

301 GUEST STREET
BOSTON MA 02135

Alder
ALLSTON YARDS

2,633 SF
Street Level
Retail Space Available

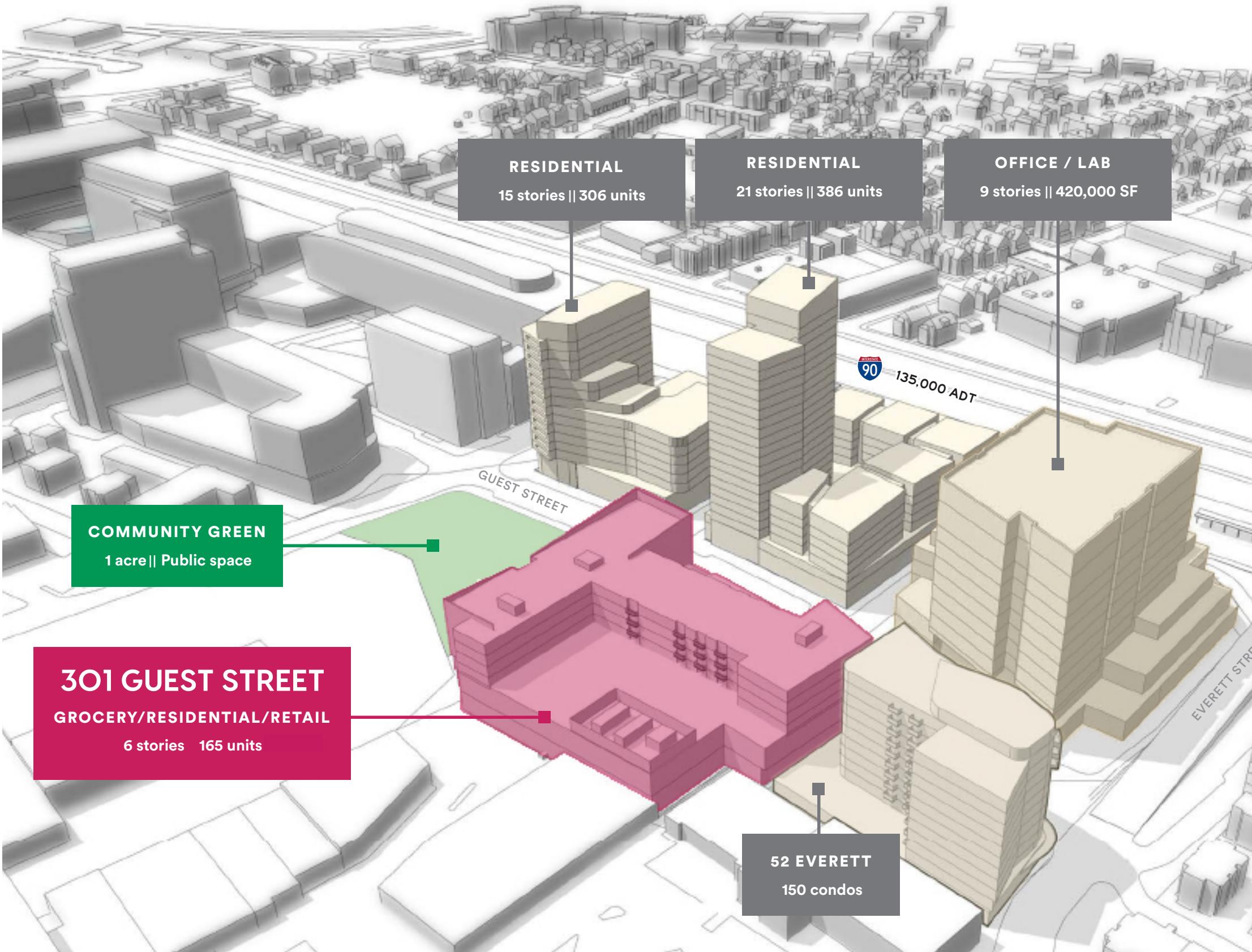
Atlantic
RETAIL

BOZZUTO



EXPLORE

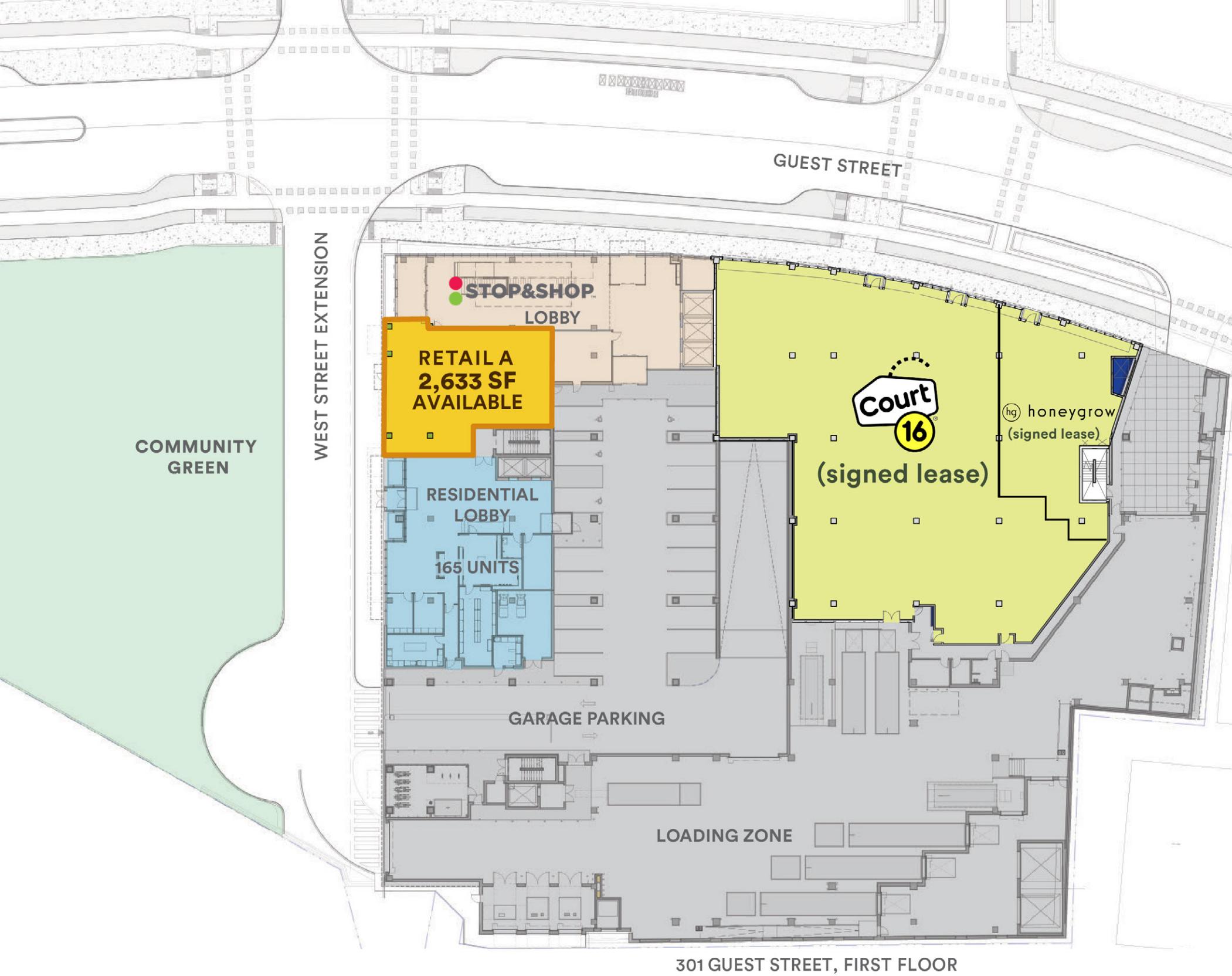
301 Guest Street



LIVING LOCALLY

A place where creativity and innovation thrive, a melting pot of diverse cultures, ideas, and experiences. Nestled just a ten minute train ride from the heart of Back Bay, **Alder** offers easy access to the city's top attractions, while retaining a distinct character on its own. Whether you're looking for a cozy coffee shop to catch up on some work, an outdoor space to unwind and relax, or a venue to catch up with friends and go shopping, **Alder** has something for everyone.



