



## 12 Channel St.

12 Channel St, Boston, MA 02210



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## 12 Channel St

Upon Request

12 Channel Street is a nine-story, multi-tenanted flex building in the Raymond L. Flynn Marine Park that features space for warehouse, flex, or light-manufacturing. Each space is unique, with specs that include office-intensive layouts, partial build-outs, shell spaces, conference rooms, air-conditioning, open warehouse space, and reception areas. The available units can access 9-foot by 24-foot freight elevators rated...

- 12 Channel Street offers warehouse, flex, office, and light manufacturing space across multiple floors in Boston's eclectic Seaport District.
- Versatile spaces featuring freight elevators, HVAC warehouses, private offices, open space for cubicles, conference rooms, and reception areas.
- Enjoy convenient walking distance to Boston Design Center, Harpoon Brewery & Beer Hall, Leader Bank Pavilion, Pier 10 Park, and over 30 restaurants.
- Connected via several arteries, five minutes to South Boston, eight minutes to Downtown Boston, and 10 minutes to Boston Logan International Airport.



Rental Rate:	Upon Request
Min. Divisible:	1,500 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Rentable Building Area:	317,196 SF
Year Built:	1941
Rental Rate Mo:	Upon Request

## 4th Floor Ste 401

1

Space Available	35,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

Suite 401 is the entire fourth floor of 12 Channel Street. It is approximately 35,000 square feet and has a front reception area, private offices, and larger open areas that could be used as warehouse, flex, or light manufacturing space. The suite has four in-suite freight elevators (9-foot by 24-foot and rated 10,000 pounds each) as well as private restrooms and a kitchenette.

## 5th Floor Ste 502

2

Space Available	13,677 SF
Rental Rate	Upon Request
Date Available	120 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex, office, manufacturing
Lease Term	Negotiable

Suite 502 is located on the fifth floor of 12 Channel Street. The space is a large space consisting of a reception area, private offices, and larger open areas that could be used as warehouse, flex, or light manufacturing space. The fifth floor has four freight elevators (9-foot by 24-foot and rated 10,000 pounds each), public restrooms, and three passenger elevators.

## 5th Floor Ste 503

3

Space Available	7,987 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

Suite 503 is a corner unit on the fifth floor of 12 Channel Street. The space is approximately 7,987 square feet of open warehouse, flex, or light manufacturing space. The suite lacks build-out and air conditioning. The fifth floor offers four in-common freight elevators (9-foot by 24-foot and rated 10,000 pounds each), public restrooms, and three passenger elevators.

## 7th Floor Ste 701

4

Space Available	10,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

Suite 701 is located on the seventh floor of 12 Channel Street. The suite is approximately 10,000 square feet with a front reception area and several offices, as well as larger open areas that could be used as warehouse, flex, or light manufacturing space. The suite lacks air conditioning but does offer two in-suite freight elevators (9-foot by 24-foot and rated 10,000 pounds each).



5

## 7th Floor Ste 702

Space Available	22,704 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years

Suite 702 is located on the seventh floor of 12 Channel Street. The suite is approximately 23,000 square feet with partial air conditioning, some private offices, a large open area for cubicles, as well as larger open areas that could be used as warehouse, flex, or light manufacturing space. The suite has two in-suite freight elevators (9-foot by 24-foot and rated 10,000 pounds each), public restrooms, and three passenger elevators.

6

## 7th Floor Ste 703

Space Available	1,500 SF
Rental Rate	Upon Request
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

