



NEWMARK

10
CHANNEL
CENTER
20

SEAPORT, BOSTON
Fort Point

BEST-IN-CLASS

10-20 Channel Center is a unique building for tenants looking for that classic Boston vibe stoked in historicism and contrasted with a modern energy.



10
CHANNEL
CENTER
ZU

LOCAL AMENITIES

There's never a quiet moment with 80+ restaurants within a short walk and beautiful harbor views

Restaurants & Cafés

- 01 Amrheins
- 02 Six West
- 03 Mooo Steakhouse
- 04 Lolita Fort Point
- 05 Moonshine 152
- 06 Row 34
- 07 sweetgreen
- 08 Caffè Nero
- 09 The Smoke Shop BBQ
- 10 Bon Me
- 11 Starbucks
- 12 Dunkin'
- 13 Flour Bakery
- 14 bartaco
- 15 Trader Joe's
- 16 Gather
- 17 The Barking Crab
- 18 Strega Waterfront
- 19 Vester Coffee

Attractions

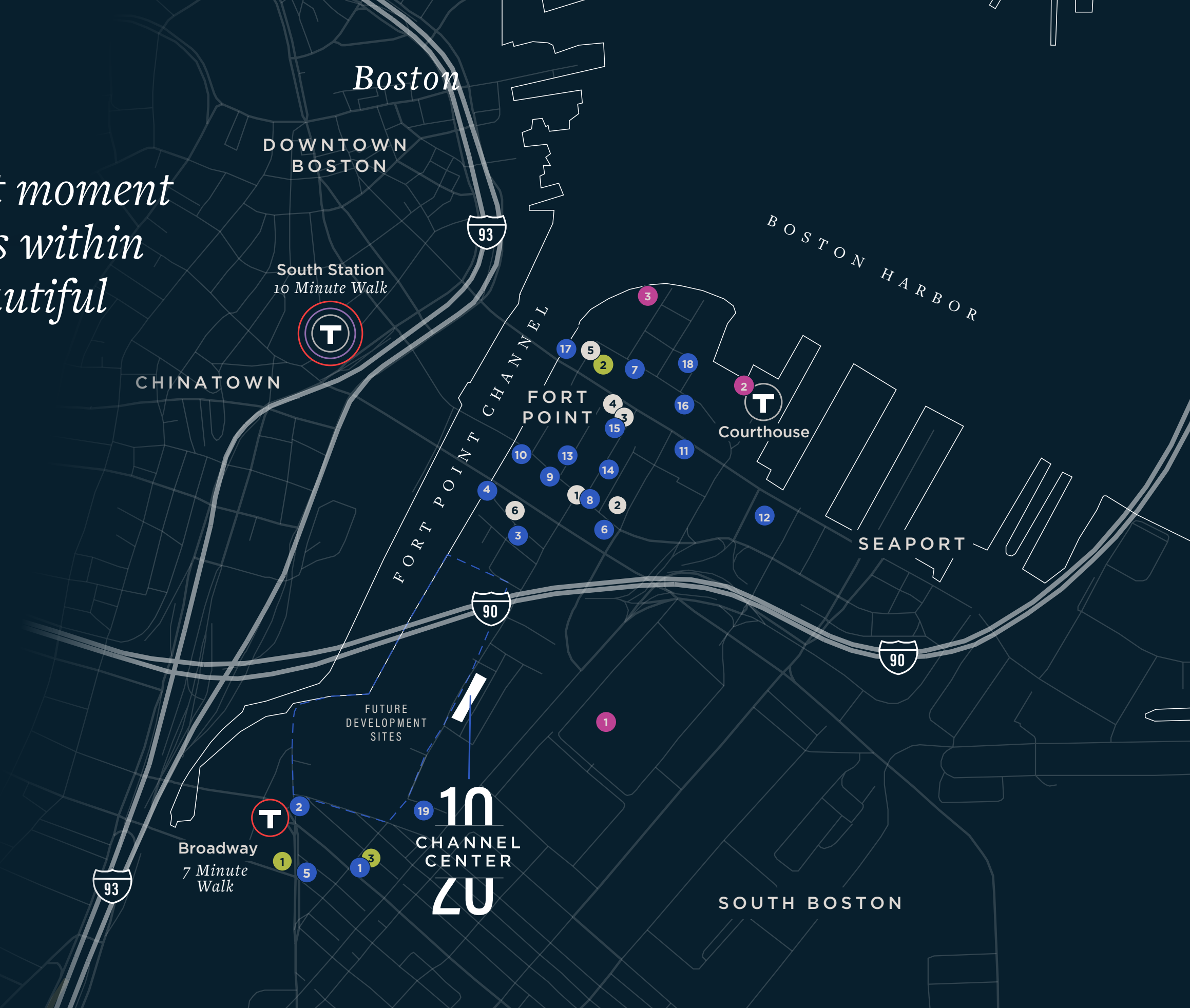
- 01 Boston Convention and Exhibition Center
- 02 ICA
- 03 Fan Pier Park

