

Element Hotel

Seaport

391-395 D Street

+/- 8,200 SF of subdividable space

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Element Hotel

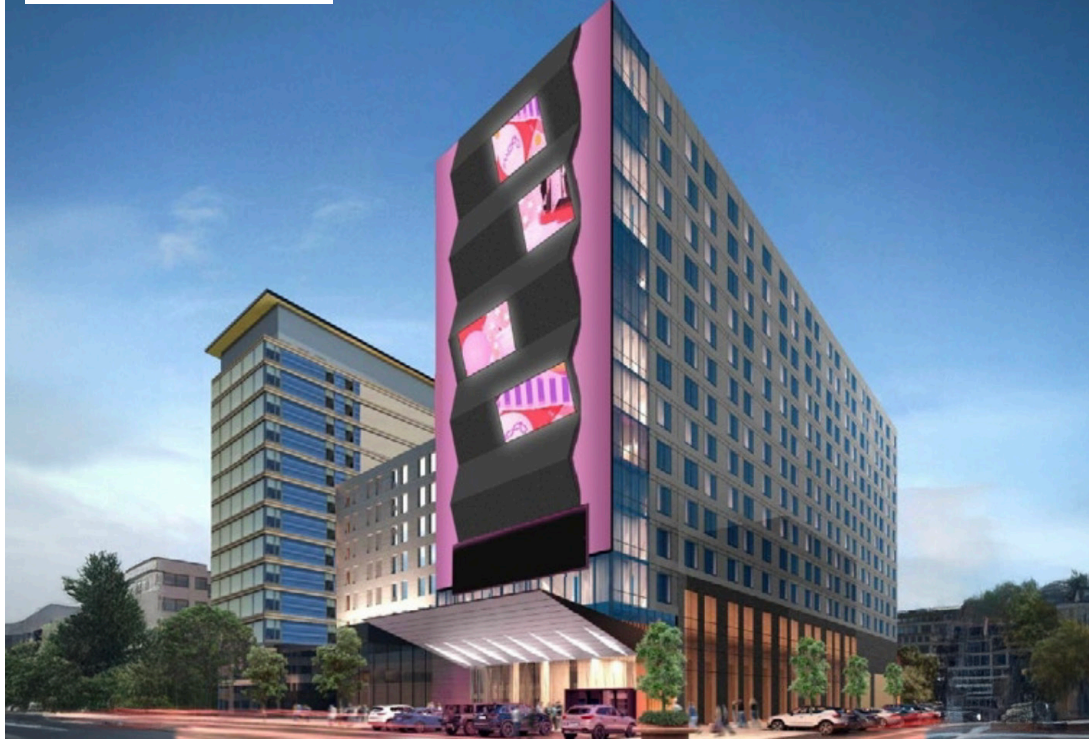
+/- 8,200 SF of retail/restaurant space at the Element Hotel in Boston's Seaport District. A unique opportunity for an operator to create a corner cafe program with outdoor seating and a direct connection to the Element Hotel Lobby. Remaining space ideal for neighborhood amenity retail or fitness uses

The site is located on D Street and is home to the Element Hotel and Aloft Hotel. A new 15 story hotel tower is planned on-site which will deliver an additional 430 hotel keys to the existing 500 plus on site today. Located within walking distance to Seaport's main attraction and steps away from the Boston Convention and Exhibition Center which boasts 2.1M SF of event space.

The surrounding hotels, luxury apartment buildings, and office headquarters (PwC, Reebok, Gillette, Fidelity, BCG, etc) and the first class shopping, dining, and entertainment community make for a daytime population of over 120,000 within a 1 mile radius.



Conceptual rendering.



Neighboring Tenants



MCEC

The Thomas M. Menino Convention & Exhibition Center is at the forefront of the meeting industry providing industry-leading technology, flexibility, and service to ensure a remarkable event.

- Up to 516,000 SF of contiguous event space.
- FY24: 136 Events
- FY24 Revenue: \$47.598 million
- Revenue per square foot: \$66.88
- 508,000 Room Nights in FY2024
- Future expansion planned for 200,000 square feet of additional space (100,000-square-foot exhibit hall; a 60,500-square-foot ballroom; and 44,000 square feet in additional meeting rooms)

Lawn on D

The Lawn on D is an event space designed for both public and private events and to encourage community engagement, foster creativity and integrate the Thomas M. Menino Convention & Exhibition Center (MCEC) into the urban fabric with arts, music, games, food & beverage, and other original programming.

- 2.7-acre outdoor event space on D Street next to the MCEC
- 15-20 minute walk from South Station
- Season runs from May 1 to October 31 (includes bar, lawn games, interactive installations & programming)

Conceptual rendering of the MCEC addition.



