

PARADIGM



North Colony
ASSET MANAGEMENT

345 Congress Street

Boston, MA

4,119 SF

Second-Generation Restaurant Opportunity For Lease



Boston Realty Advisors



Executive Summary

An exceptional opportunity to secure a second-generation restaurant in the heart of Boston's Fort Point neighborhood within the Seaport District.

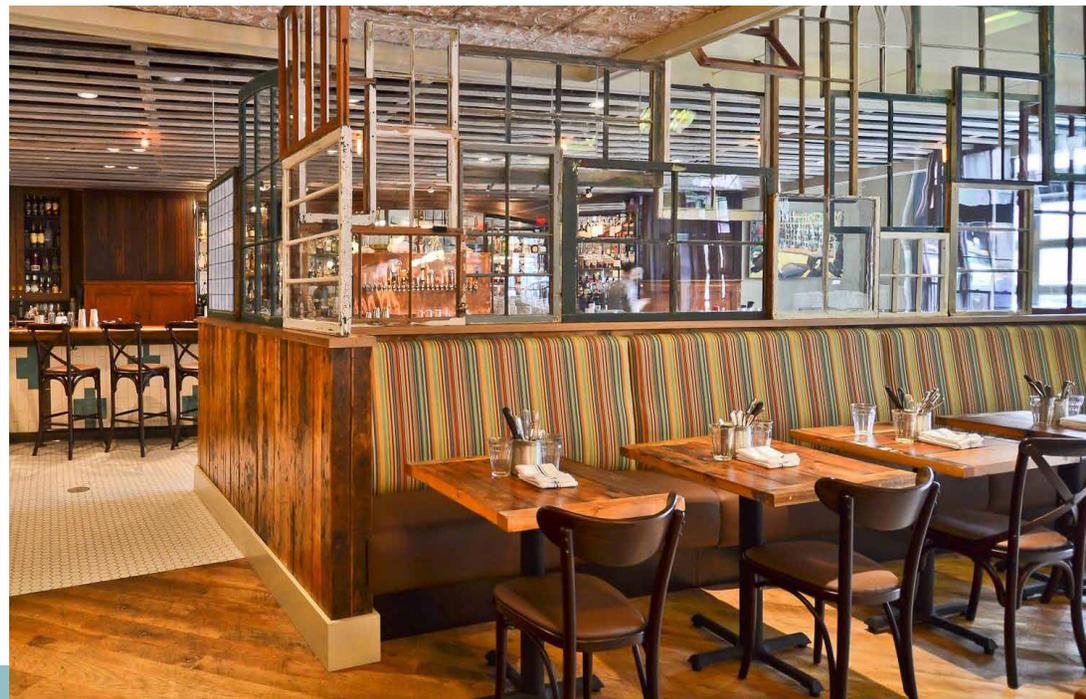
Formerly home to Pastoral, this 4,119 square foot space presents a rare chance to step into an architecturally striking, turn-key restaurant environment in one of Boston's most affluent and high-growth trade areas.

Surrounded by Class-A office towers, luxury residential buildings, destination retail, and nationally recognized restaurants, 345 Congress Street offers immediate access to a dense and high-spending customer base. With significant infrastructure already in place, this opportunity allows an incoming operator to substantially reduce build-out costs and accelerate time to opening.

This is a premier flagship-caliber opportunity in one of Boston's most dynamic dining corridors.

“...345 Congress Street offers immediate access to a dense and high-spending customer base.”