Active Lifestyle

- 01 The Handle Bar
- 02 Equinox Seaport
- 03 True Fitness

After Hours

- 01 Lucky's Lounge
- 02 City Tap House
- 03 Trillium Brewing Company
- 04 YOTEL Rooftop Sky Bar
- 05 Envoy Hotel Lookout Rooftop
- 06 Spin



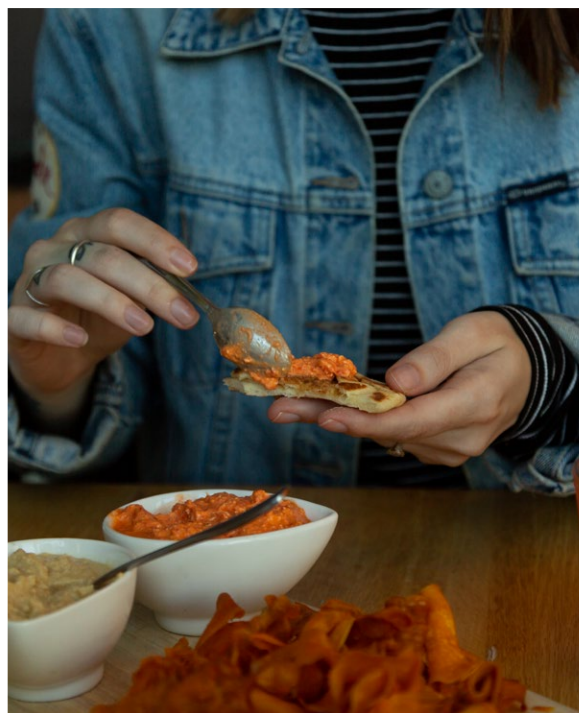
AREA AMENITIES



80+
NEIGHBORHOOD
RESTAURANTS

500+
ANNUAL FREE
PUBLIC EVENTS

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AREA AMENITIES



PREMIER LOCATION

Nestled Between Boston's Newest Business Hub And A Bustling, Contemporary Port Landscape