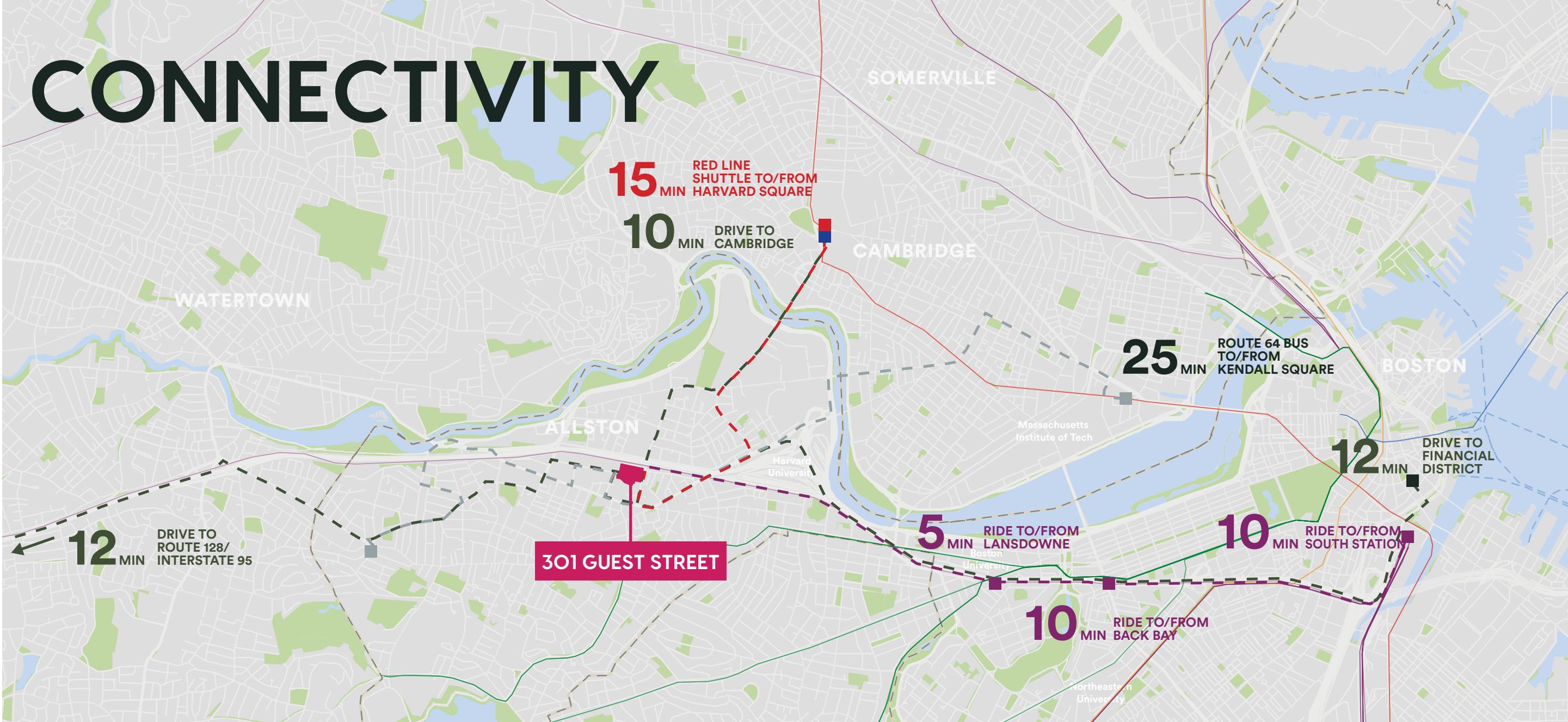


RETAIL SPACE

301 Guest Street

- » 18,133 sf of total retail space, 85% leased
- » State-of-the-art Stop & Shop
 - » First Floor Lobby: 6,036 sf
 - » Second Floor: 65,442 sf
- » 200 retail parking spaces
- » Adjacent new 1 acre Community Green
- » Available now

CONNECTIVITY



VEHICULAR ACCESS

Conveniently located by the Mass Pike and Route 20



PARKING

On-site garage parking (1.5/1,000 SF) within the building, dedicated to tenants



BIKE

BLUEbikes station on site
2,500 feet of new, dedicated cycle tracks



COMMUTER RAIL

Adjacent to Boston Landing Station



RED LINE SHUTTLE

Dedicated shuttle to/from Harvard Square



BUS

Route 64 bus to/from Kendall Square

A DYNAMIC DESTINATION

WITHIN A 3 MILE RADIUS



418,846
POPULATION



\$104,869
MED HH INCOME



80.3%
COLLEGE
EDUCATED



331,109
DAYTIME
POPULATION





**301 GUEST STREET
BOSTON MA 02135**

Alder
ALLSTON YARDS

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