

9 CHANNEL CENTER
BOSTON, MA



INNOVATION SPACE



OPEN & EFFICIENT



A MODERN

BRICK & BEAM

**AT THE CROSSROADS OF THE SEAPORT,
SOUTH BOSTON AND FORT POINT,**

9 Channel Center evokes a sense of innovation, hard work and success. The building's comprehensive redevelopment and modern, efficient systems, combined with its historic brick & beam architecture, illustrate an energetic union of the past and future, much like the surrounding neighborhood.

TO CAMBRIDGE

FINANCIAL DISTRICT

PARK STREET

DOWNTOWN CROSSING

SOUTH STATION

BROADWAY STATION

SOUTH BOSTON

amazon STATE STREET
Gillette P&G GE

1. The Grand
2. Equinox
3. Scorpion Bar & Restaurant
4. Lola 42
5. Hopsters
6. Outlook Rooftop & Bar
7. Kings
8. CVS
9. Caffé Nero
10. MiniLuxe

11. Tuscan Kitchen
12. Showplace Icon Theatre
13. Flour
14. Drink
15. Sportello
16. Menton
17. Blue Dragon
18. Mastro's Steakhouse
19. Babbo
20. Committee

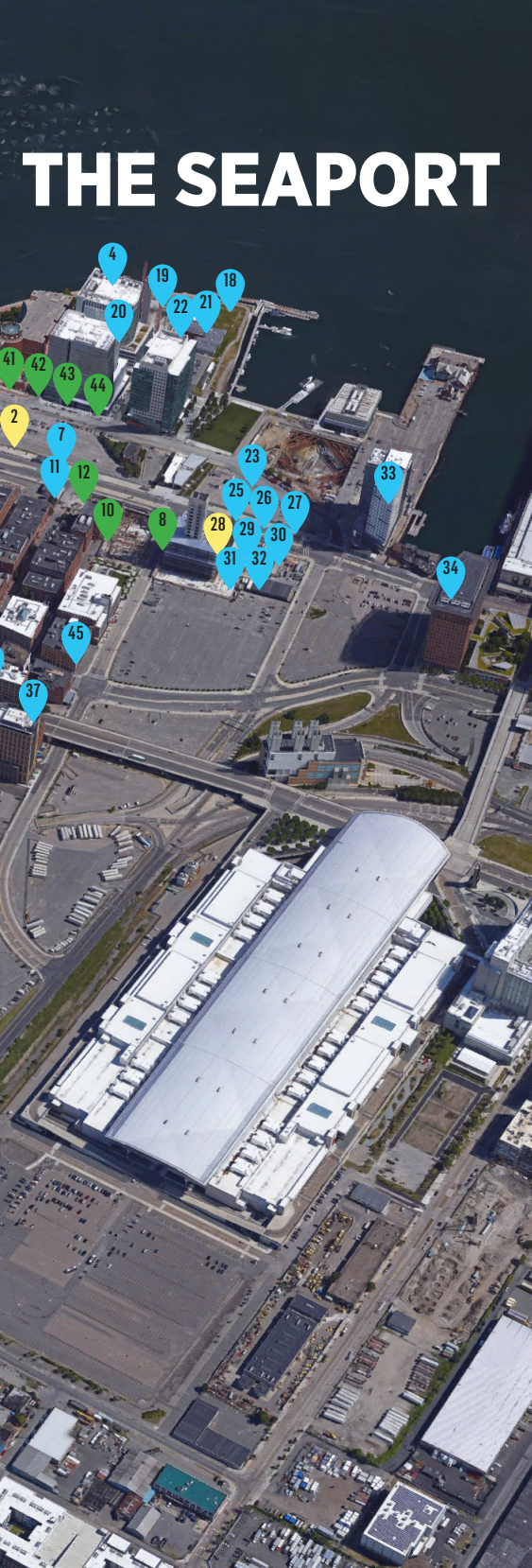
21. Empire
22. Strega
23. Brew/Gather
24. Lolita
25. By CHLOE
26. Yoki
27. Tikkaway
28. Soulcycle
29. Juice Press
30. Chipotle

