

301 GUEST STREET
BOSTON MA 02135

Alder

ALLSTON YARDS

2,633 SF

Street Level
Retail Space Available



EXPLORE

301 Guest Street



RETAIL

17,950 sf of retail and restaurant space
New 65,000 sf state-of-the-art Stop & Shop



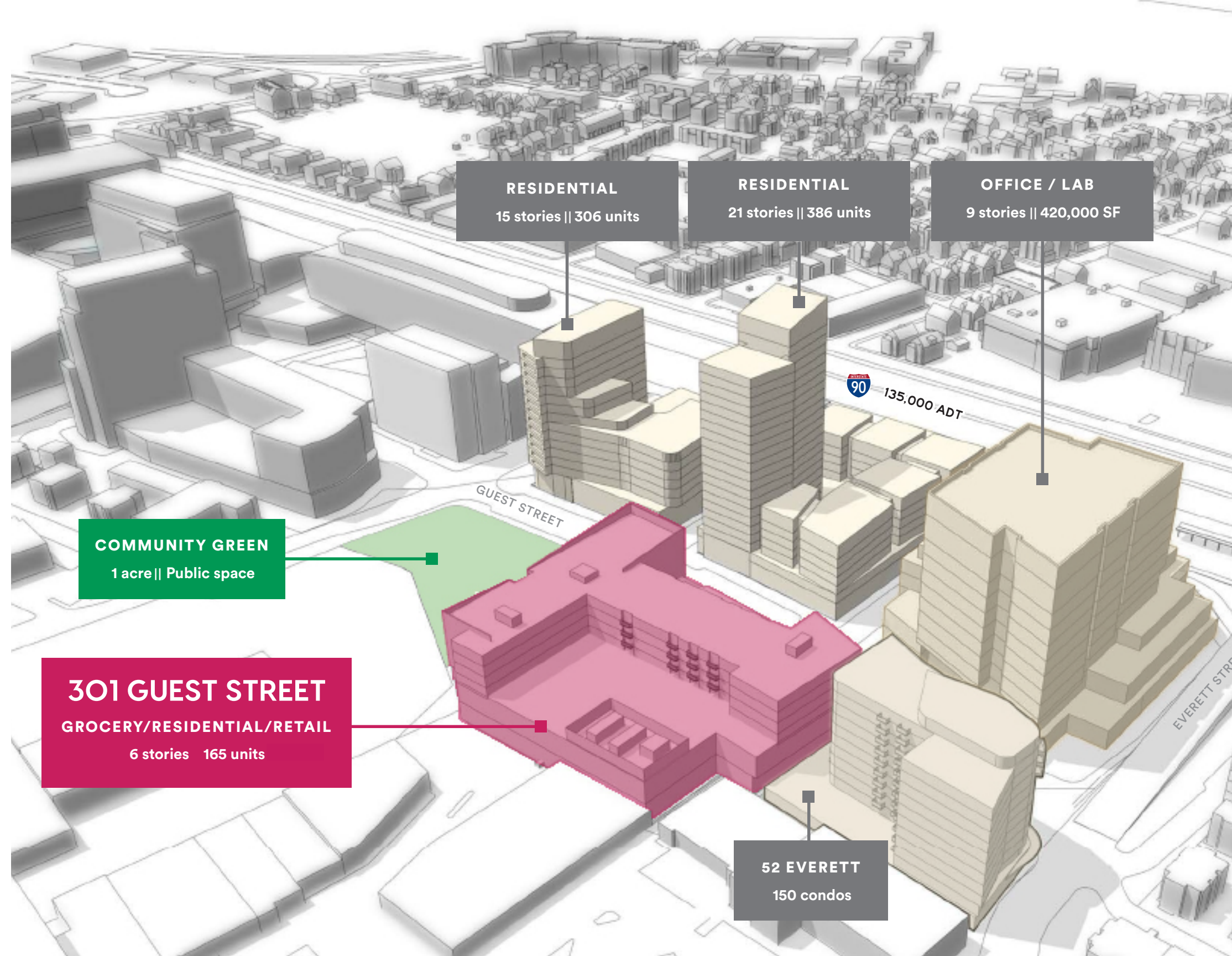
RESIDENTIAL

165 residences



FUTURE CONSTRUCTION

Retail - 50,000 sf
Residential - 842 units
Office/lab - 420,000 sf



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.