DOWNTOWN BOSTON

ROSE KENNEDY GREENWAY

South Station



HARBORWALK

BOSTON CHILDRENS MUSEUM

RUE GILT GROUPE

Lilly

HAVAS

Gilbane
Medtronic

FORT POINT CHANNEL

FORT POINT

10
CHANNEL
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amazon

toast

FOUNDATION MEDICINE

Gillette

STATE STREET

A STREET

Red Hat



CRISPR THERAPEUTICS

A STREET PARK

BOSTON EXHIBITION & CONVENTION CENTER

United Way

CORDERMAN & COMPANY

S BOSTON BYPASS



Broadway
7 Minute Walk

W BROADWAY STREET

Continuous Shuttle Service to North & South Stations

965 Parking Spaces

6 10 20 CHANNEL CENTER

Fort Point, Seaport | BOSTON, MA

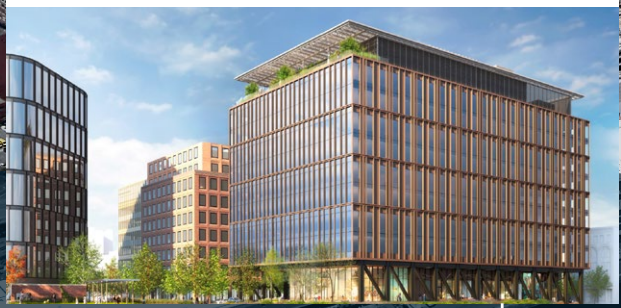
Aerial by lesvants.com

PREMIER LOCATION

Development Hub

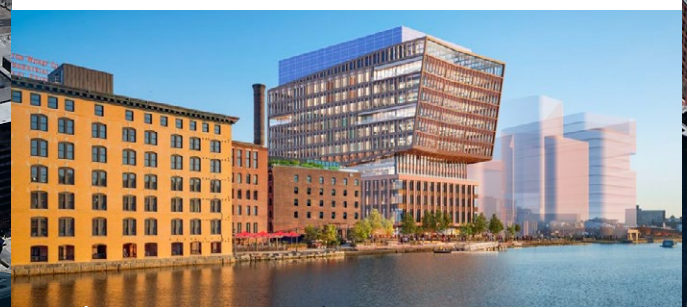
MIXED USE

GILLETTE HQ | 335,000 SF
Tishman Speyer / Breakthrough Properties



LAB / OFFICE

ELI LILLY | 334,000 SF
Alexandria



MIXED USE

GILLETTE CAMPUS | 31 ACRES
Developer TBD

10
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MIXED USE