31. Starbucks
32. Aceituna Grill
33. Ocean Prime
34. Rosa Mexicano
35. Sweetgreen
36. Caffé Nero
37. Row 34
38. Bastille Kitchen
39. Barrington Coffee
40. Bon Me

FOOD/DRINK

FITNESS

RETAIL



THE SEAPORT

LOCATION & AMENITIES

9 Channel Center is located in Boston's historic Channel Center neighborhood, an amenity rich area for lunch by day and happy hour by night. The property is just steps away from all that South Boston, Fort Point, and the Seaport District have to offer. Just a short walk to the Red Line at Broadway, the building is highly accessible by public transportation and is ideally situated to benefit from the deep labor pool of young professionals who have come to define the South Boston and the Seaport neighborhoods. Immediate access and multiple routes to area highways make for an easy daily commute. Additionally, the building's ownership group has partnered with Lyft to provide tenants with free carpool access on demand to and from South Station, reflecting the landlord's priorities on tenant satisfaction and forward thinking.



8 MIN
to the Red Line @
Broadway Station



5 MIN
to I-93



15 MIN
to Kendall Square

1 MIN
to MBTA Bus

5 MIN
to I-90

24 MIN
to Harvard Square

15 MIN
to South Station

7 MIN
to Logan Airport

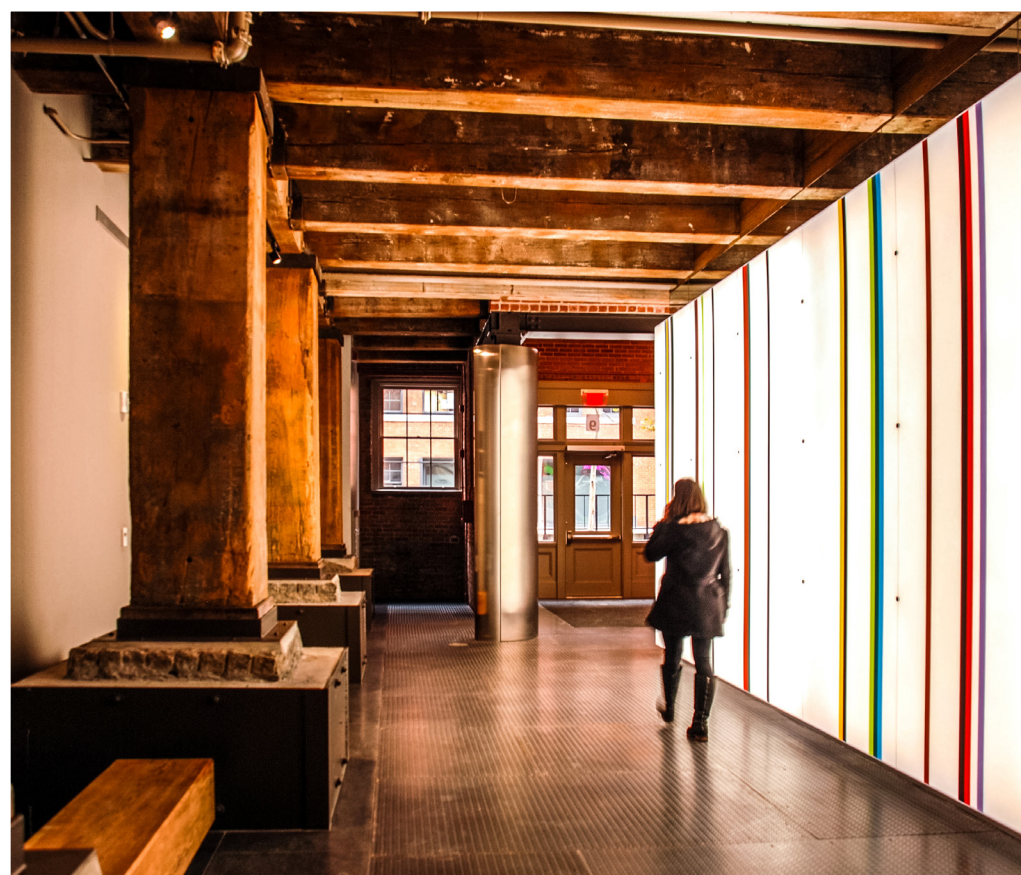
18 MIN
to Quincy Center

- | | |
|-------------------|----------------------|
| 41. Filson | 51. The Handlebar |
| 42. LL Bean | 52. Ink Block |
| 43. Peter Millar | 53. Core Power Yoga |
| 44. Warby Parker | 54. Whole Foods |
| 45. City Tap | 55. Turnstyle |
| 46. Starbucks | 56. Fuji |
| 47. StepHis | 57. Sweetgreen |
| 48. The Maiden | 58. Coppersmith |
| 49. Worden Hall | 59. Everybody Fights |
| 50. Moonshine 152 | 60. Barlow's |
| | 61. Oak and Rowan |

NEARBY AMENITIES



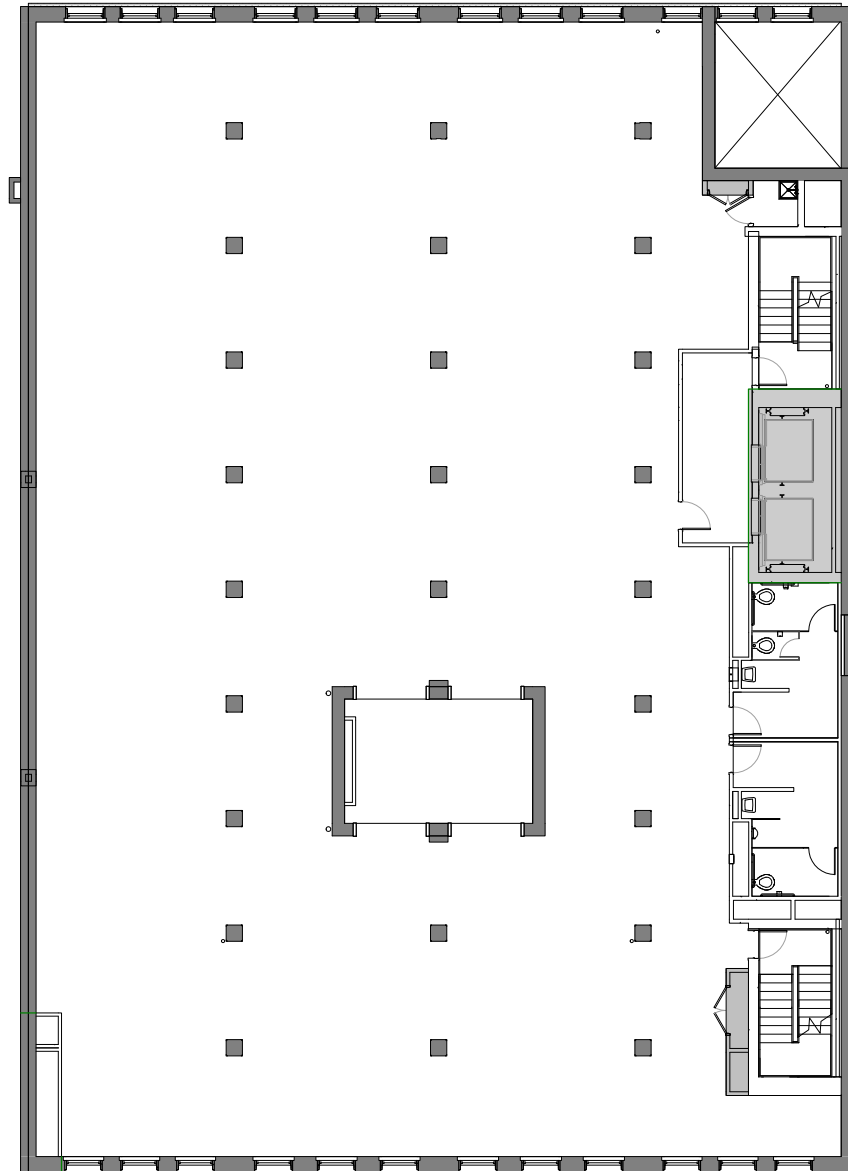
FULLY REDEVELOPED



- **FULLY-RENOVATED**
contemporary office space with
brick-and-beam charm
- **DYNAMIC NEW** entry and lobby
- New **ENERGY EFFICIENT**
windows and systems
- All new, **STATE-OF-THE-ART**
building systems
and connectivity
- Street-level **RETAIL**

