

# 346-354 Congress St

Seaport

346-354 Congress St

+/-14,286 SF Restaurant or Retail Space

For Lease or For Sale

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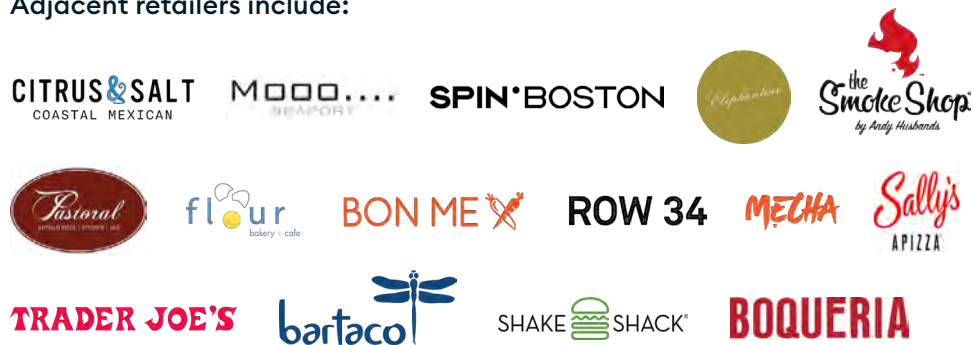
# 346-354 Congress Street

Set your restaurant at 346 Congress Street and tap into one of Boston's most consistently active dining districts. The Seaport draws a steady mix of office workers, residents, hotel guests, and visitors from the nearby convention center – creating strong, reliable foot traffic from morning through late night. This neighborhood has become a true culinary destination, where people come specifically to eat, explore, and try new concepts.

What makes the Seaport especially attractive for restaurateurs is the blend of high-income residents, corporate teams looking for lunch and happy-hour spots, and tourist groups seeking memorable dining experiences. Daytime crowds from nearby tech and innovation firms provide a built-in lunch rush, while upscale condos, waterfront attractions, and bustling nightlife ensure full tables well into the evening.

And the momentum isn't slowing. New residential towers, hotels, retail expansions, and event spaces continue to pour people into the neighborhood year after year. The Seaport's reputation as both a dining hub and a lifestyle destination means your restaurant gets visibility, energy, and demand from day one.

Adjacent retailers include:





# 346-354 Congress Street

[Virtual Tour →](#)

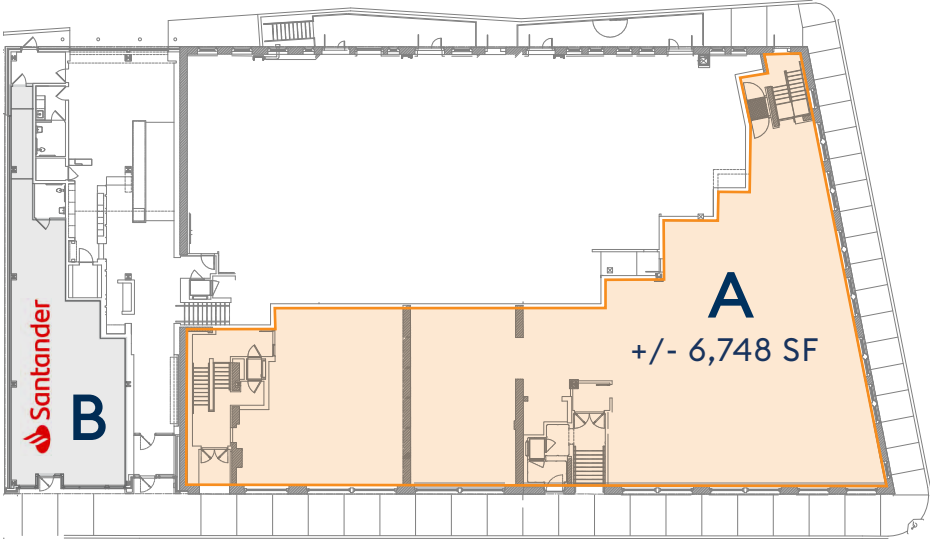
## Space A - Available

Street Level: +/- 6,748 SF  
Basement: +/- 7,538 SF  
Total: +/- 14,286 SF

## Frontage

Congress Street: +/- 158'  
Thomson Pl: +/- 102'