CHANNELSIDE | 1,100,000 SF
Related



STACKING PLAN

A-Street View

VIRTUAL TOUR OF FULL SPACE

- MEDTRONIC
- AVAILABLE
- LOBBY/ AMENITIES
- GILBANE

20 CHANNEL CENTER AVAILABILITIES

3rd Floor
27,045 RSF

2nd Floor
27,045 RSF

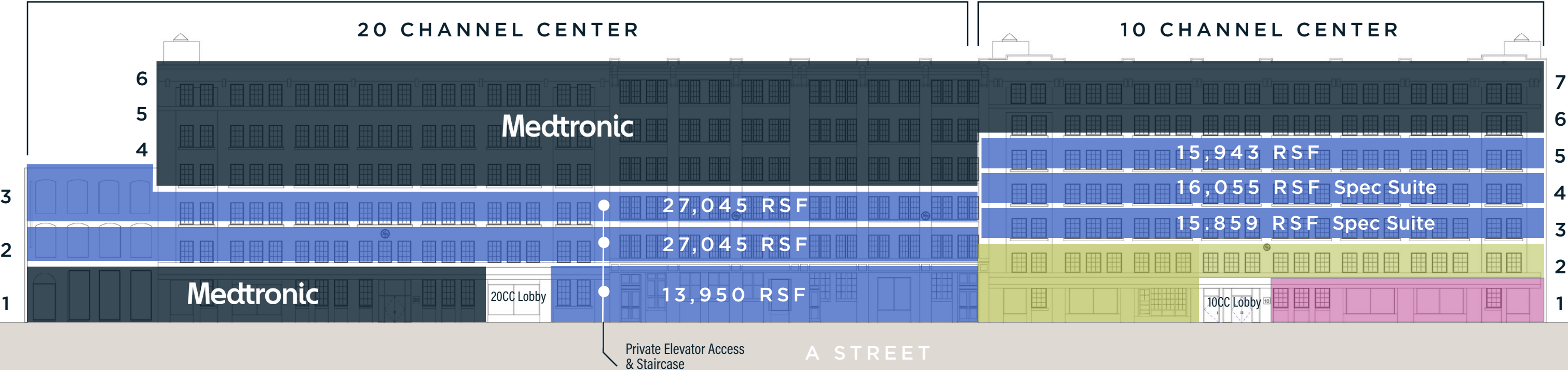
1st Floor
13,950 RSF

10 CHANNEL CENTER AVAILABILITIES

5th Floor
15,943 RSF

4th Floor (Spec Suite)
16,055 RSF

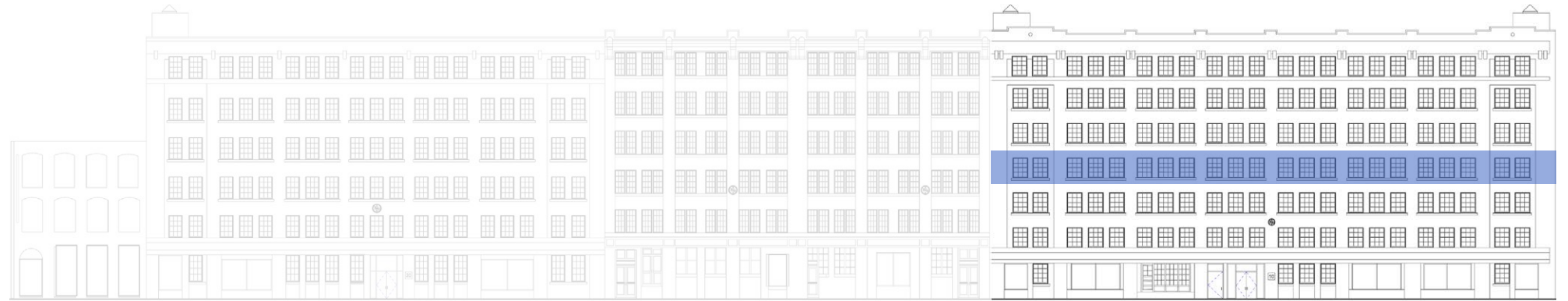
3rd Floor (Spec Suite)
15,859 RSF



FLOOR PLAN

10 Channel Center

