Polo Inc
45. MC Spiedo
46. Menton
47. Metro Cafe
48. Miel
49. Morton's The Steakhouse
50. Mrs B's Cafe
51. Nebo Cucina & Enoteca
52. No Name Restaurant
53. Nourish Your Soul
54. Ocean Prime
55. Papagayo
56. Pastoral
57. Pete's Dockside
58. Rosa Mexicano
59. Row 34
60. RumBa Rum & Champagne Bar
61. Salvatore's
62. Sam's
63. Sausciety Restaurant
64. Scola's Sandwich
65. Sebastians Headquarters & Interactive Kitchen
66. Smith & Wollensky
67. Sorelle Cafe
68. Sousa Lobster Co Inc
69. Sportello
70. Starbucks
71. Starbucks
72. Strega Waterfront
73. Sushi-Teq
74. Sweetgreen
75. Tamo Bar
76. Tavern Road
77. Temazcal Tequila Cantina
78. The Barking Crab
79. The Daily Catch Seaport
80. The Water Cafe
81. The Whiskey Priest
82. Trade
83. Trillium
84. Trio Cafe
85. Trio Cafe
86. Yankee Lobster

TISHMAN SPEYER

LEASING INFORMATION 617.748.7521
OFFICE TOWER
LOCATION

SHOP
01. Bank of America
02. Bank of America
03. Bank of America
04. Boston Athletic Club
05. Boston Business Printing
06. Boston Freight
07. Bright Horizons
08. Bush Quality Cleaners
09. Citizens Bank
10. CVS Pharmacy
11. CVS Pharmacy
12. CVS Pharmacy
13. Ex Office Print & Ship Center
14. FedEx Office Print & Ship Center
15. Georges Bank
16. Lapels of Boston Seaport
17. Massachusetts Convention Center
18. Radius Bank
19. Santander Bank
20. The Club by George Foreman III
21. UPS Customer Center
22. US District Court
23. US Post Office
24. Waterfront Printing
25. Wave Health and Fitness

HOTELS
01. Boston Harbor Hotel
02. Club Quarters
03. Hilton Boston
   Downtown/Faneuil Hall
04. InterContinental Boston
05. Renaissance Boston Waterfront Hotel
06. Residence Inn Boston
   Downtown/Seaport
07. Seaport Boston Hotel
08. Seaport World Trade Center
09. The Envoy Hotel, Autograph Collection
10. The Langham, Boston
11. The Westin Boston Waterfront

ARTS & CULTURE
01. Action Kitchen
02. Blue Hills Bank (Concert) Pavilion
03. Boston Children’s Museum
04. Boston Design Center
05. Boston Tea Party Ships & Museum
06. District Hall
07. Fort Point Arts Community Gallery
   Laugh Boston
08. New England Aquarium
09. The Institute of Contemporary Art
OFFICE TOWER
FLOOR PLAN

TYPICAL FLOOR
APPROXIMATELY
31,000 RSF
CEILING HEIGHT
12'8” SLAB TO SLAB
9'0” FINISHED

FOURTH FLOOR
PRIVATE TERRACE
29,322 RSF
CEILING HEIGHT
12'8” SLAB TO SLAB
9'0” FINISHED
## Office Tower Floor Plan - Test Fits

### Financial Services Firm

<table>
<thead>
<tr>
<th>Space Type</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Offices (10’x15’)</td>
<td>20</td>
</tr>
<tr>
<td>Interior Offices (8’x10’)</td>
<td>36</td>
</tr>
<tr>
<td>Workstations (6’x6’)</td>
<td>101</td>
</tr>
<tr>
<td>Workstations (6’x8’)</td>
<td>17</td>
</tr>
<tr>
<td>Benches (6’)</td>
<td>-</td>
</tr>
<tr>
<td>Touchdowns (4’)</td>
<td>9</td>
</tr>
<tr>
<td>Open Collaborative</td>
<td>30</td>
</tr>
<tr>
<td>Closed Collaborative</td>
<td>90</td>
</tr>
</tbody>
</table>

**RSF/Seat:** 169

**Office Ratio:** 31%

**Workstation Ratio:** 69%

### Professional Services Firm

<table>
<thead>
<tr>
<th>Space Type</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Offices (Varies)</td>
<td>3</td>
</tr>
<tr>
<td>Exterior Offices (10’x15’)</td>
<td>39</td>
</tr>
<tr>
<td>Interior Offices (8’x10’)</td>
<td>41</td>
</tr>
<tr>
<td>Workstations (6’x8’)</td>
<td>45</td>
</tr>
<tr>
<td>Benches (6’)</td>
<td>-</td>
</tr>
<tr>
<td>Touchdowns (4’)</td>
<td>3</td>
</tr>
<tr>
<td>Open Collaborative</td>
<td>8</td>
</tr>
<tr>
<td>Closed Collaborative</td>
<td>56</td>
</tr>
</tbody>
</table>

**RSF/Seat:** 235

**Office Ratio:** 63%

**Workstation Ratio:** 37%

### High Tech / Creative Firm

<table>
<thead>
<tr>
<th>Space Type</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Offices (Varies)</td>
<td>-</td>
</tr>
<tr>
<td>Interior Offices (8’x10’)</td>
<td>23</td>
</tr>
<tr>
<td>Workstations (5’x6’)</td>
<td>67</td>
</tr>
<tr>
<td>Benches (6’)</td>
<td>138</td>
</tr>
<tr>
<td>Touchdowns (4’)</td>
<td>-</td>
</tr>
<tr>
<td>Open Collaborative</td>
<td>57</td>
</tr>
<tr>
<td>Closed Collaborative</td>
<td>91</td>
</tr>
</tbody>
</table>

**RSF/Seat:** 135

**Office Ratio:** 63%

**Workstation Ratio:** 37%
LEASING INFORMATION

Sam Schaefer
SSchaefer@TishmanSpeyer.com
617.342.7501

Brooks Brown
BBrown@TishmanSpeyer.com
617.748.7510

PIER4BOSTON.COM