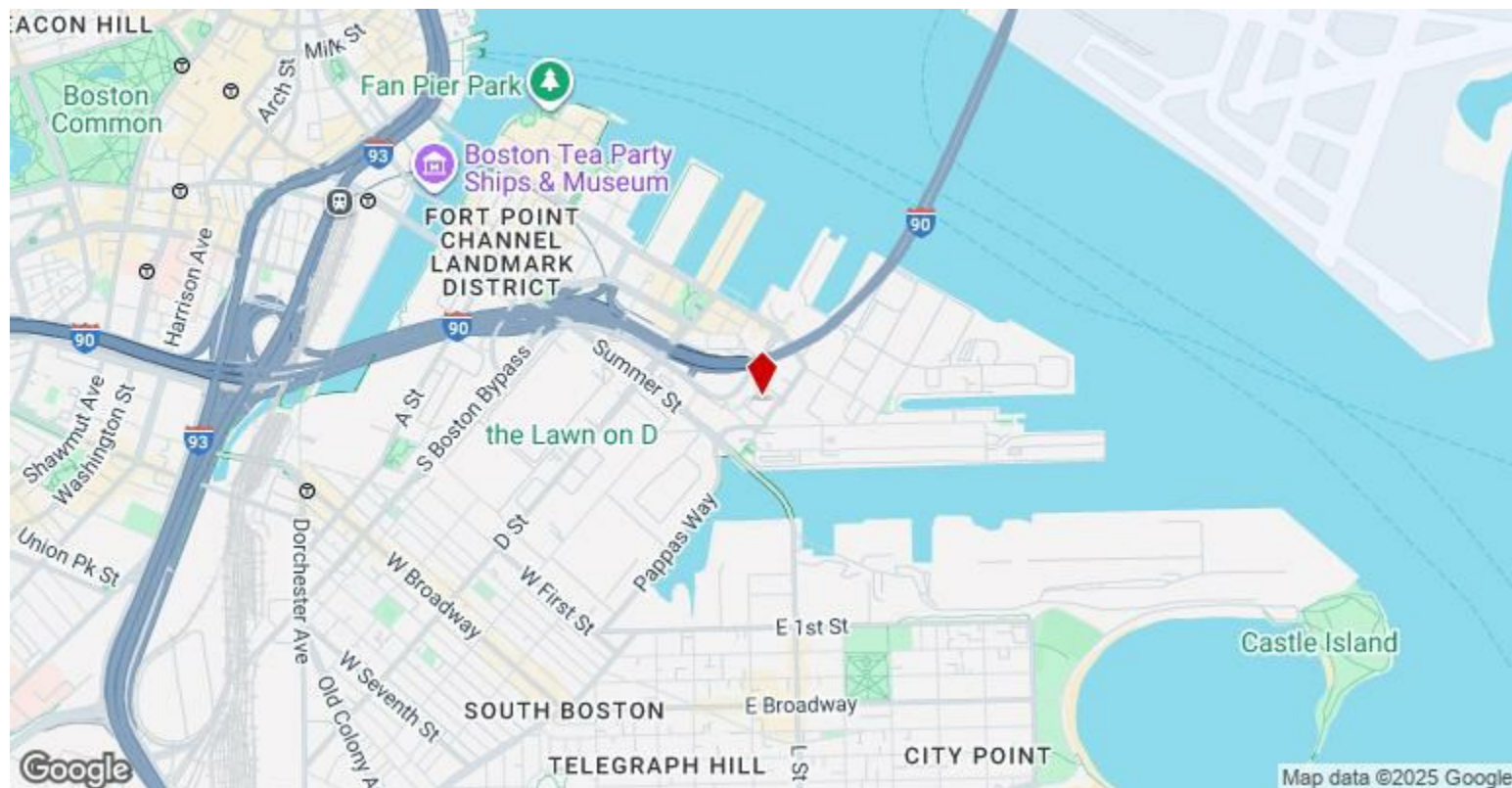
Suite #703 is approximately 1,500 SF on the seventh floor of 12 Channel Street. The suite consists of three rooms, all of which have windows. There is central heat but no air conditioning. Public bathrooms are easily accessible on the floor, as well as three passenger elevators.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Droplette	-	
Mass Robtics	-	



## 12 Channel St, Boston, MA 02210

12 Channel Street is a nine-floor flex building in the Seaport District that features space for warehouse, flex, or light-manufacturing users.

Each space is unique, with specs that include office-intensive layouts, partial build-outs, shell spaces, conference rooms, air-conditioned and open warehouse space, and reception areas. The available units can access 9-foot by 24-foot freight elevators rated at 10,000 pounds each to accommodate high-volume operations.