4th Floor Spec Suite | 16,055 SF



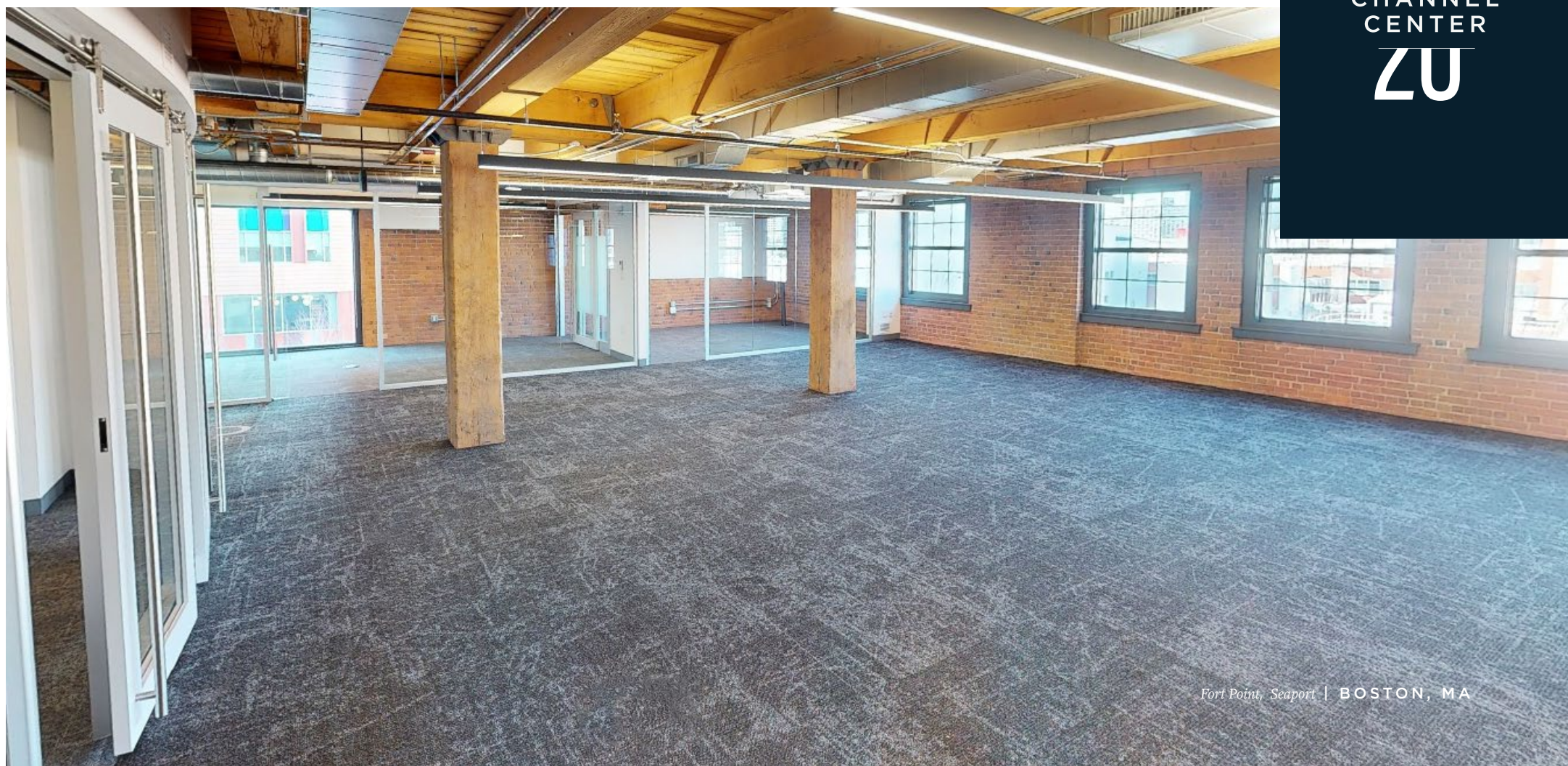
VIRTUAL TOUR

Fit Plan Legend

- CAFE
- COMMON
- FOCUS/PHONE
- HUDDLE
- LOBBIES
- OFFICES
- OPEN COLLABORATION
- WORKSTATIONS
- NOT IN SCOPE

INTERIOR PHOTOS

10 Channel Center



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FLOOR PLAN

20 Channel Center

Level 1 Existing Conditions | 13,950 SF

VIRTUAL TOUR



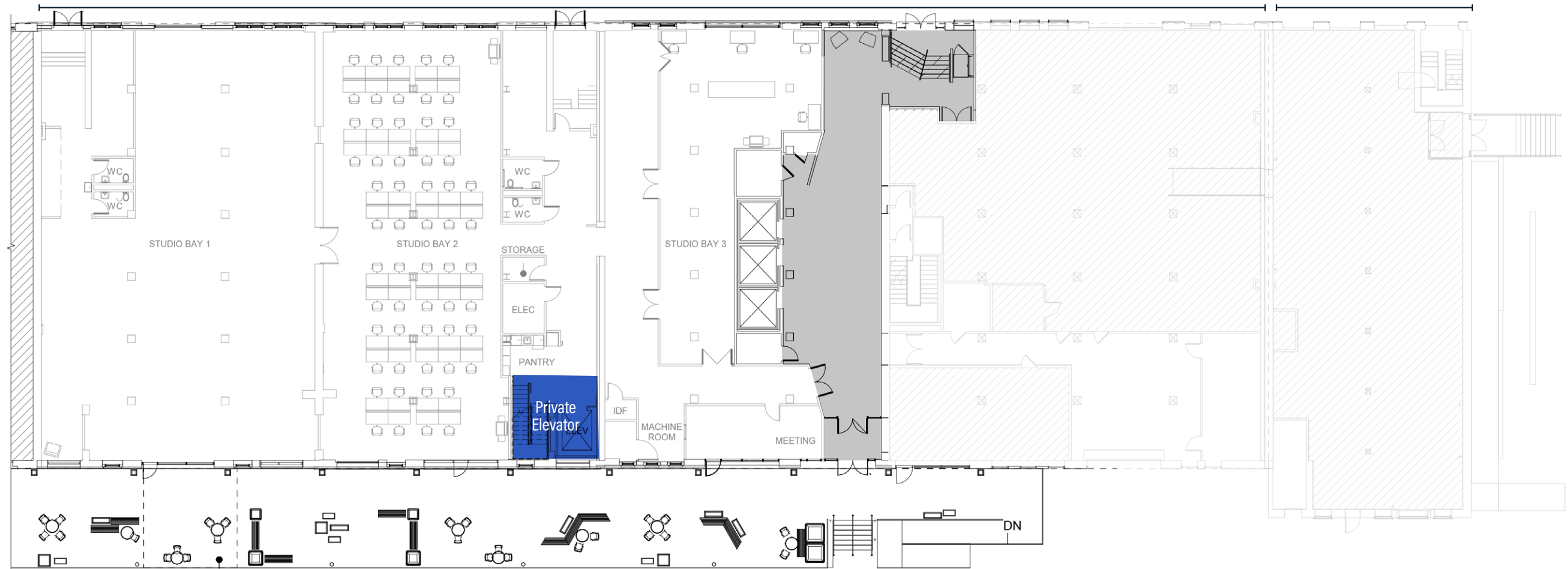
A STREET

20 CHANNEL CENTER

30 CHANNEL CENTER

IRON STREET

MT WASHINGTON WAY