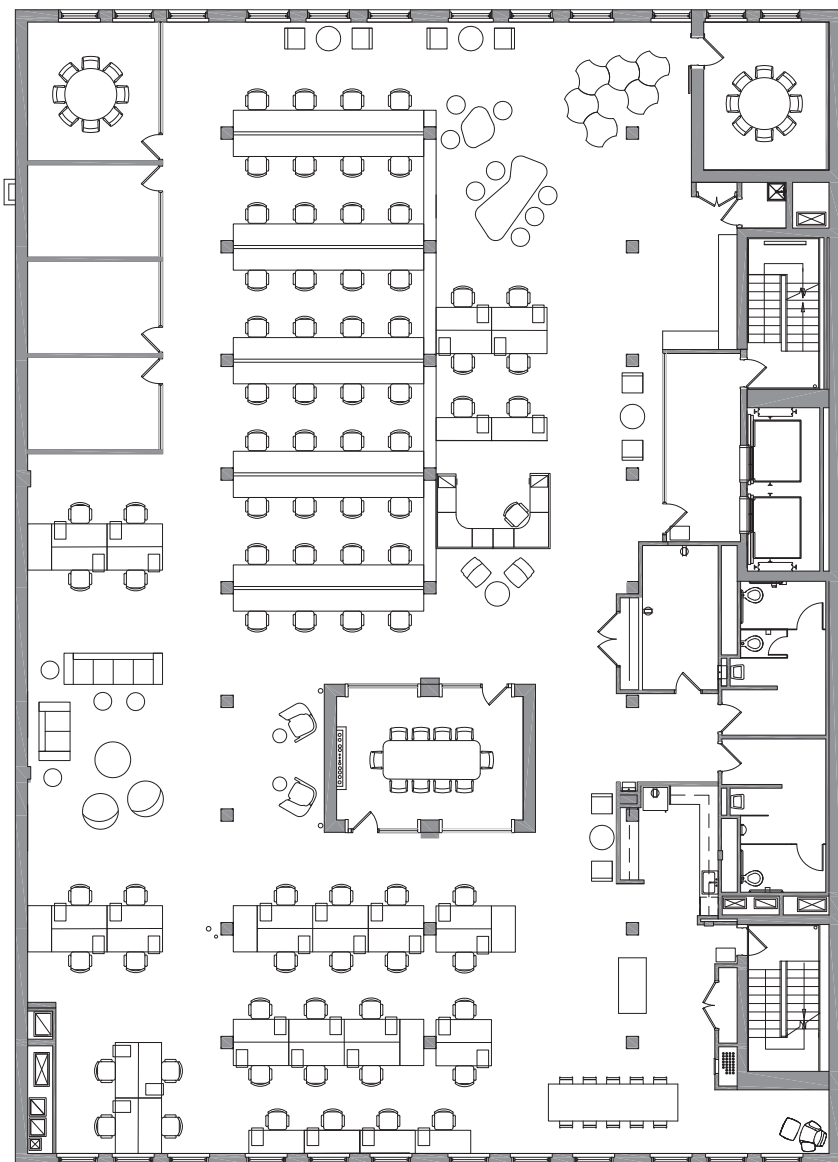
FLOOR PLANS

FLOOR 2 10,385 SF



FLOOR 5: SPECULATIVE FITOUT

(Ready to occupy) 10,585 SF



**Hypothetical furniture layout*

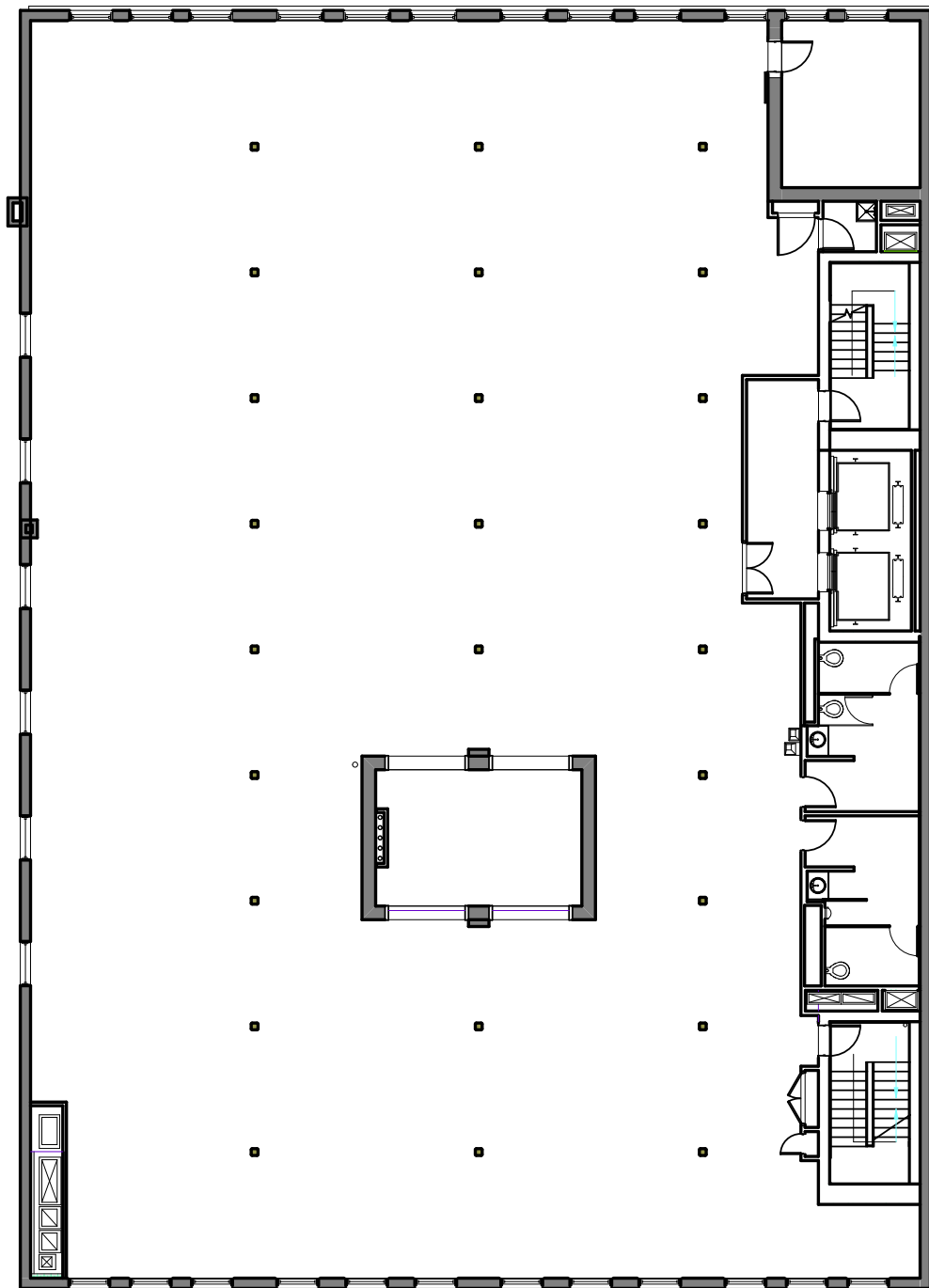
CAPACITY

3	PEOPLE IN 3 OFFICES
26	SEATS ACROSS 3 CONFERENCE ROOMS
74	WORK STATIONS
30	CAPACITY IN COMMUNITY SPACE
3	PEOPLE IN RECEPTION SPACE
10	PEOPLE IN DINING AREA