The Interior



Boston by the Numbers

**Data sourced from boston.gov, bu.edu, bc.edu, and Bureau of Labor Statistics.*

→ **52,300,000**

Domestic & International Visitors in 2023

→ **50**

Colleges & Universities

→ **250,000**

Undergrad/Graduate Students

→ **\$387,000,000**

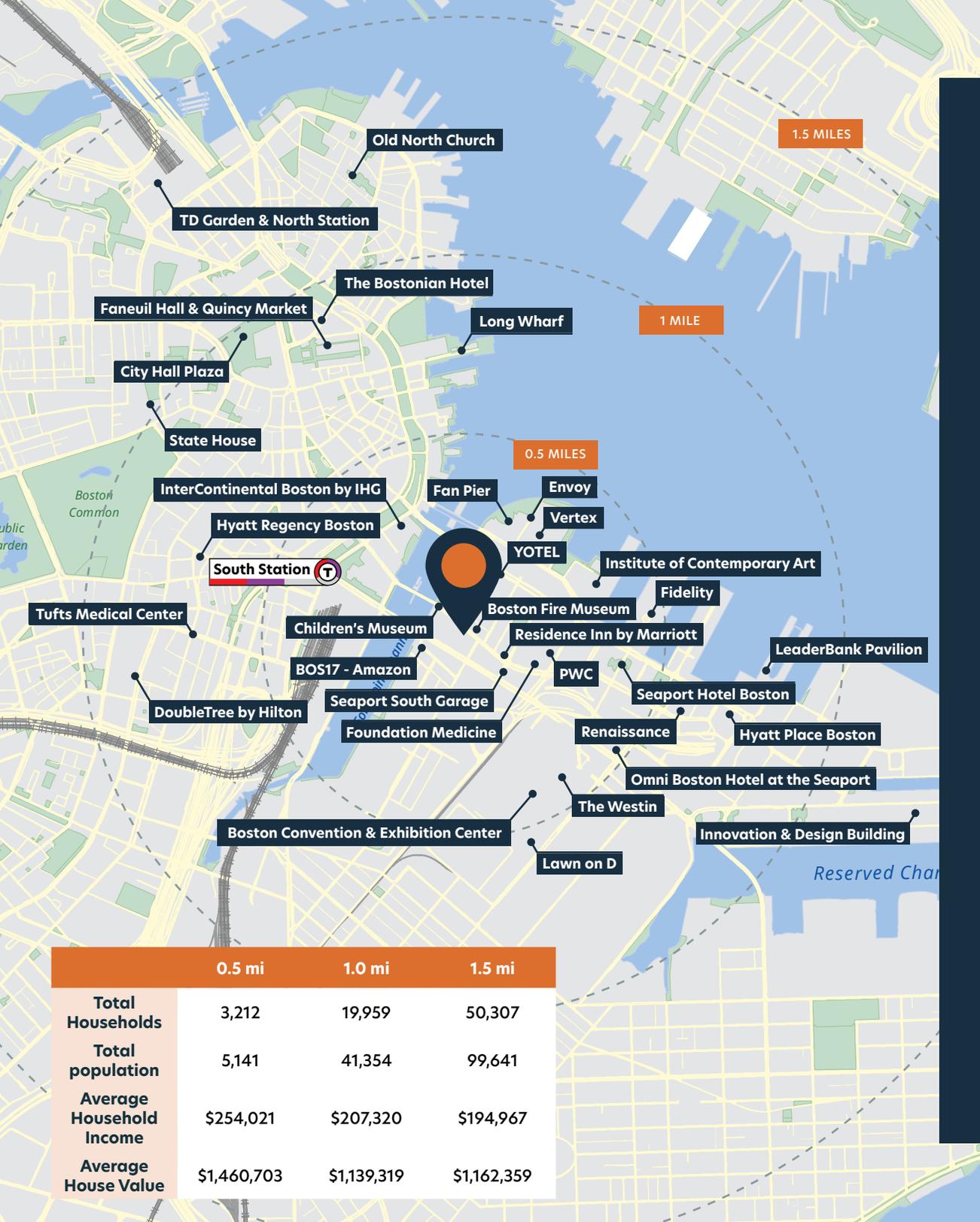
Spent by BU & BC Students/Visitors on Local Goods & Services

→ **888,257**

Jobs Across Various Sectors in Boston

→ **Fort Point is #3**

In Boston's Household Expenditures



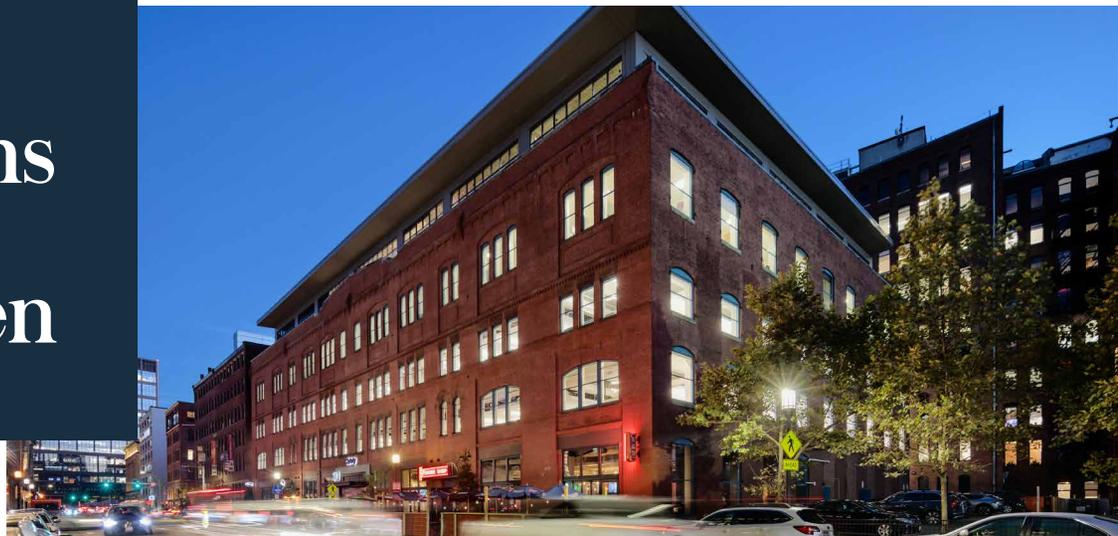
	0.5 mi	1.0 mi	1.5 mi
Total Households	3,212	19,959	50,307
Total population	5,141	41,354	99,641
Average Household Income	\$254,021	\$207,320	\$194,967
Average House Value	\$1,460,703	\$1,139,319	\$1,162,359