CHANNEL CENTER

FLOOR PLAN

20 Channel Center

Level 2 Existing Conditions | 27,045 SF

VIRTUAL TOUR



A STREET

20 CHANNEL CENTER

30 CHANNEL CENTER



IRON STREET

MT WASHINGTON WAY

CHANNEL CENTER

FLOOR PLAN

20 Channel Center

Level 3 Existing Conditions | 27,045 SF

VIRTUAL TOUR



A STREET

20 CHANNEL CENTER

30 CHANNEL CENTER



IRON STREET

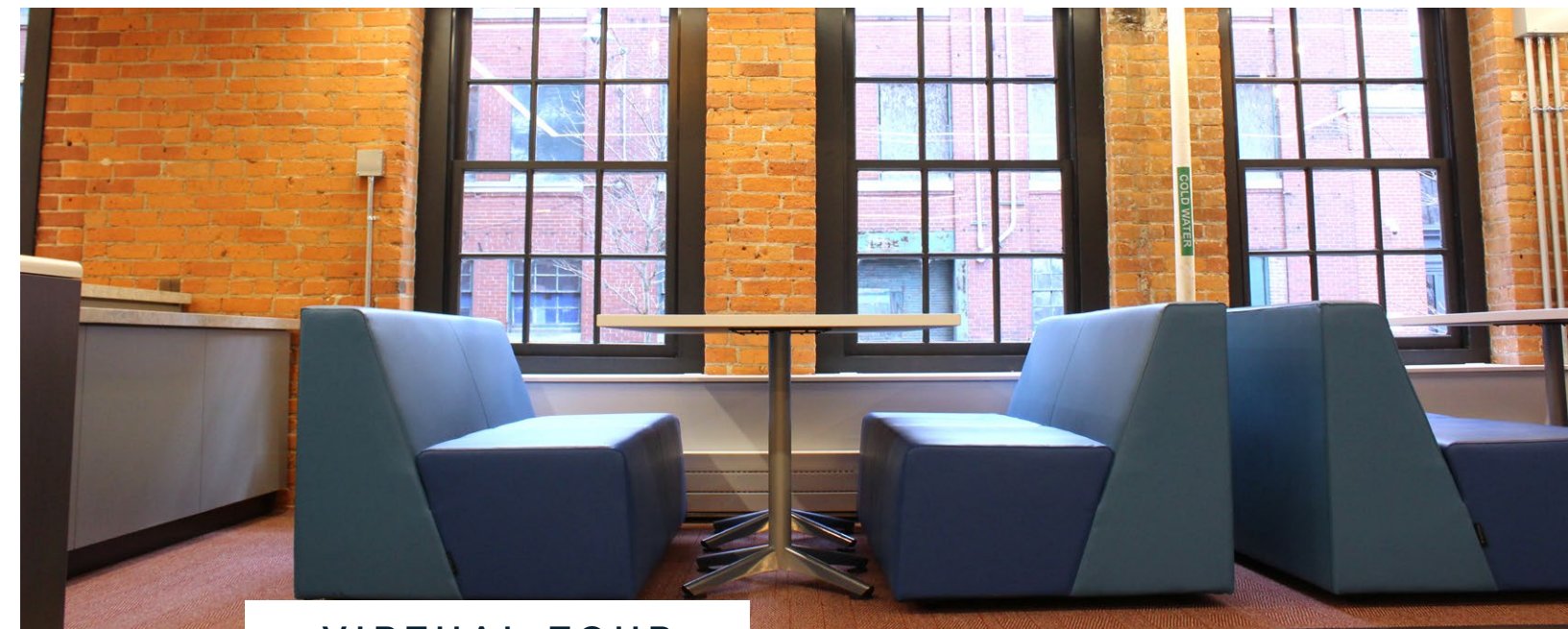
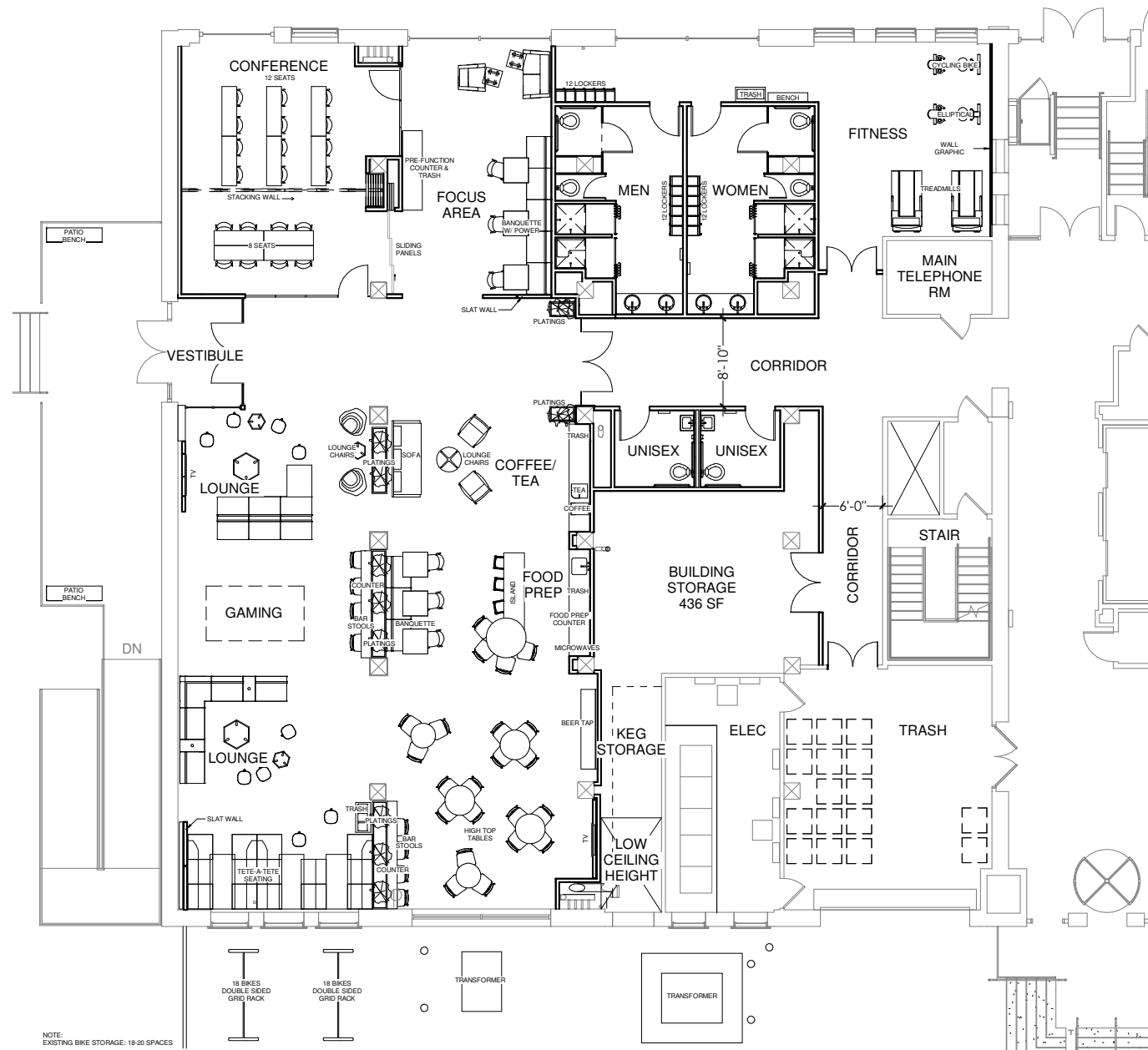
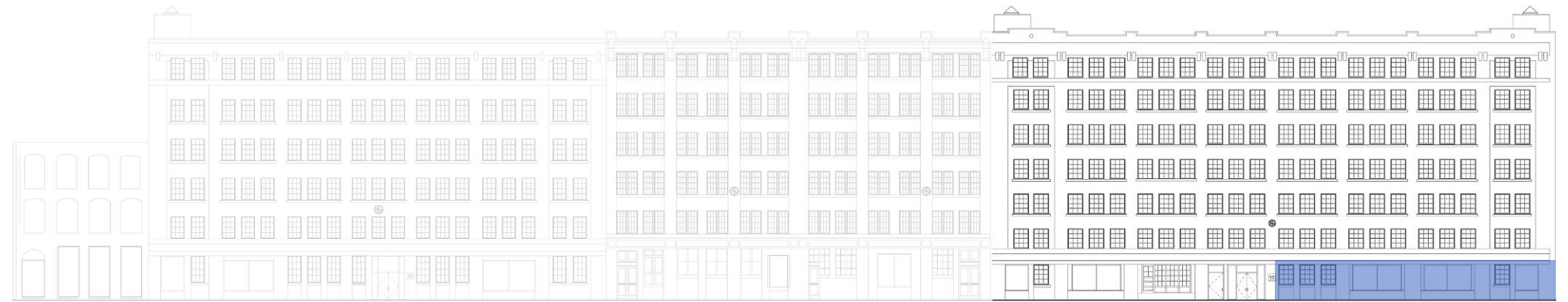
MT WASHINGTON WAY

