

JUNE 16, 2026
WALKING TOUR

PRESENTED BY THE
YOUNG LEADERS GROUP OF:



DRIVING GROWTH & PRESERVING LEGACIES AT SEAPORT'S RAYMOND L. FLYNN MARINE PARK

**LEARN MORE ABOUT THE
BOSTON SEAPORT FERRY:**

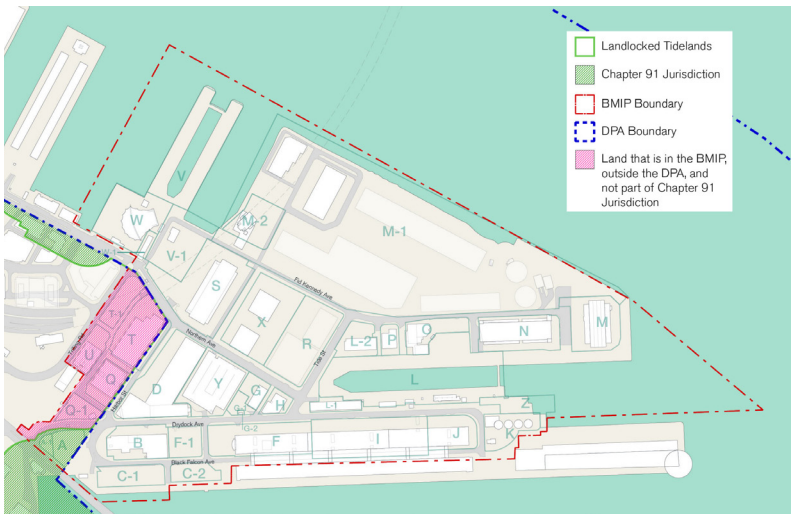


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UPDATED RAYMOND L. FLYNN MARINE PARK MASTERPLAN (2022)



OVERVIEW + KEY TAKEAWAYS



- The **Raymond L. Flynn Marine Park (RLFMP) Master Plan** evaluates changes since the 1999 plan and establishes a **long-term vision** for the Park's future. The plan update was led by Utile on behalf of the **BPDA**.

- The study examined **port operations, market trends**, and RLFMP's role within Boston's maritime and industrial economy, highlighting its unique assets including **deep-water berths, active dry dock facilities, freight access, and proximity to Logan Airport**.

- The Master Plan recognizes RLFMP as a **critical waterfront employment center**, supporting **marine industrial uses, manufacturing, life sciences, research and development, and innovation-focused businesses**.

- Building on significant **public investments in the South Boston Waterfront**, the plan identifies opportunities to **strengthen connections to surrounding neighborhoods** while preserving the Park's industrial and maritime character.

- Recommendations include **flexible industrial building typologies, updated regulatory strategies, and targeted infrastructure improvements to support economic growth, industrial retention, and long-term resiliency**.

- The plan also addresses future challenges, including **aging infrastructure, transportation constraints, and climate resilience**, to ensure RLFMP remains a **competitive and sustainable job center** for decades to come.

Read more about the updated RLFMP Master Plan here:



MASSPORT ASSETS IN AND AROUND THE MARINE PARK



MASSPORT MARINE TERMINAL

- 40-acre property under long-term ground lease to Massport from City of Boston
- Home to three modern seafood facilities: Stavis Seafood, Boston Sword & Tuna, and Harbor Seafood Center (multi-tenant)
- Massport recently designated Boston Marine Terminal, LLC to restore the deepwater North Jetty Berth and develop approximately 16 acres of backlands
- The project includes reconstructing the jetty and building landside infrastructure to support break bulk cargo handling, vessel repair, and emerging marine technology industries
- Expected to generate significant jobs and preserve water-dependent maritime industrial jobs in the South Boston Designated Port Area

BLUE EDGE INITIATIVE

- Massport’s Blue Edge initiative aims to grow innovation in the marine sector in the Port of Boston
- Along with traditional maritime industries, supporting emerging activities such as autonomous vessels, underwater robotics, sensors, resiliency / climate, innovations, and shore wind technologies
- Creating water-edge marine technology incubator space at the Boston Fish Pier, with RFP currently “on the street”
- Convening area blue economy leaders under a recently secured designation for the Port as a “Marine Tech Hub”