STREET LEVEL



CONGRESS STREET

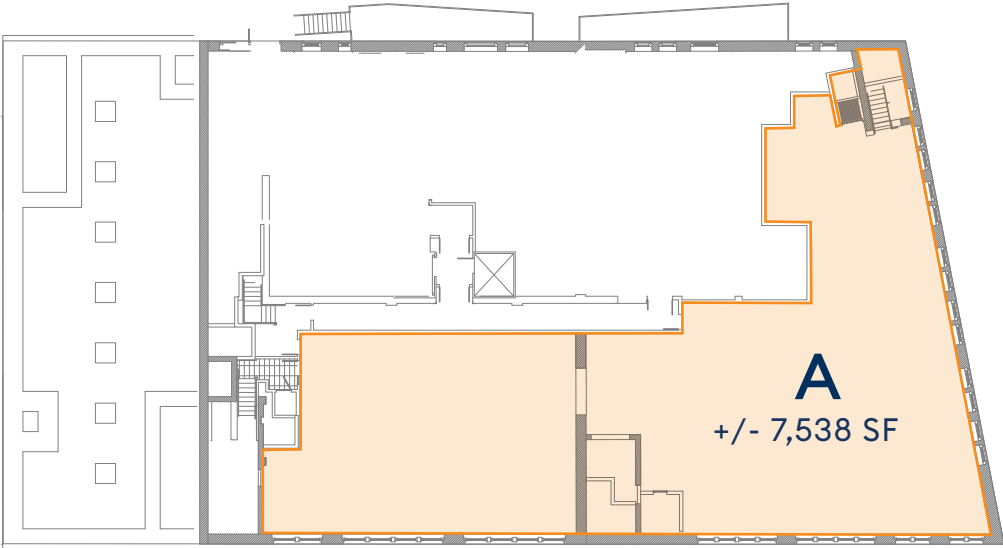
## Space B - Tenanted (Santander)

Street Level: +/- 1,425 SF

## Frontage

Congress Street: +/- 27'

BASEMENT



CONGRESS STREET

# Restaurant Space – Existing Conditions

## FF&E

All FF&E to remain in the space

## Gas Line

4"

## Water

4" domestic water service to the building  
1.5" branch lines serving individual spaces