CHANNEL CENTER

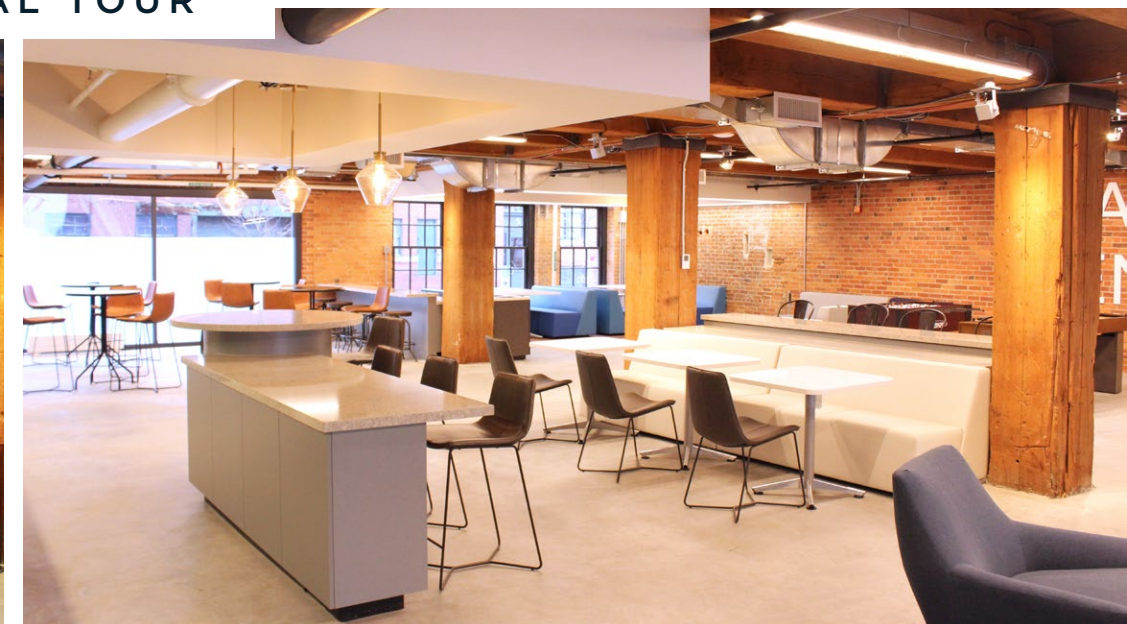
FLOOR PLAN

10 Channel Center

1st Floor Amenities



VIRTUAL TOUR





AMENITY CENTER



10
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10

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CENTER

40

SEAPORT, BOSTON

Fort Point

NORTH RIVER
COMPANY



NEWMARK

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