

# South Boston Waterfront Home of the Innovation District

**Largest privately funded** construction site in the nation: Vertex

**First** public innovation center in the nation - District Hall

**World Headquarters** of Au Bon Pain, Gillette, and John Hancock,  
Future Home of Vertex Pharmaceuticals and State Street

**World's best school** for entrepreneurship, Babson College

**World's largest** startup competition and accelerator, MassChallenge

**Over 4,000 new jobs** and **200 new companies** since 2010





# South Boston Waterfront

South Boston Waterfront Area Statistics (1 mile radius)



"The South Boston Waterfront has it all. From hot new restaurants to 3 contemporary museums, hotels, chic shops, and innovative companies and work spaces, the waterfront is the place to be. Come be a part of it." – Mayor Thomas M. Menino



Public Transit riders on MBTA (Red Line, Silver Line and buses): **5.4M**

Under Construction: **\$1.6 Billion, 3.5M SF**

Housing Units since 2000: **1,000+**

BCEC and Hynes Conv. Ctr.: 654,199 attendees, 245 events = **\$650M of Economic Impact**

New Employees since 2010: **4,000+**

Since 2010, 44% of jobs: Tech Industry

New Businesses since 2010: **200+**

**Museums & Cultural Institutions:**  
ICA, Boston Tea Party, Children's Museum, Bank Of America Pavilion

Employment and Payroll Growth: **24%**



## Featured Development Projects

Projects in design, planning, or under construction

Usage Key: Housing Retail Office Space Dining Civic Hotel

### Recently Completed



**1** District Hall

**\$5.5M, 12,000 SF, center of the Innovation District - gathering place for innovation community, public infrastructure to facilitate networking & connection. Flexible interior spaces: events, pop-up retail, exhibitions, data-gathering, conferences. 4000 SF restaurant/outdoor seating. Developer: BGI**



**2** 51 Melcher Street

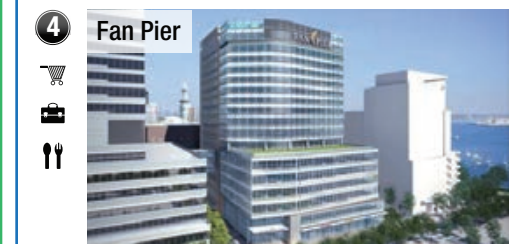
**Factory 63**  
**Factory 63:** 173,000 SF, 50+ residential units - innovation housing and artist live/work units, 18,000 SF retail/restaurant. Developer: Gerding Edlen Development  
**51 Melcher St:** 95,000 SF office. Developer: Synergy



**3** Marriott Residence Inn

**\$45M, 105,000 SF, 120-room extended stay Marriott Residence Inn with 2 ground floor retail/restaurant spaces. Developer: Norwich Partners**

### Projects Under Construction



**4** Fan Pier

**\$800M, 21 acres, 3M SF of development, 2M SF of office space. Two 18-story buildings, 60,000 SF of ground floor restaurant and retail. Future headquarters of Vertex Pharmaceuticals. Developer: Fallon Company**



**5** Pier 4

**315,000 SF hotel, 625,000 SF residential, and civic and retail space. Developer: New England Development**



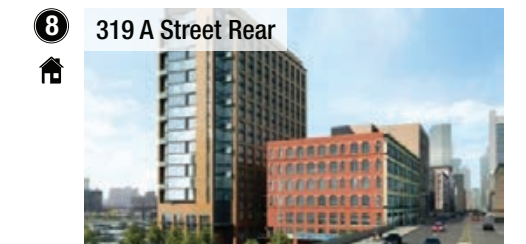
**6** 411 D Street

**\$62M, 197,000 SF, 2 buildings, 197 residential units. Developer: Cresset Development**



**7** Waterside Place

**\$120M, 372,000 SF, 235 residential units, and grocery store. Developer: Drew Company**



**8** 319 A Street Rear

**\$100M, 257,000 SF, 202 residential units. Developer: Gerding Edlen**

### Board Approved Project



**9** Seaport Square

**6.5M SF  
2.5M SF residential space  
1.5M SF new office space  
2 hotels  
1.5M SF of multi-level retail / restaurant / entertainment  
Cultural and educational center  
Developer: Boston Global Investors (BGI)**

Please note: Map may not accurately reflect all area businesses.