12 Channel Street is only two blocks from the Boston Main Channel and Ted Williams Tunnel, unlocking a world of amenities and quick connectivity. Tenants are within steps of dozens of beloved restaurants, urban parks, entertainment hubs, and retail stores. Interstate 90, Summer Street, and Seaport Boulevard are nearby, granting tenants easy commutes. Adjacent bus stops also serve mass transit users.

With its prime location, versatile space, and exceptional accessibility, 12 Channel Street is an unmatched destination for forward-thinking industrial and flex space users.



## Property Photos





## Property Photos



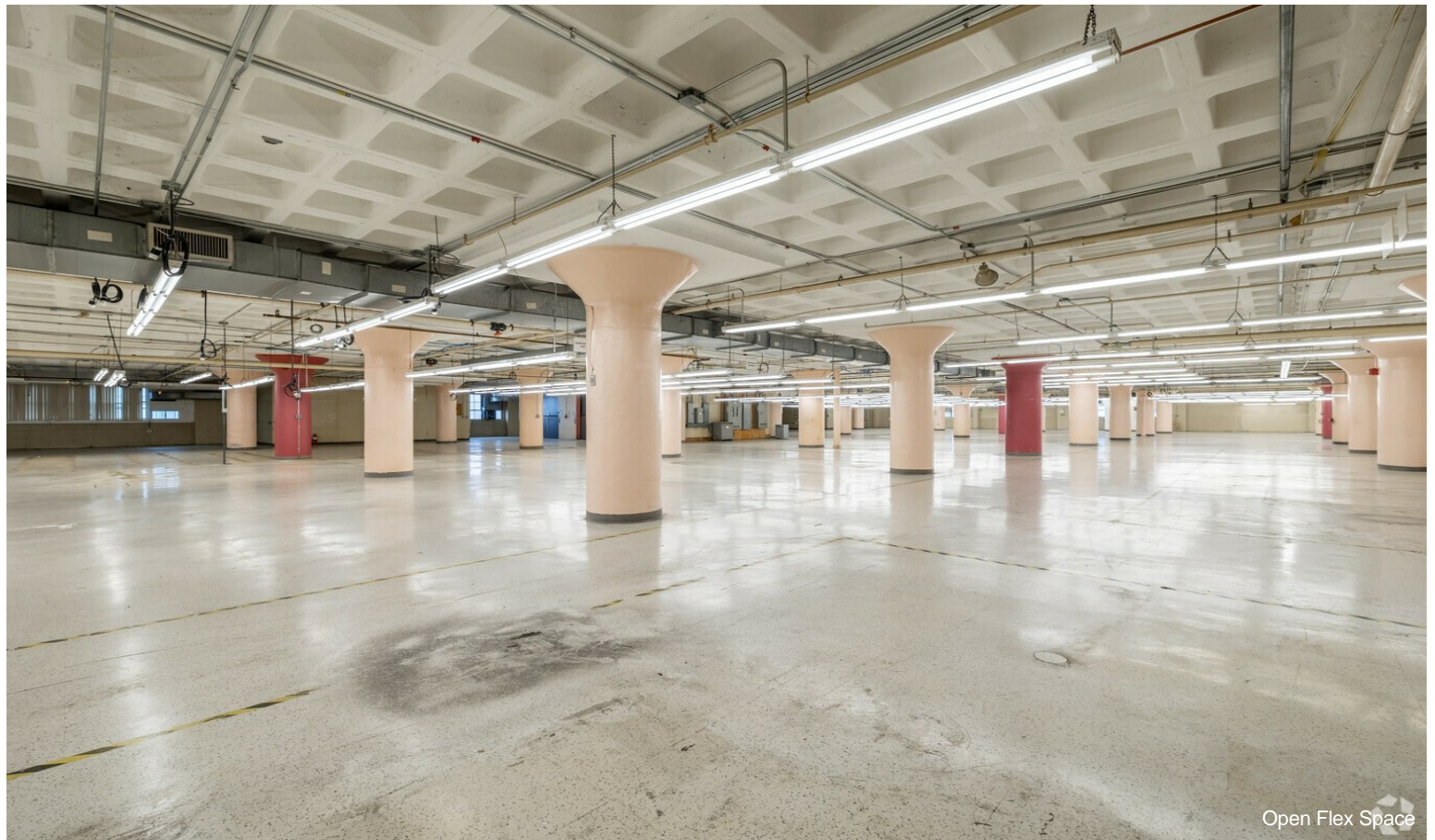
Distinct Entrance



Main Entrance Lobby