Retail Map

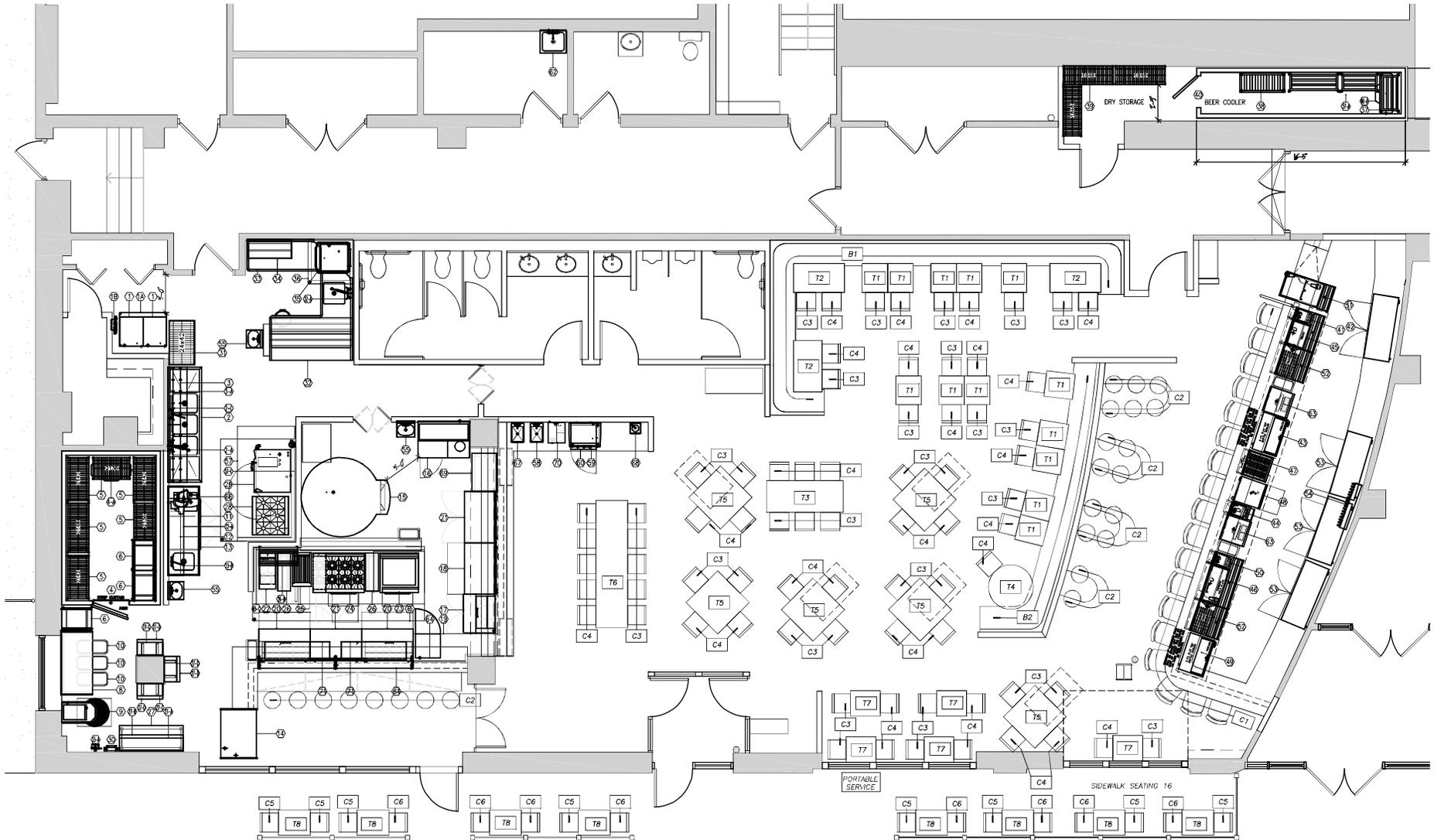
The Space

- 4,119 SF
- Built Out Restrooms
- Available Storage
- 180 Seats Plus Outdoor Patio
- Back of House Ready
In Place Food Prep Area, Dishwashing, and Staff Zones
- Two Full-Hood Systems
+ Refrigeration in Place
- Wood Fired Pizza Oven



Floor Plan

→ 4,119 SF



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WHITNEY GALLIVAN

Senior Managing Director & Partner

617.850.9612

wgallivan@bradvisors.com

JOE WAGNER

Managing Director

617.850.9675

jwagner@bradvisors.com

GUS HOFFMANN

Senior Associate

617.448.5055

choffmann@bradvisors.com

LUKE SWEENEY

Retail Associate

401.601.1145

lsweeney@bradvisors.com



136 Newbury Street | Boston, MA | 617.375.7900 | BRAdvisors.com

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