Massachusetts Port Authority
Real Estate & Asset Management
June 2026

LEGEND

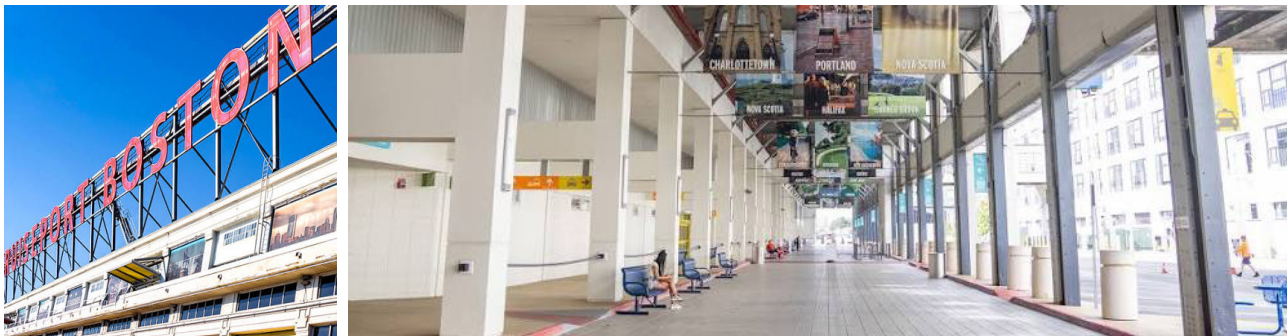
Massport Property	88 Black Falcon
Maritime Operations/Development	Flynn Cruiseport Boston
North Jetty & Backlands	

Waterside Maritime Opportunities
Massport Marine Terminal
South Boston, MA

Visit the Massport Blue Edge webpage:



FLYNN CRUISEPORT BOSTON



OVERVIEW

- Originally opened in 1986 & renamed in 2017 in honor of former Boston mayor Raymond L. Flynn.
- New England's premier cruise gateway and Massachusetts' primary cruise terminal.
- Owned and operated by the Massachusetts Port Authority (Massport).
- Strategic maritime asset driving tourism, economic activity, and waterfront vitality.
- Serves as both a homeport and port-of-call for major cruise lines offering itineraries to Canada, New England, Bermuda, and beyond.
- Has undergone multiple expansions and modernization efforts to accommodate growing passenger volumes and larger cruise vessels
- Massport is investing approximately \$140 million in terminal upgrades, passenger experience improvements, and future shore-power infrastructure.

STATS

- 120+ Cruise Ships Calling Annually (2026)
- 460k Forecasted Cruise Passengers through Flynn Cruiseport Boston in 2026
- \$256M Annual Economic Impact to the City and Commonwealth
- 3,000 Jobs Supported from Cruise Industry

INNOVATION AND DESIGN BUILDING



OVERVIEW

- Constructed in 1918, the Innovation and Design Building originally functioned as a waterfront warehouse serving the South Boston Army Base.
- In 1983, the City of Boston acquired it from the U.S. Army and Navy as part of the creation of the Boston Marine Industrial Park.
- Today, the 1.4 million-square-foot Innovation and Design Building (IDB) houses a diverse mix of tenants, including architecture and creative firms, specialized manufacturers, research and development companies, and technology companies.
- Sustainability: In 2018 The I&D Building earned LEED Gold certification for both 21-25 Drydock and the Boston Design Center under the U.S. Green Building Council's Existing Buildings O+M rating system.

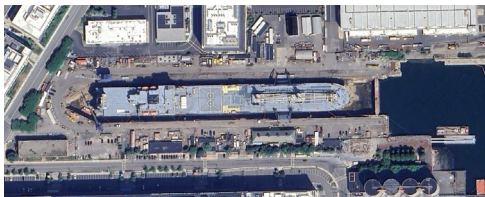
STATS

- 1,347,700 SF / 8 Floors
- Major Tenants: Boston Design Center, Boston Beer, America's Test Kitchen, Autodesk, Ginkgo Bioworks
- Related Beal and Jamestown formed a joint venture in 2020, with each partner holding 50% ownership in the building.
- In 2022, a portion of IDB was thoughtfully transformed to life science use, providing world-class facilities to propel the R&D ecosystem in the Eastern Seaport.

DRYDOCK - BOSTON SHIP REPAIR



MARINE INDUSTRIAL PARK
Boston, Massachusetts



OVERVIEW

- One of the largest dry docks on the East and Gulf Coasts.
- Located in Boston's Seaport District adjacent to the Black Falcon Cruise Terminal, approximately 7 miles from open sea with no air draft restrictions.
- Specializes in maintenance, overhaul, conversion, and dry-docking.
- Serves commercial, government, and military fleets.
- Supports U.S. Navy and Military Sealift Command vessels, handling major overhaul and dry-docking contracts.