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Elevated Interior Space



Two Freight Elevators

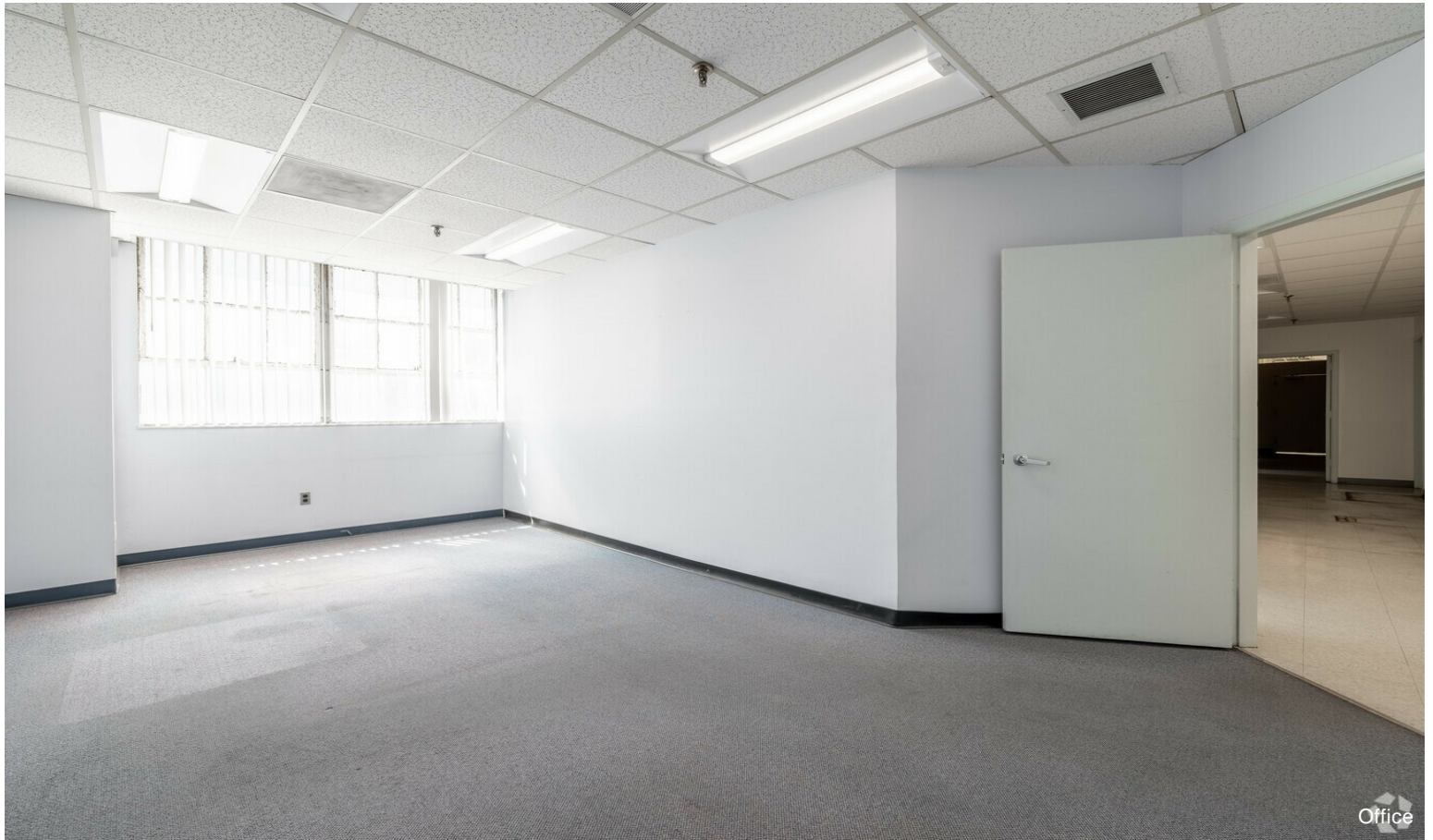


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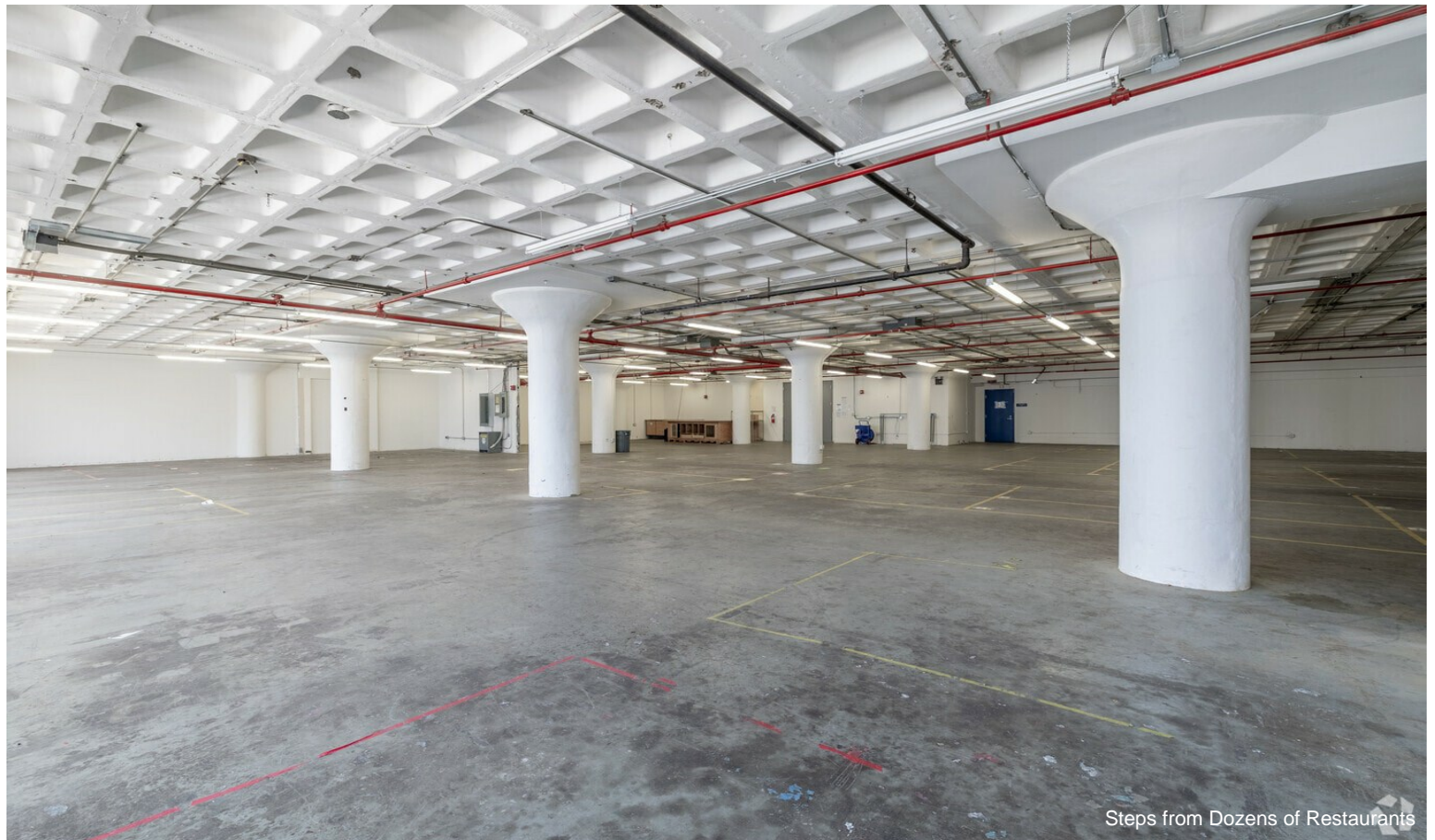
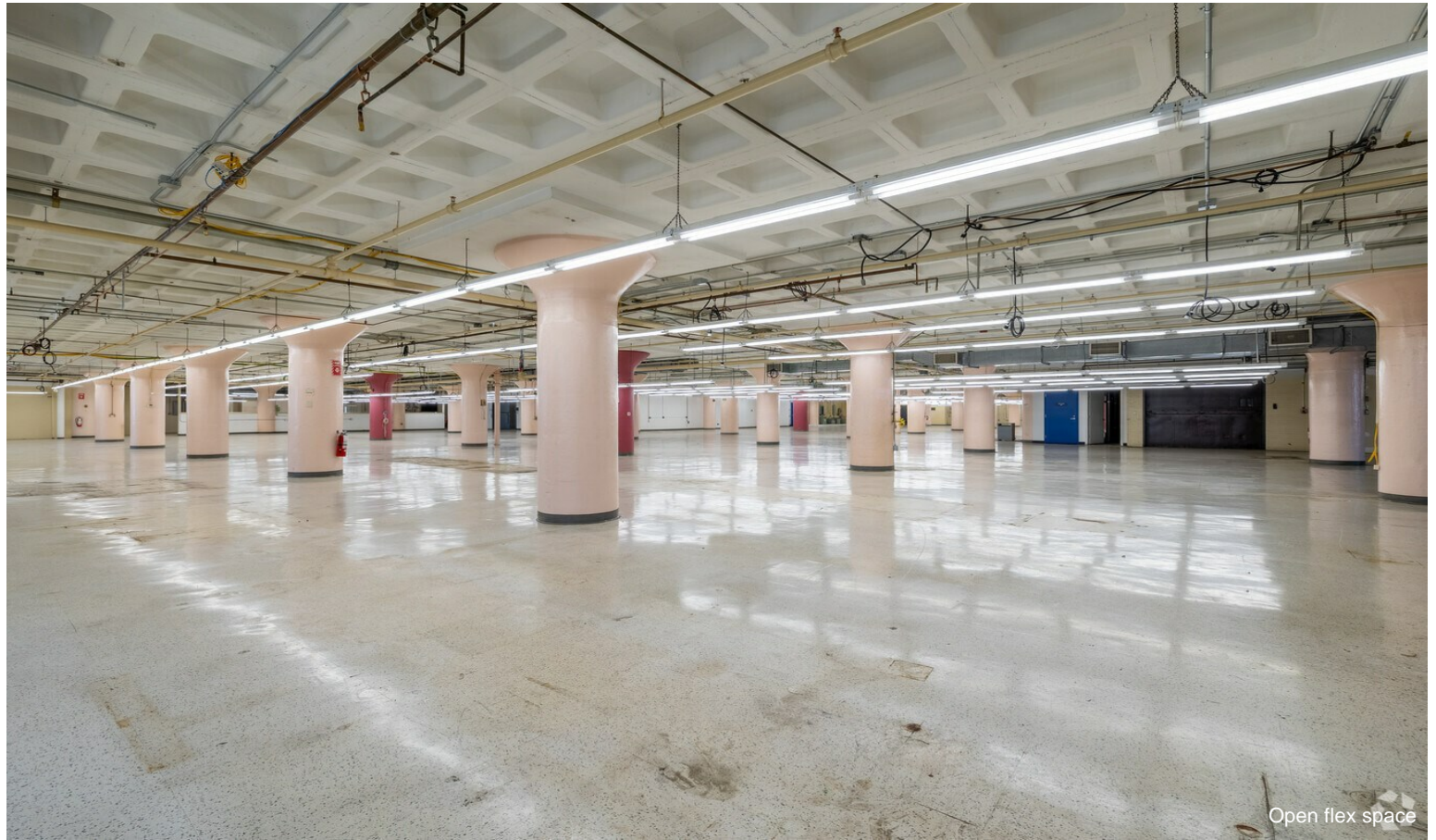