Seaport Demographics

1 mi. radius

 **122,134**
Daytime Population

 **\$148 M**
Annual Food & Beverage Sales

 **23,943**
Residences

 **400,000+**
Black Falcon Cruise Port Annual Passengers

 **\$1.42 B**
Annual Retail Expenditure

 **250+**
Shops & Restaurants

 **765,000+**
Boston Convention & Exhibition Center Annual Visitors

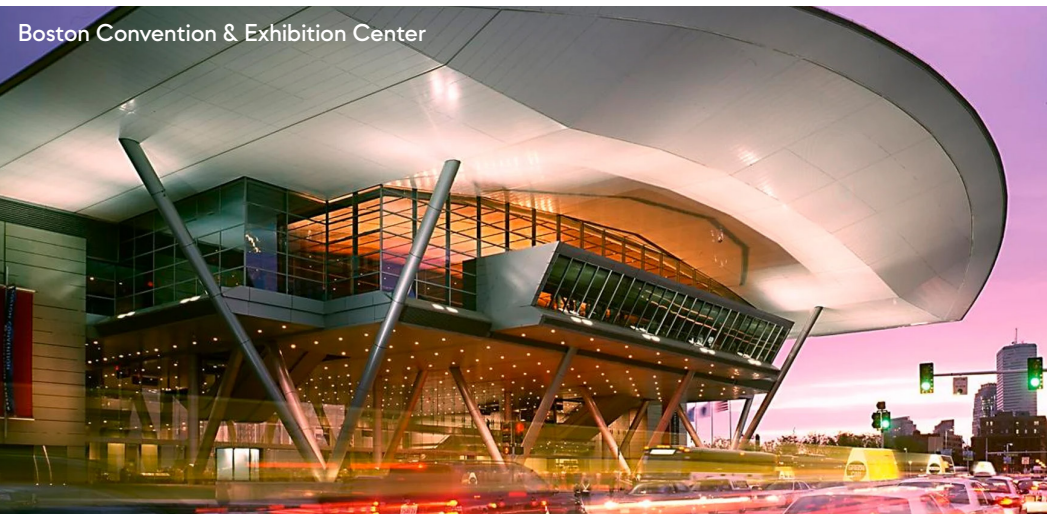
 **545,000+**
Boston's Children's Museum Annual Visitors