STATS

- Construction of the Drydock was completed in 1919
- 65,000-ton dry dock capacity
- 1,150-foot-long graving dock
- 40-foot channel draft
- 65-ton crane capacity
- 40,000 SF fabrication/shop space
- Handles vessels up to 1,000 feet long

INNOVATION SQUARE

OVERVIEW

Innovation Square is a multi-phase life sciences campus developed by Related Beal. Conceived as an alternative to Kendall Square, the project has helped strengthen the Eastern Seaport as a hub for life sciences innovation while complementing the district's traditional maritime and industrial character.



ISQ 3
(Currently under construction)



KEY STATS + HIGHLIGHTS

- 700,000+ SF of life science and research space
- Connected campus with shared amenities, green space, and outdoor gathering areas
- 3 development phases:
 - **ISQ1 (completed 2019):** Home to SmartLabs and PureTech Health
 - **ISQ2 / Leiden Center I (completed 2021):** Fully occupied by Vertex Pharmaceuticals
 - **ISQ3 / Leiden Center II (anticipated completion 2026–2027):** Fully occupied by Vertex Pharmaceuticals

PROJECT TEAMS

ISQ1:

- Architect: HDR, Inc.
- MEP Engineer: BR+A
- Civil/Structural Engineer: Nitsch Engineering
- Landscape Architect: Ground, Inc.
- Contractor: Related Beal Construction, Consigli Construction

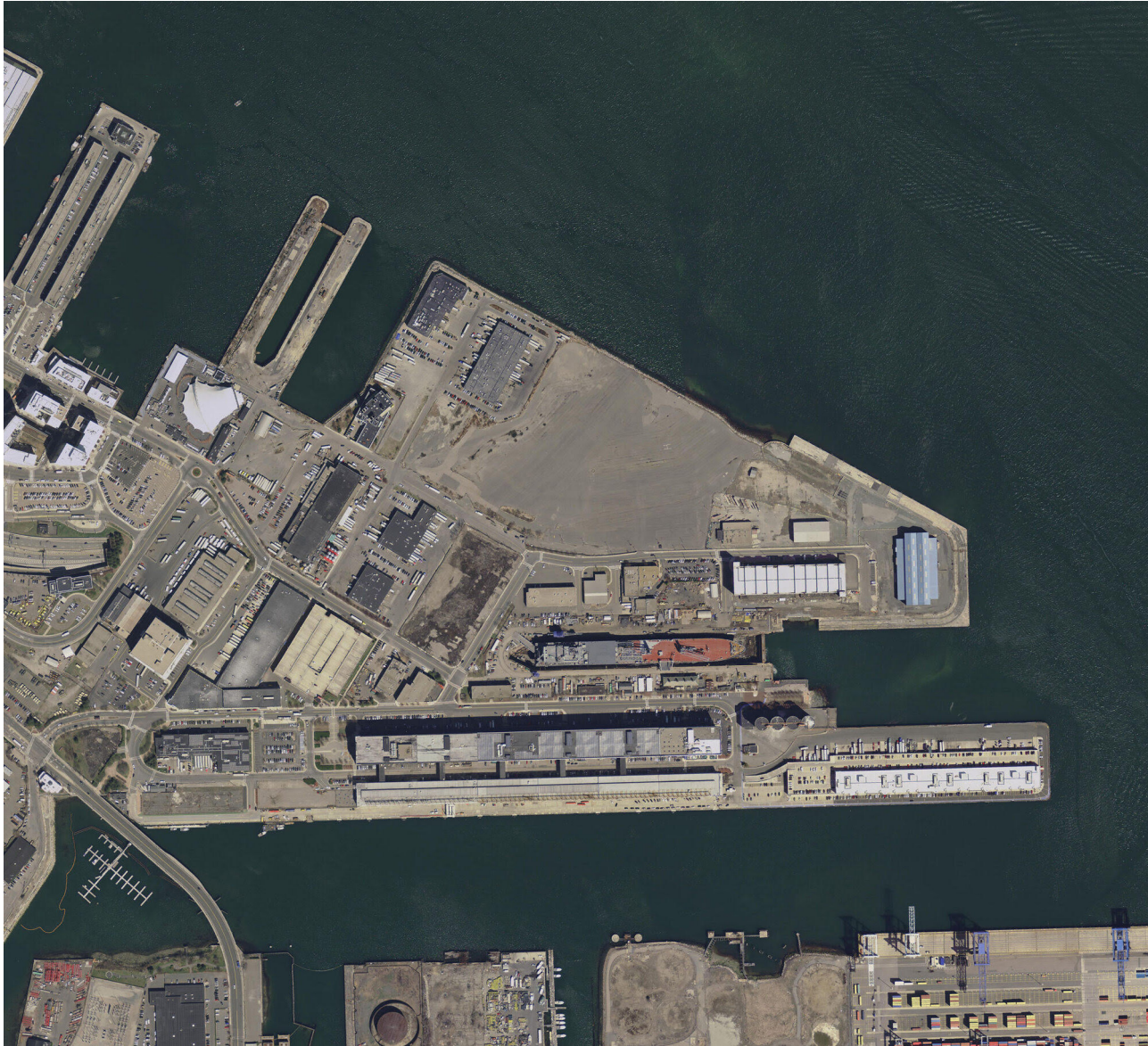
ISQ 2/ LCI:

- Architect: HDR, Inc.
- MEP Engineer: BR+A
- Civil/Structural Engineer: Nitsch Engineering
- Landscape Architect: Kyle Zick Landscape Arch.
- Contractor: Related Beal Construction, Consigli Construction

ISQ3 / LCII:

- Architect: SGA and DREAM Collaborative
- MEP Engineer: BR+A
- Civil/Structural Engineer: Nitsch Engineering
- Landscape Architect: Ground, Inc.
- Contractor: Related Beal Construction, Consigli Construction, Janey CM

RAYMOND L. FLYNN MARINE PARK BUSINESS ASSOCIATION



MISSION STATEMENT

- The Raymond L. Flynn Marine Park Business Association, a chartered, non-profit organization, is committed to:
 - Protecting and preserving the existing industrial zoning of the Raymond L. Flynn Marine Park, and those transportation needs.
 - Working with government to support the growth and development within the Raymond L. Flynn Marine Park.
 - Retaining and expanding the commercial and industrial character of the Raymond L. Flynn Marine Park
 - Working with government, trade organizations and community groups to maintain a positive business climate in the Raymond L. Flynn Marine Park.

BUSINESSES IN THE PARK

- Seafood Processing
- Furniture Wholesalers
- Biotechnology and Research
- Startup Accelerator
- Brewery
- Signage Engineering and Fabrication
- Concert and Event Venue
- Bakery Manufacturing
- Freight
- Real Estate Investment and Management

LOCAL LEGACY BUSINESS: HARPOON BREWING



OVERVIEW

- Founded in 1986 by beer enthusiasts who wanted to bring fresh, locally brewed craft beer back to Boston. Harpoon received Massachusetts Brewing Permit #001, becoming the first brewery to brew commercially in Boston in more than 25 years.
- Brewed New England's first IPA in 1993, launching Harpoon IPA, which would become the brewery's flagship beer and a defining beer of the region's craft beer culture.
- Became employee-owned in 2014 through an Employee Stock Ownership Plan (ESOP), reinforcing its commitment to independence and company culture.
- Built a strong reputation for community engagement through brewery events, festivals, charitable races, and fundraising initiatives throughout New England.
- Merged with Finest Kind Brewing in December 2024. Current craft beer brand portfolio includes:
 - Harpoon, UFO, Wachusetts, Long Trail, The Shed, Greater Good, Clown Shoes, Five Boroughs

STATS

- **Founded:** 1986
- **Primary brewery locations:** Boston, MA and Windsor, VT
- 13th largest craft brewer in the US

LOCAL LEGACY BUSINESS: JOHN NAGLE CO.



The Original Boston Fish Pier was John Nagle Co.'s home from 1914 until 1985, when they moved to their current facility at 306 Northern Avenue.



OVERVIEW

- Founded in 1887 by John J. Nagle, who began as a fisherman in Gloucester, Massachusetts.
- Expanded operations to Boston, where John Nagle became one of the founders of the Boston Fish Pier. Grew over the next century into a leading wholesale seafood company serving the New England region.
- Remains a family-owned business, now operated by the fourth and fifth generations of the Nagle family. Today, the company is led by Vincent Nagle, John Nagle's great-grandson.
- Longtime member of Boston's Seaport community, supporting both the seafood industry and the Greater Boston region through partnerships, philanthropy, and contributions to organizations focused on fisheries, food security, housing, and community services.