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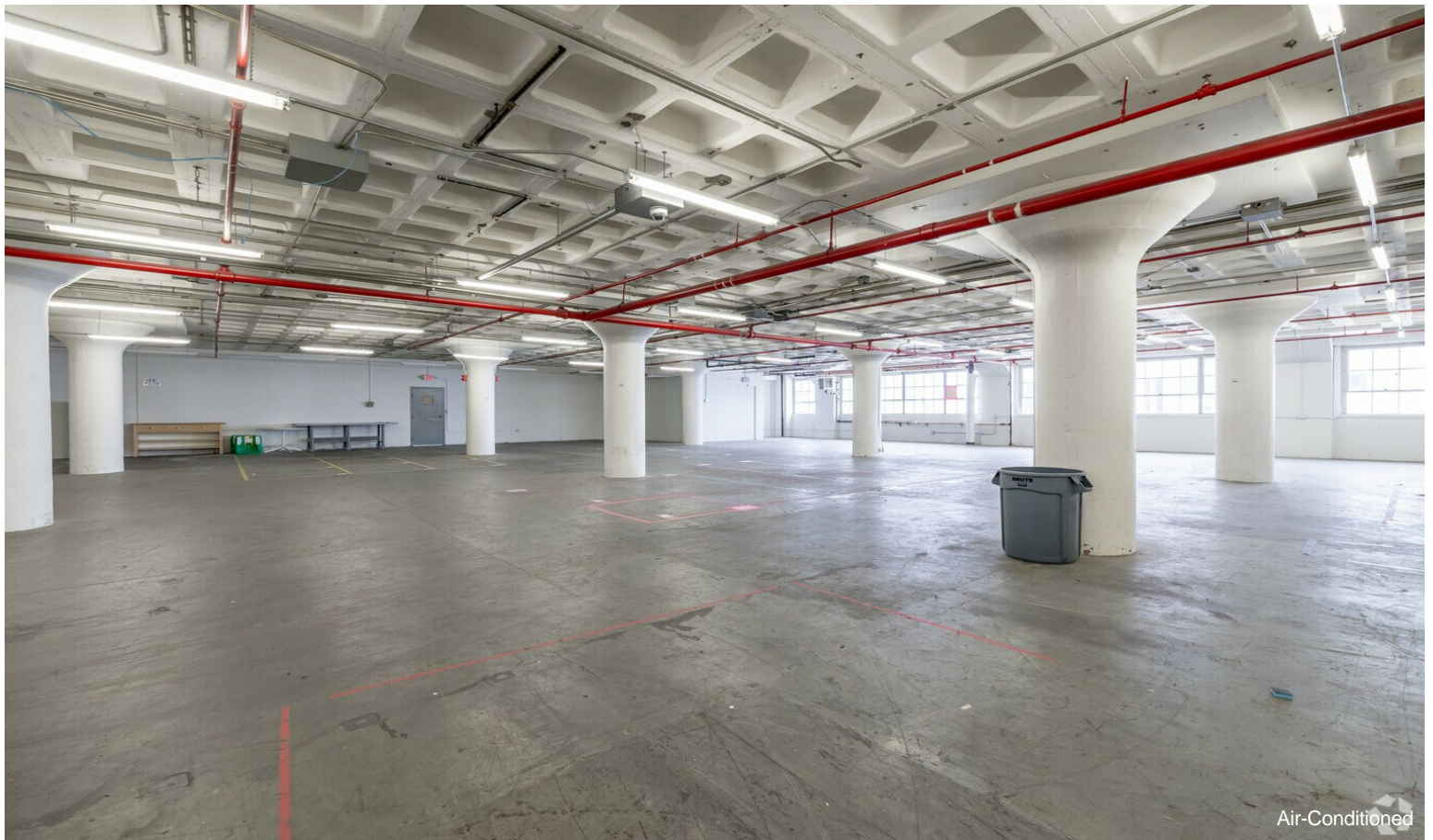
