



# THE VIRIDIAN

1282 BOYLSTON STREET, FENWAY

2ND GENERATION FAST CASUAL SPACE AVAILABLE | 3,132 RSF

 **Atlantic**  
URBAN | RETAIL™

THE ABBEGROUP



# THE VIRIDIAN

## FENWAY, BOSTON



### PROPERTY DETAILS

The Viridian, completed in 2015, is a high end residential building in the heart of Boston's Fenway neighborhood. In addition to the 342 residential units, there is 10,000 square feet of retail space, currently occupied by Honeygrow, CorePowerYoga and Blaze Pizza. The Viridian fronts the heavily traveled Boylston Street. Along with Brookline Ave, these two main roads of the Fenway neighborhood are home to an impressive line-up of retail stores and restaurants, as well as a strong density of high end residential buildings and office space. The Viridian is located a block away from Fenway Park, which sees over 3 million visitors annually.

### DEMOGRAPHICS



#### TOTAL POPULATION

0.5 MILES

31,164

1 MILE

82,918

2 MILES

276,097



#### DAYTIME POPULATION

37,889

185,895

531,565



#### MEDIAN HH INCOME

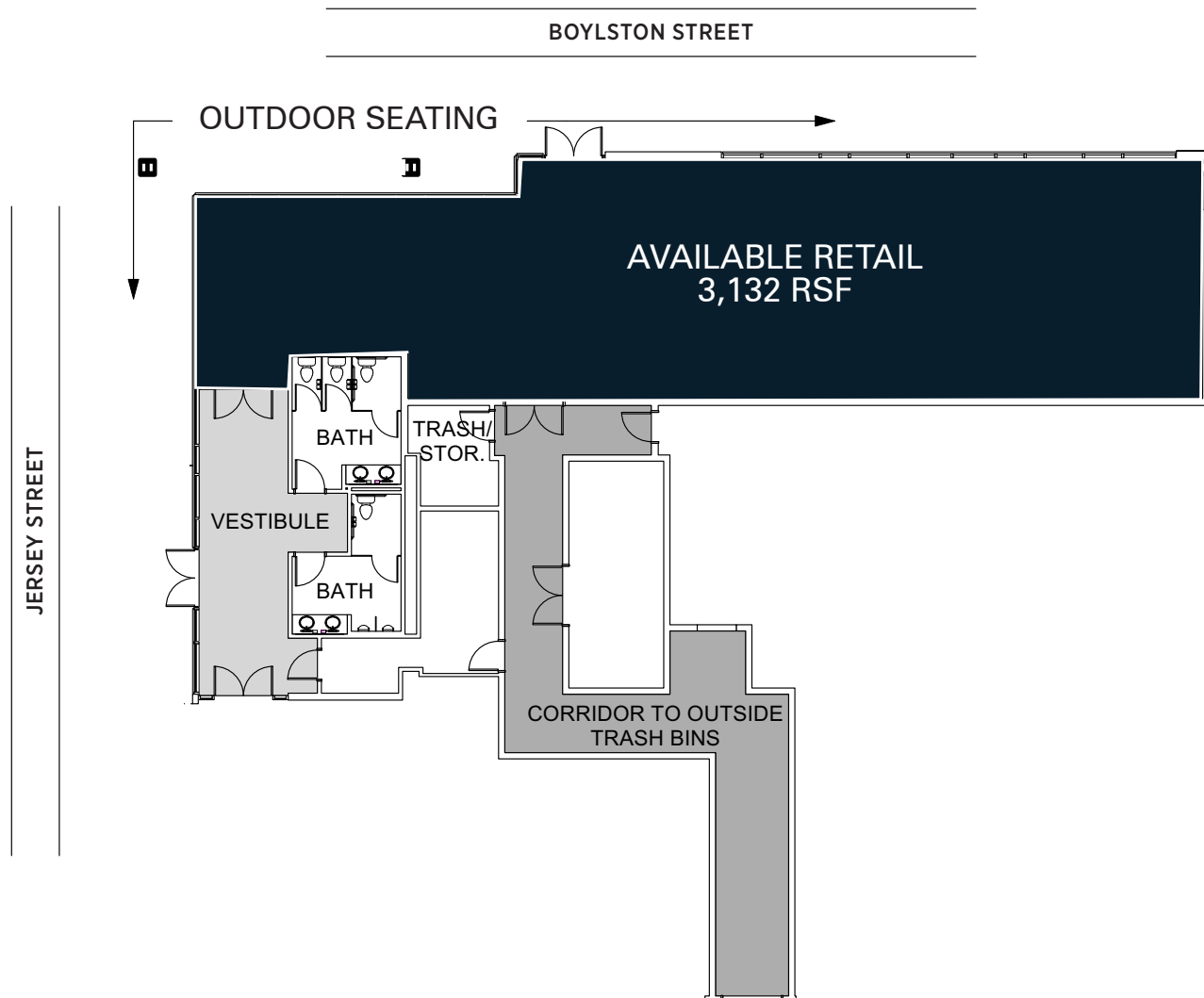
\$54,323

\$73,729

\$100,597



# 1282 BOYLSTON ST FLOOR PLAN



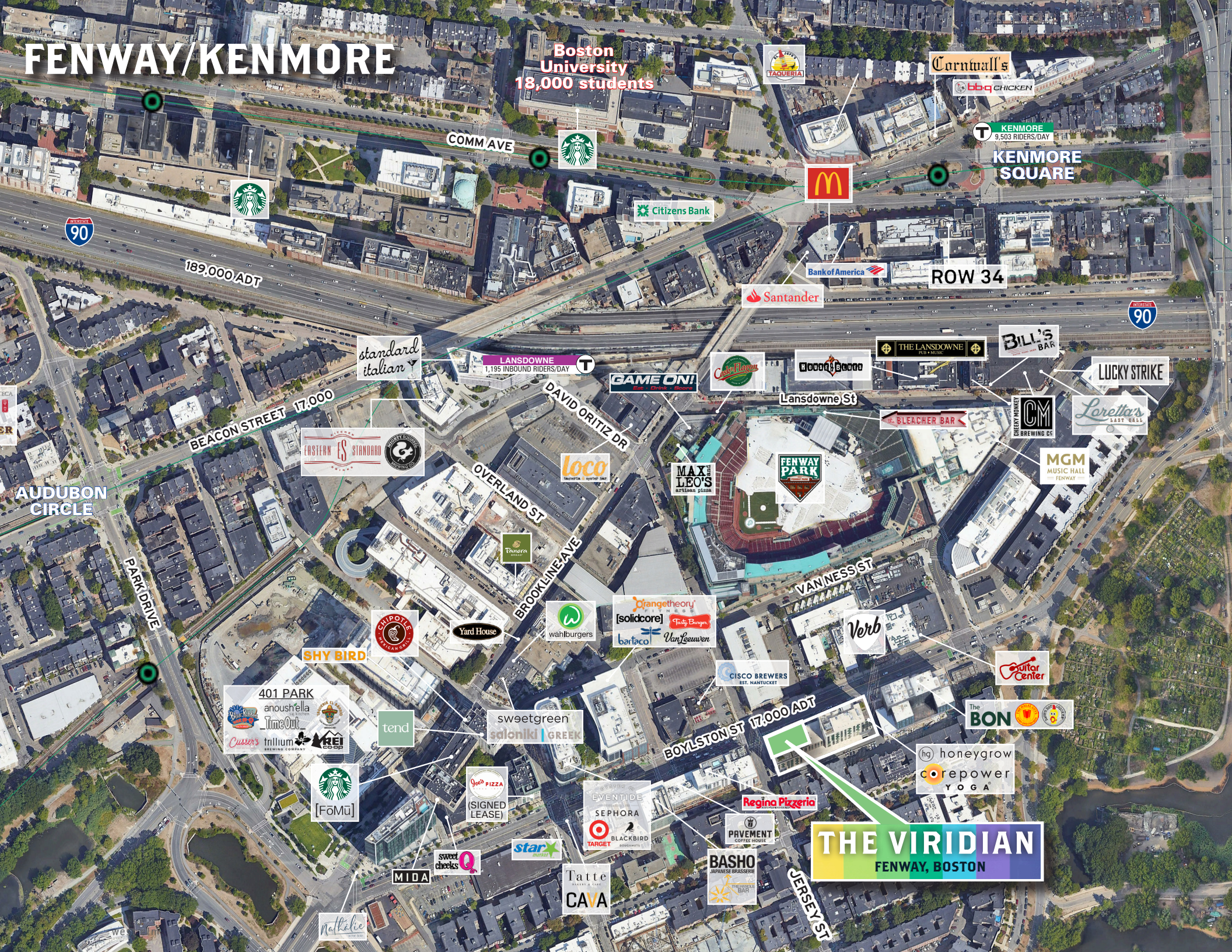
## PROPERTY DETAILS

- 3,132 RSF corner space currently occupied by Blaze Pizza
- Dedicated patio space on the corner of Boylston and Jersey Streets
- Available June 2026





# FENWAY/KENMORE







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