137 SF PER PERSON

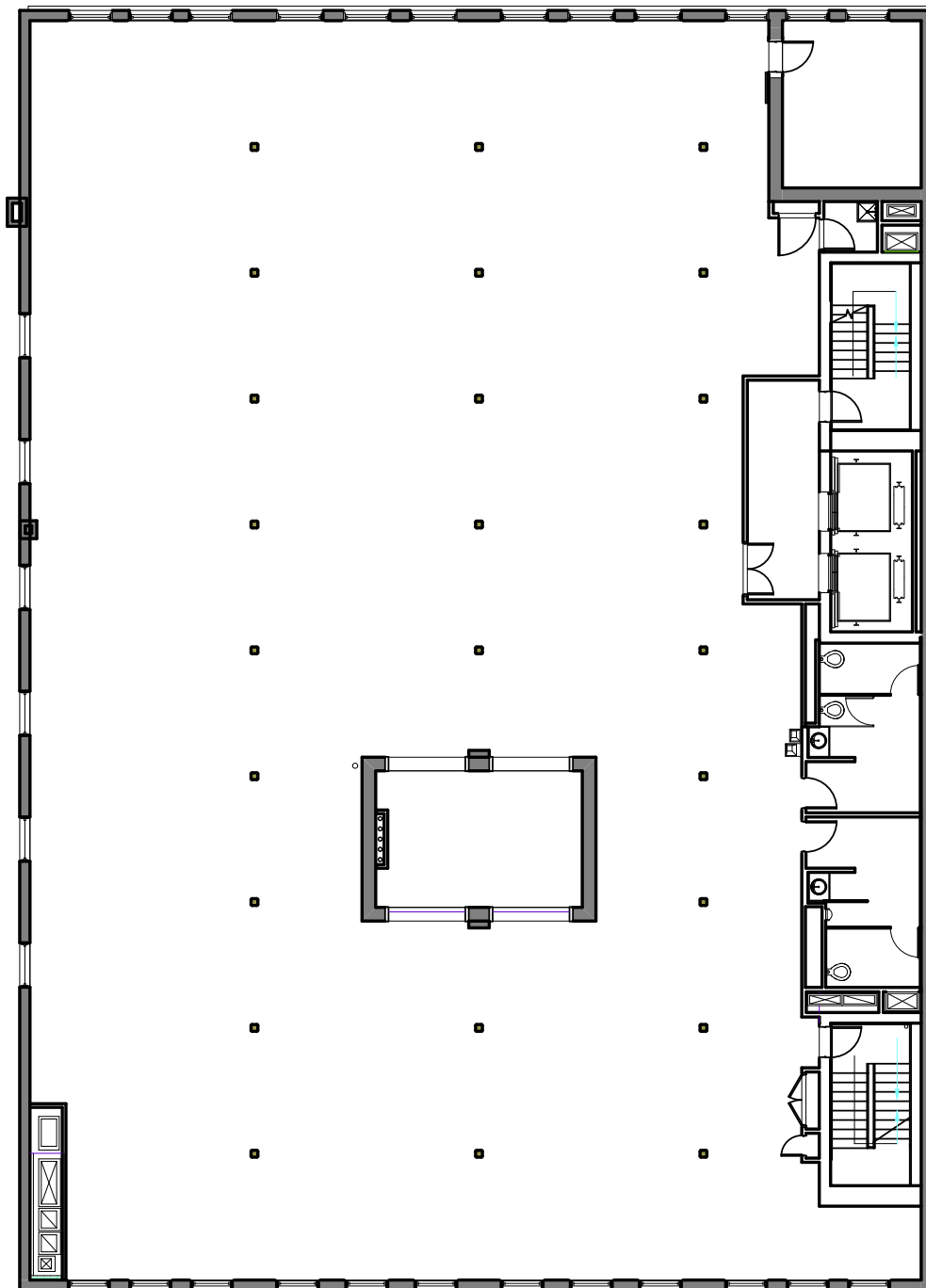
FLOOR PLANS

FLOOR 6 10,585 SF



FLOOR 7

10,585 SF





www.channelcenter9.com

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BERKELEY