## Power

800 amp 120/208v 3 phase

## HVAC

15 AHU's serving the building

## Electrical

120/208V and 277/480V service available




# 346 Congress Street By The Numbers (1 mi. radius)

 **241,808**  
Daytime Population

 **\$317 M**  
Annual Food & Beverage Sales


 **23,448**  
Residences

 **765,000+**  
Boston Convention & Exhibition Center Annual Visitors

 **\$1.31 B**  
Annual Retail Expenditure


 **11,916**  
Businesses


 **232,000**  
ICA Annual Visitors

 **400,000+**  
Black Falcon Cruise Port Annual Passengers

 **\$220,073**  
Avg. Household Income

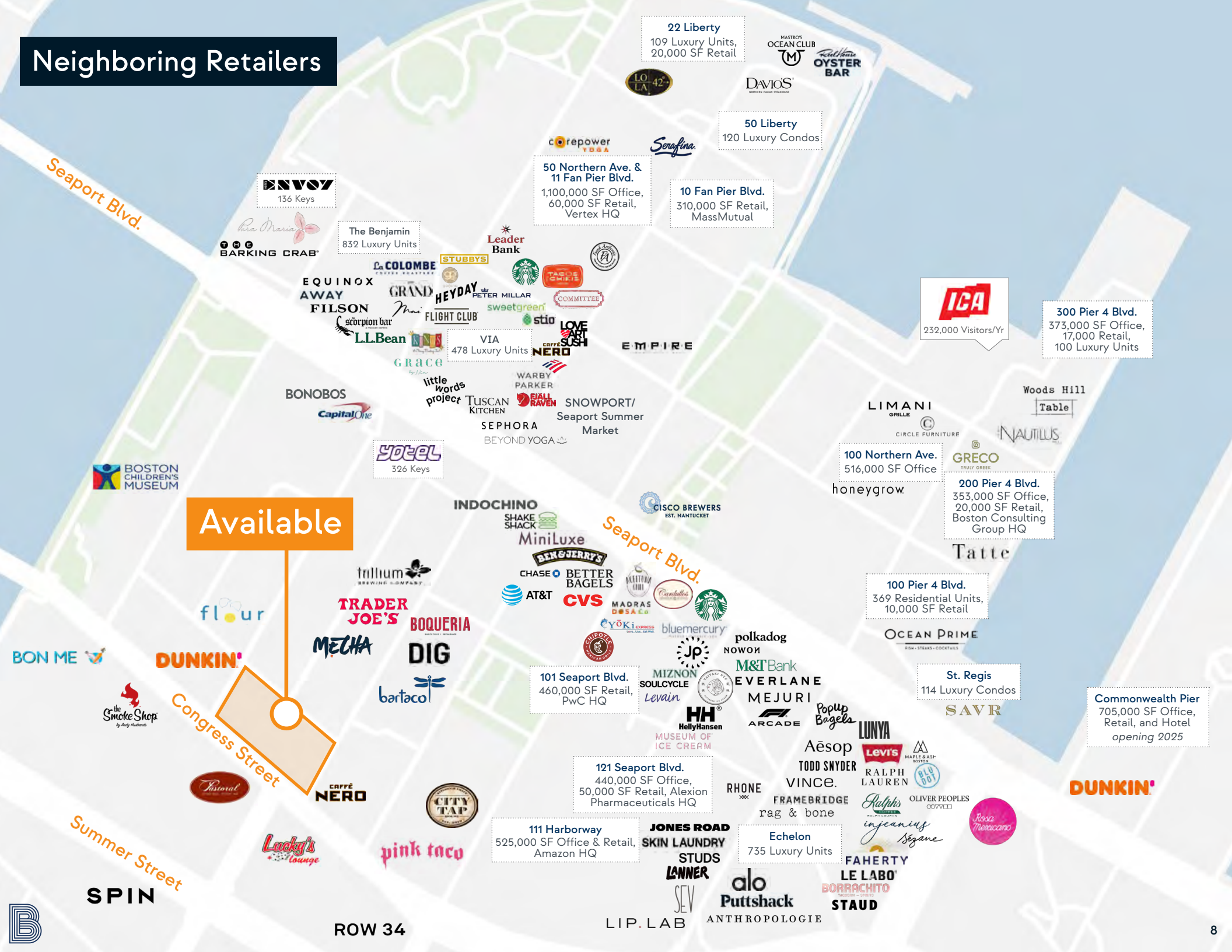
 **10 Mil SF**  
Office Space

 **545,000+**  
Boston's Children's Museum Annual Visitors

 **25,037** South Station Red/Silver Line Daily Entries  
**1.57M** South Station Annual AMTRAK Passengers



# Neighboring Retailers



**Available**



**22 Liberty**  
109 Luxury Units,  
20,000 SF Retail

**50 Liberty**  
120 Luxury Condos

**50 Northern Ave. & 11 Fan Pier Blvd.**  
1,100,000 SF Office,  
60,000 SF Retail,  
Vertex HQ

**10 Fan Pier Blvd.**  
310,000 SF Retail,  
MassMutual

**ENVOY**  
136 Keys

**The Benjamin**  
832 Luxury Units

**ICA**  
232,000 Visitors/Yr

**300 Pier 4 Blvd.**  
373,000 SF Office,  
17,000 Retail,  
100 Luxury Units

**VIA**  
478 Luxury Units

**200 Pier 4 Blvd.**  
353,000 SF Office,  
20,000 SF Retail,  
Boston Consulting  
Group HQ

**YOTEL**  
326 Keys

**100 Northern Ave.**  
516,000 SF Office

**101 Seaport Blvd.**  
460,000 SF Retail,  
PwC HQ

**100 Pier 4 Blvd.**  
369 Residential Units,  
10,000 SF Retail

**121 Seaport Blvd.**  
440,000 SF Office,  
50,000 SF Retail, Alexion  
Pharmaceuticals HQ

**St. Regis**  
114 Luxury Condos

**Commonwealth Pier**  
705,000 SF Office,  
Retail, and Hotel  
opening 2025

**111 Harborway**  
525,000 SF Office & Retail,  
Amazon HQ

**Echelon**  
735 Luxury Units

**JONES ROAD**  
SKIN LAUNDRY  
STUDS  
LANNER  
SEV

**FAHERTY**  
LE LABO  
BORRACHITO  
STAUD

**SPIN**

ROW 34

LIP.LAB ANTHROPOLOGIE



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