



THE BOSTON
RESTAURANT
GROUP, INC.

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 Port 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:

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FINANCIAL DISTRICT

scorpion bar
FILSON
L.L.Bean
EQUINOX

COMMITTEE
MASTRO'S STEAKHOUSE
corepower YOGA
DAVIO'S Northern Italian Steakhouse
LO LA 42
EMPIRE
MassMutual
310K SF, 1,000 EMPLOYEES (UNDER CONSTRUCTION)

SOUTH STATION
25,037 RIDERS/DAY
PROPOSED
1,000,000 SF
MIXED USE TOWER

amazon
900 EMPLOYEES

GE
95,000 SF

PROPOSED FUTURE 316K SF
LAB/OFFICE DEVELOPMENT

MOOO....

PROPOSED
FUTURE 1.1 MILLION SF
OFFICE/ RESIDENTIAL
DEVELOPMENT

Gillette
1,300 EMPLOYEES

Pastoral
the Smoke Shop
SPiN
UNITED BY PING PONG

Pastoral
ARTISAN PIZZA - KITCHEN - BAR

SON ME

THOMSON REUTERS

flour

trillium
BREWING COMPANY
TRADER JOE'S
bartaco
DIG

pwc
SOULCYCLE

FLIGHT CLUB

lululemon
athletica

SPORTELLO
MENTON

OCEAN PRIME
FISH - STEAKS - COCKTAILS

ST. REGIS RESIDENCES
114 CONDOS
(UNDER CONSTRUCTION)

PROPOSED
LUCID
Puttshack
BAR - DINING - MINI GOLF

amazon
430,000 SF, 2,000 EMPLOYEES
(UNDER CONSTRUCTION)

Lucky's
lounge

pink taco
CITY TAP

401 CONGRESS
571,000 SF OFFICE
(PROPOSED)

OAK+ROWAN

ROW 34

sweetgreen
CAFFE NERO

Red Hat

EVERYBODY FIGHTS

BCEC
BOSTON CONVENTION
& EXHIBITION CENTER

OMNI HOTELS
& RESORTS
1,054 KEYS

VANTAGE
POINT RETAIL

FINANCIAL DISTRICT
FUSCO'S
LOCAL SEA FOODS



**McMahon
Architects Inc.**

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SHEET TITLE:
NEW CONSTRUCTION -
FURNITURE & EQUIPMENT PLAN

A5.01

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