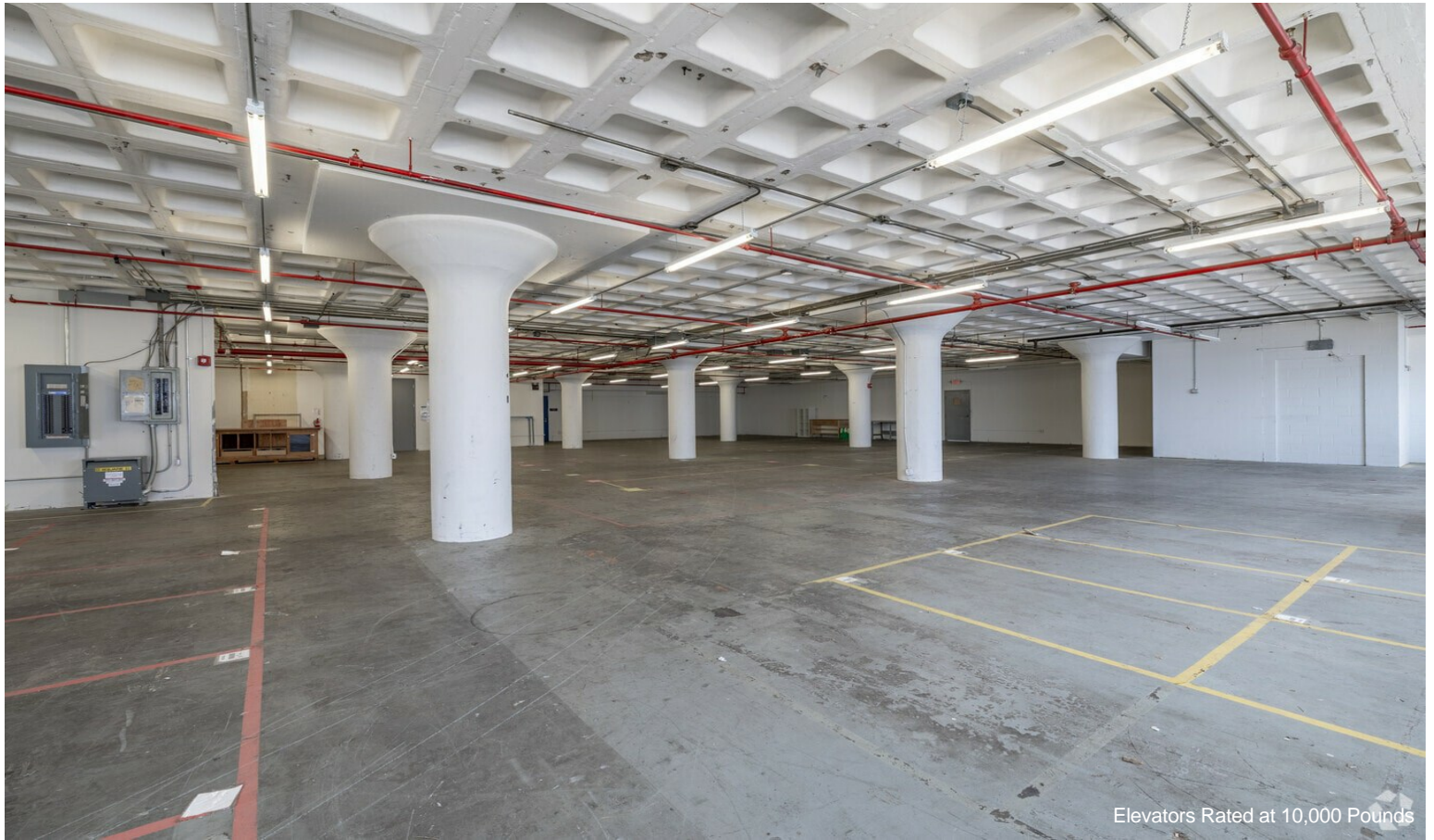


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