

## BOSTON –FORT POINT / SEAPORT **PASTORAL – ARTisan Pizza + Kitchen + Bar**

**4,119 SF + storage - Two Hoods - Streetside Patio**

**LOCATION:**

345 Congress Street, Boston, Massachusetts 02210

*A high-profile location in the heart of Fort Point, just off the bridge with access to the Waterfront / Greenway with the Federal Reserve Bldg and Atlantic Wharf. Major activity generators nearby include Children's Museum, Tea Party Museum, Thompson Place, Seaport Square, Intercontinental Hotel.*

**CUSTOMER:**

*The primary customer base comes from office workers & professionals along the Greenway, visiting travelers & tourists, museum goers, and the local residential population of Fort Point and Seaport neighborhoods.*

**SPACE:**

*The interior footprint is 4,119 sq. ft. plus storage & common areas. The city permits a curbside patio area. There are two full hood systems for the kitchen & wood fired pizza oven. Well laid out & adaptable to other concepts.*

**CAPACITY:**

*Interior seating for 180 plus patio seating in season.*

**PARKING:**

*There is on-street parking as well as several nearby garages.*

**HOURS:**

*Currently Open Tues – Saturday 11AM to 2AM.*

**LICENSES:**

*The restaurant has a seven-day 2:00 AM All Alcoholic Beverages License*

**RENT:**

*Base Rent of \$64 psf (\$263,616) NNN of ~\$17 psf (\$70,752) Total \$334,368 Landlord will grant new 10 year term in a direct lease.*

**INVESTMENT:**

*The owner's original investment, in 2014, was \$2.2 Million*

**SALES:**

*2024: \$2.3M - 2023 \$2.5M – 2022 \$2.3M - Food : Beverage 70/30*

**CONCEPT:**

*Full Service, moderately priced, upscale restaurant and bar serving wood-fired Neapolitan pizza and pasta dishes.*

**PRICE:**

*All Assets – Leaseholds, Liquor License, FFE and branding - \$795,000*

**FURTHER INFO:**

*Financial information can be made available for qualified buyers with the execution of a Non-Disclosure Agreement.*