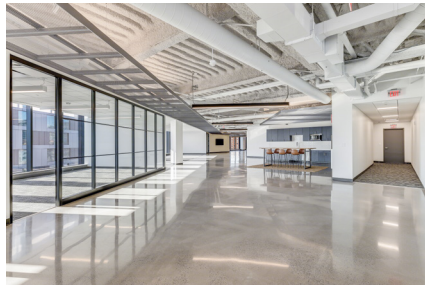
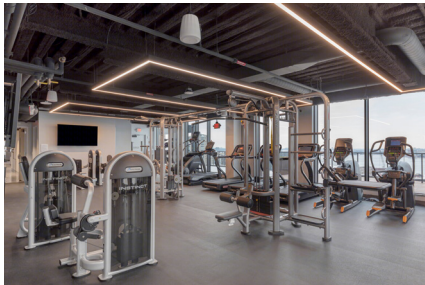
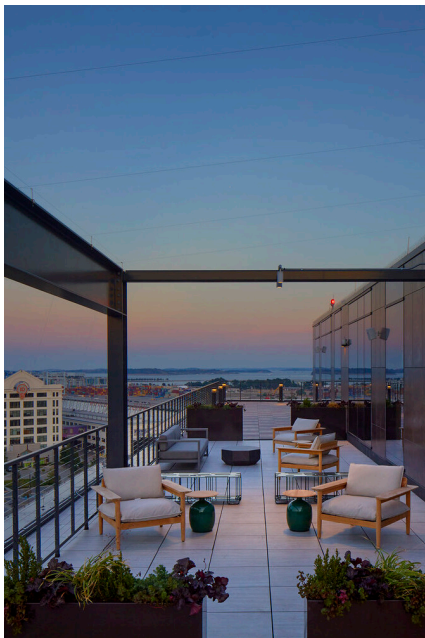
STATS

- Today, they operate an 80,000 SF seafood processing and distribution facility.
- Includes 32,000+ SF of refrigerated processing and freezer space with additional off-site storage.
- Located near Logan Airport and major highways, enabling efficient regional and global distribution.
- Utilizes advanced ozone sanitation technology to enhance food safety and reduce chemical use.
- First Boston seafood processor to earn SQF Level 3 Certification for food safety and quality.

TWO DRYDOCK

OVERVIEW

Two Drydock is a Class A office building in Boston’s Seaport District. Synergy acquired the property in December 2021 acting as the operating partner in a joint venture agreement. During their ownership, Synergy has overseen a series of strategic improvements including installing an upgraded security desk, performing selective exterior façade and glass enhancements, and the buildout of a 12,841 SF speculative suite on the 6th floor. The building was originally developed by Skanska Commercial Development. Today, 2 Drydock is home to a diverse mix of tenants including Lord Hobo, Shell Technologies, MullenLowe Group, Cambridge Consultants, and Appfire Technologies.



KEY STATS + HIGHLIGHTS

- 234,749 RSF
- Property was 71% leased at acquisition in 2021, 88% leased as of June 2026.
- The building features some of the top amenities in the city, including:
 - 8,000 square foot rooftop terrace
 - Tenant-exclusive lounge space that can be used for conferencing or events
 - Fitness center
 - Multi-level parking garage with 150 parking spaces
 - Ground-floor retail space including Drip Café operated by Craft Food Halls and a beerhall / restaurant operated by Lord Hobo.
 - 10,000 square foot public plaza
 - 74 bicycle storage spaces
- The design draws from the neighborhood’s industrial heritage, blending its rugged character with a bold contemporary aesthetic. The building achieved LEED Gold Certification.

CURRENT OWNERSHIP

- **Operating partner:** Synergy Investments
- **Tenant buildouts/ market ready work:** Commodore Builders & Structure Tone
- **Glass/façade improvements:** Cheviot Corporation

DEVELOPMENT TEAM

- Skanska Development, Skanska Construction, SGA, Thornton Tomasetti, Bala Consulting Engineers, Bohler, SGH.

THANK YOU!

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SPECIAL THANKS:

To Our Speakers

Alex Swan, Synergy
Andrew Hargens, Massachusetts Port Authority
Andrew Wilson, Jamestown
Charlie Storey, Harpoon Brewing
Grant Wishner, Jamestown
Larry Mammoli, City of Boston Planning Dept.
Lindsay Knutson, Related Beal
Rebecca Tomasovic, City of Boston Planning Dept.
Rob Nagle, John Nagle Co.
Stephen Faber, Related Beal
Tim Love, Utile

*The Networking Reception at Two Drydock
was made possible through the hospitality of:*



EVENT PLANNING TEAM:

ULI Boston Young Leaders Group (YLG)

Juwanna Brown (YLG Co-Chair)
Ryan Walsh (YLG Co-Chair)
William Zordani (YLG Programming Officer)
Brendan Bettez (YLG Membership Officer)
Abby McCarthy (YLG Communications Officer)
Janay Hull
Connor Morrow
Afomia Hunde

ULI Boston Support Staff

Zakeem Pitter, Senior Associate
Michelle Landers, Executive Director

Day Of Volunteers

Luis Mendonca
Toby Arment
Van Ma