 **\$223,732**
Avg. Household Income

 **10 Mil SF**
Office Space

 **5,000**
Leader Bank Pavilion Weekly Visitors

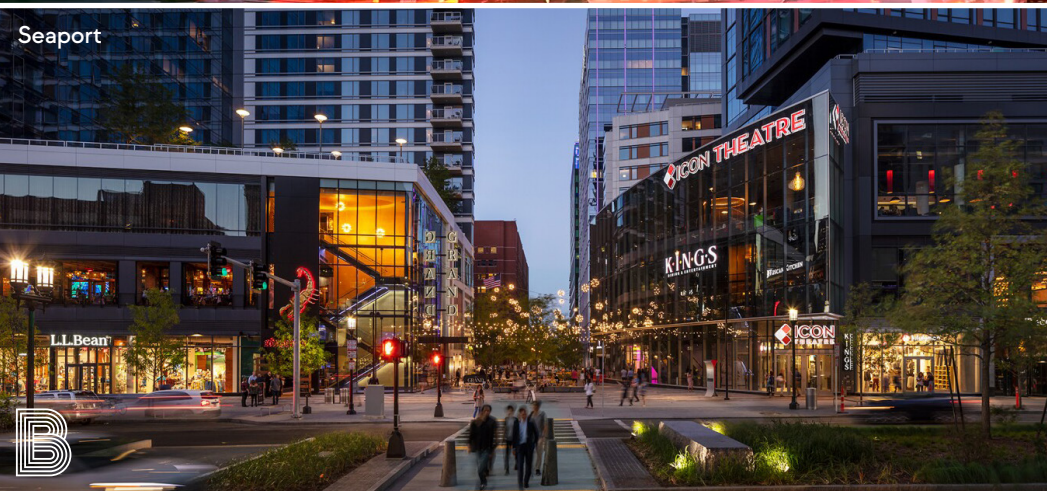
 **232,000**
ICA Annual Visitors



Boston Convention & Exhibition Center



The Lawn On D



Seaport



Leader Bank Pavilion



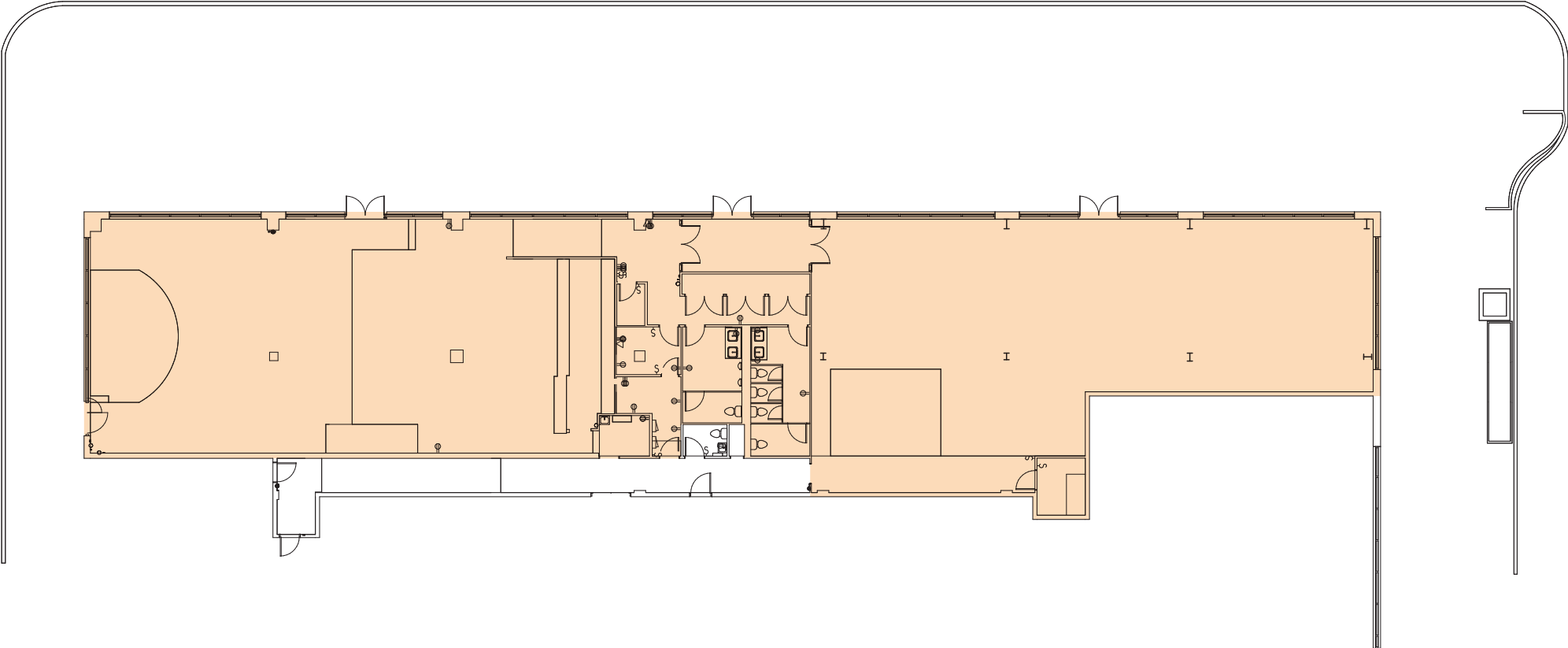
Existing Conditions

Floor Plan

- Street Level
- Up to 8,200 SF
 - sub-dividable

Delivery

Arranged upon
lease execution



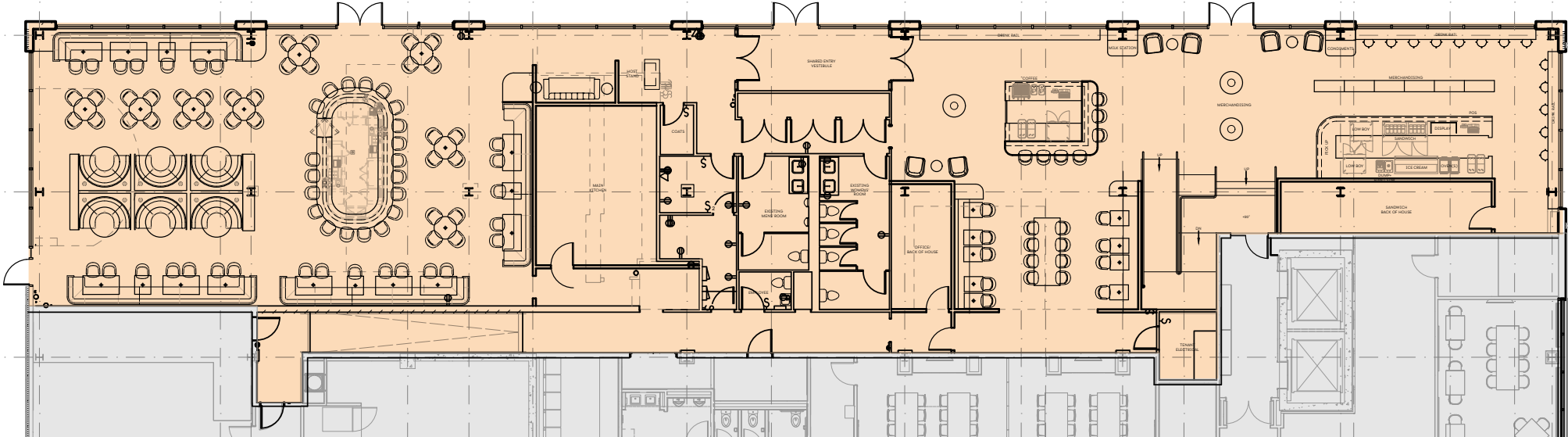
Conceptual rendering.