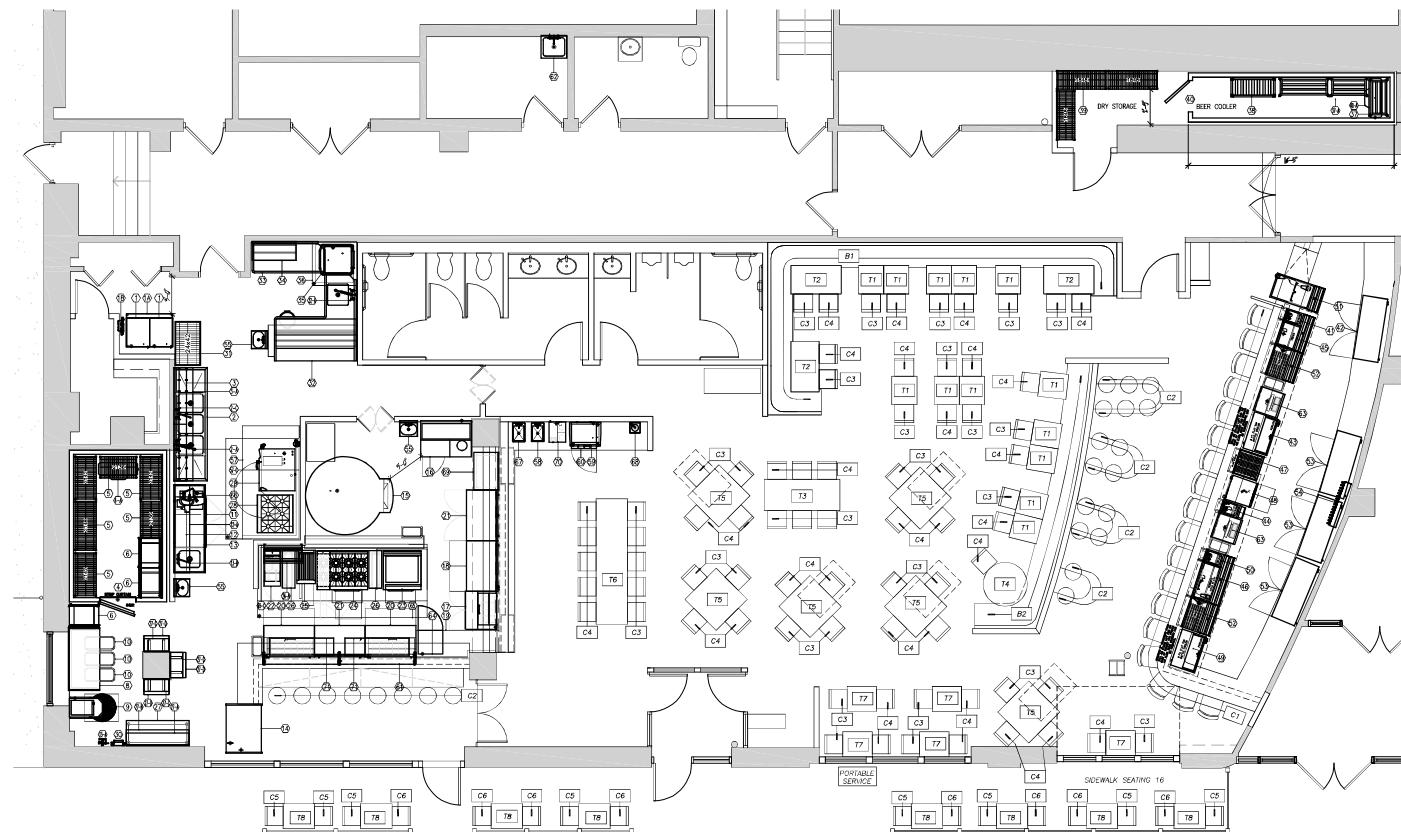
**CONTACT:**

**Martin Benoit, 617.877.5257 [Martin@VantagePointRetail.com](mailto:Martin@VantagePointRetail.com)**

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# FINANCIAL DISTRICT





RESTAURANT SEAT	
BAR	
BAR STANDING ROOM	
BAR DINING	
CAFE SEATING	
DINING	
EXPO DINING	
* EVENING POR	
TOTAL DAYTIME	1
TOTAL EVENING	1
SIDEWALK SEATING	
GRAND TOTAL	1

## NOTES



**1 NEW CONSTRUCTION - FURNITURE & EQUIPMENT PLANS**

16.04

## NEW CONSTRUCTION GENERAL NOTES - EQUIPMENT PLAN

1. THE WORK WHICH WILL BE PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE RULES OF THE BUILDING MANAGEMENT OFFICE AND ALL TRADE AND LOGISTICS CODES. REFER TO THE CONSTRUCTION GUIDELINES AS OUTLINED BY THE BUILDING MANAGEMENT IN CONSTRUCTION RULES AND REGULATIONS AND ADDITIONAL INFORMATION.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SCOPE OF WORK INDICATED ON THE ARCHITECTURAL AND ENGINEERING SITE ON A DAILY BASIS TO MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT.

4. ALL FURNITURE ON PLAN IS EXISTING TO BE RELEASED UNLESS OTHERWISE NOTED.

5. COORDINATE WITH TENANT FOR RELOCATION OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION. COORDINATE WITH TENANT FOR STORAGE LOCATION AND MOVING SCHEDULE.

DOCUMENTS ISSUED AS REQUIRED TO COMPLETE THE WORK OF THIS CONTRACT, ITEMS NOT INDICATED THEREIN MAY INTERFERE WITH THE SCOPE OF WORK ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF MCMAHON ARCHITECTS, INC.

4. REFER TO THE DIMENSION PLANS FOR DIMENSIONS AND REFERENCE TAGS. DIMENSIONS ARE FINISHED FACE OF PARTITION UNLESS OTHERWISE STATED.

✓ BIMCOLE, INC. 2018 RELEASE UNDER E.O. 14176

2 BANQUETTE, BACK TO BE FINISHED WHERE EXPOSED.

5. THE FURNITURE LAYOUT SHOWN IS FOR INFORMATION ONLY. ALL FURNITURE SHALL BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED OTHERWISE.

6. ALL EQUIPMENT, APPLIANCES, PLUMBING FIXTURES AND ALL ASSOCIATED ASSEMBLIES SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

4 FT & E ITEM. PROVIDE POWER/DATAS AS REQUIRED.

7. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL BLOCKING/FRAMING REQUIRED TO ACCOMMODATE THE INSTALLATION OF

THE SPECIFIED PACKAGE. COORDINATE ALL REQUIREMENTS WITH THE MANUFACTURERS SPECIFICATIONS AND THE OWNERS/TENANTS FURNITURE PACKAGE.

FIVE (5) PERCENT OF DINING TO BE HANDICAP ACCESSIBLE

6 FIVE (5) PERCENT OF DINING TO BE HANDICAP ACCESSIBLE.

7 MALLWORK ITEM: FOLD DOWN COUNTER @ 42" AFF.

## NEW CONSTRUCTION KEYNOTES - EQUIPMENT PLANS

**NEW CONSTRUCTION EQUIPMENT SCHEDULE -FURNITURE & EQUIPMENT**

LOCATION	QTY	RESP	EQUIPMENT NAME	MANUFACTURER	MODEL No.	DIMENSIONS
REAR DINING	1	X	DINING TABLE	X	X	X
REAR DINING	1	X	DINING CHAIR	X	X	X
BAR AREA	18	X	BAR STOOL	X	X	X
INSTR. SEATING	24	X	HIGH-TOP SEATING	X	X	X
EX. SEATING	18	X	EXTERIOR SEATING	X	X	X
GEN. DINING	36	X	DINING SEATING	X	X	X
GEN. DINING	37	X	DINING SEATING	X	X	X
DINING AREA	18	X	TABLE	X	X	3x7'2"
DINING AREA	3	X	TABLE	X	X	3x7'4"
DINING AREA	1	X	TABLE	X	X	5x7'6"
DINING AREA	1	X	EXT. HIGH TOP CORNER TABLE	X	X	2x2.5m
DINING AREA	5	X	TABLE	X	X	2x2'10"
DINING AREA	1	X	LONG TABLE	X	X	20x2'10"
EXT. DINING	8	X	EXTERIOR TABLE 6x3	X	X	20x3'10"

**JOB TITLE**

PASTORAL  
341-345 CONGRESS STREET  
BOSTON, MA 02210

SCALE: 1/4" = 1'-0"  
DRAWN: KBB  
JOB NO. 123008

**SHEET TITLE:**  
**NEW CONSTRUCTION -**  
**FURNITURE & EQUIPMENT PLAN**

A5.01