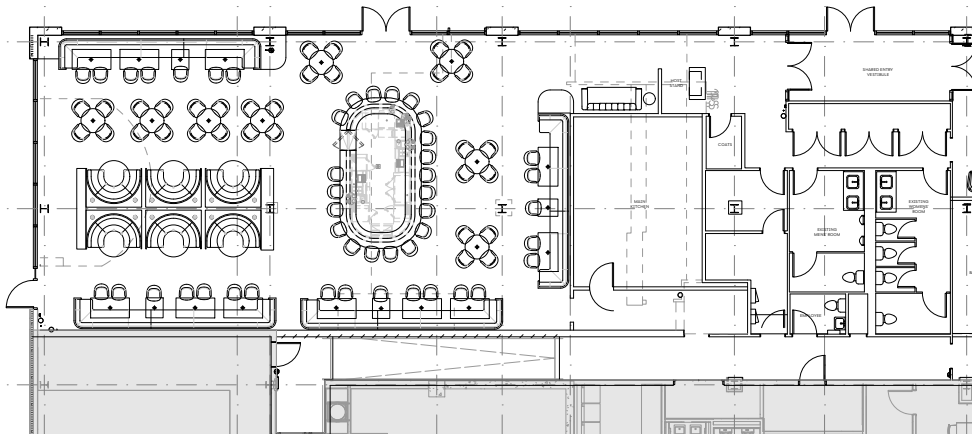
TO ELEMENT



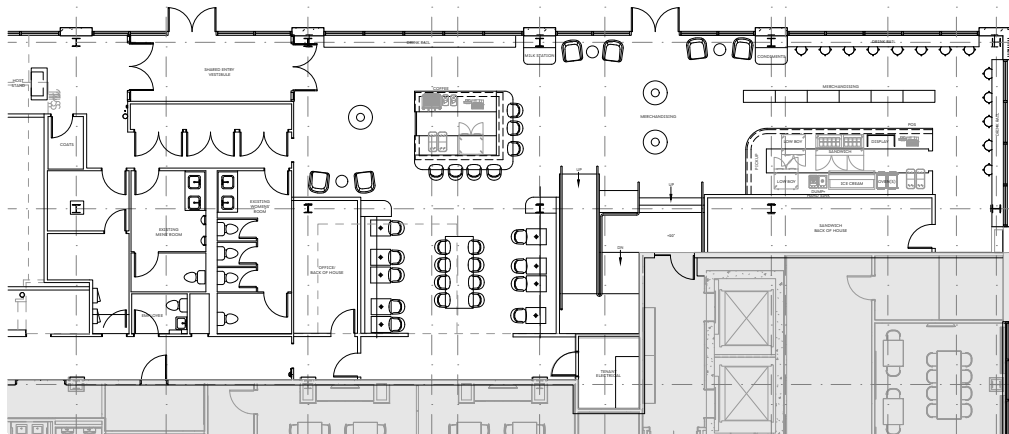
Floor Plan



Restaurant Test Fit



Cafe Test Fit



* The conceptual fit plans envisions reusing the existing bathrooms and creating a centralized cooking kitchen. The fit plans reflect options for an all-day cafe that would connect to the existing hotel lobby and a full service restaurant.



South Station
25,033 Daily MBTA Entries
1.57 MILL Annual AMTRAK Passengers

General Electric
Headquarters
800 Employees

657-Spot
Public Garage

GoTo
450 Employees

Gillette
4,000 Employees

Relela
450 Employees

STATE STREET
3,500 Employees

EVERYBODYFIGHTS
squeeze

artistsfor
humanity

Port 45
105 units

AMRHENS

W BROADWAY
S BOSTON BYPASS

BAR VOLPE
RAC
REBEL

DISCOWARE
JIMIE

West Square Apartments
255 units

MCCA
Massachusetts Convention
Center Authority

Convention Center Expansion
600,000 SF Planned Exhibition Hall
240 Events/Year - 720,000 Attendees

Element Hotel

HARPOON
EVENTS
306 Northern Ave.
150 Events/Year
2,000 Visitors/Week

LeaderBank
PAVILION
990 Northern Ave.
50 Events/Year
5,000 Visitors/Week

HYATT
PLACE
297 Keys

Hampton
252 Keys

Reebok
750 Employees
fLOUR CHICKEN



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