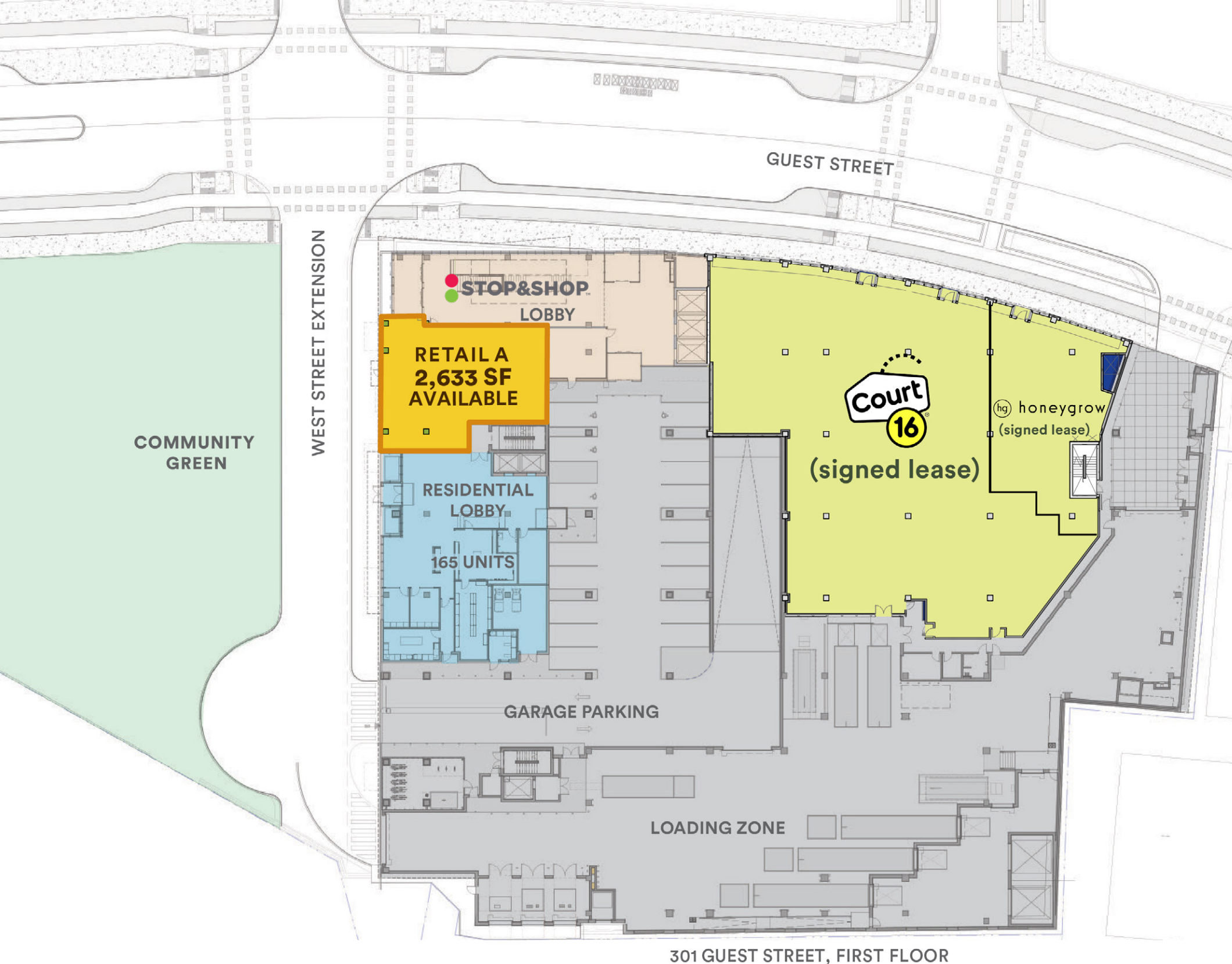


NEIGHBORHOOD



AREA MAJOR EMPLOYERS

 MASSACHUSETTS GENERAL HOSPITAL	 BRIGHAM AND WOMEN'S HOSPITAL	 MIT
16,999 EMPLOYEES	13,303 EMPLOYEES	12,607 EMPLOYEES
 Boston Children's Hospital <small>Until every child is well™</small>	 Beth Israel Lahey Health Beth Israel Deaconess Medical Center	 Liberty Mutual
8,000 EMPLOYEES	7,743 EMPLOYEES	7,000 EMPLOYEES
 BOSTON UNIVERSITY	 BOSTON MEDICAL CENTER <small>EXCEPTIONAL CARE. WITHOUT EXCEPTION.</small>	 TIAA
5,955 EMPLOYEES	5,335 EMPLOYEES	5,000 EMPLOYEES
 John Hancock	 N Northeastern University	 Akamai
3,522 EMPLOYEES	2,237 EMPLOYEES	2,000 EMPLOYEES



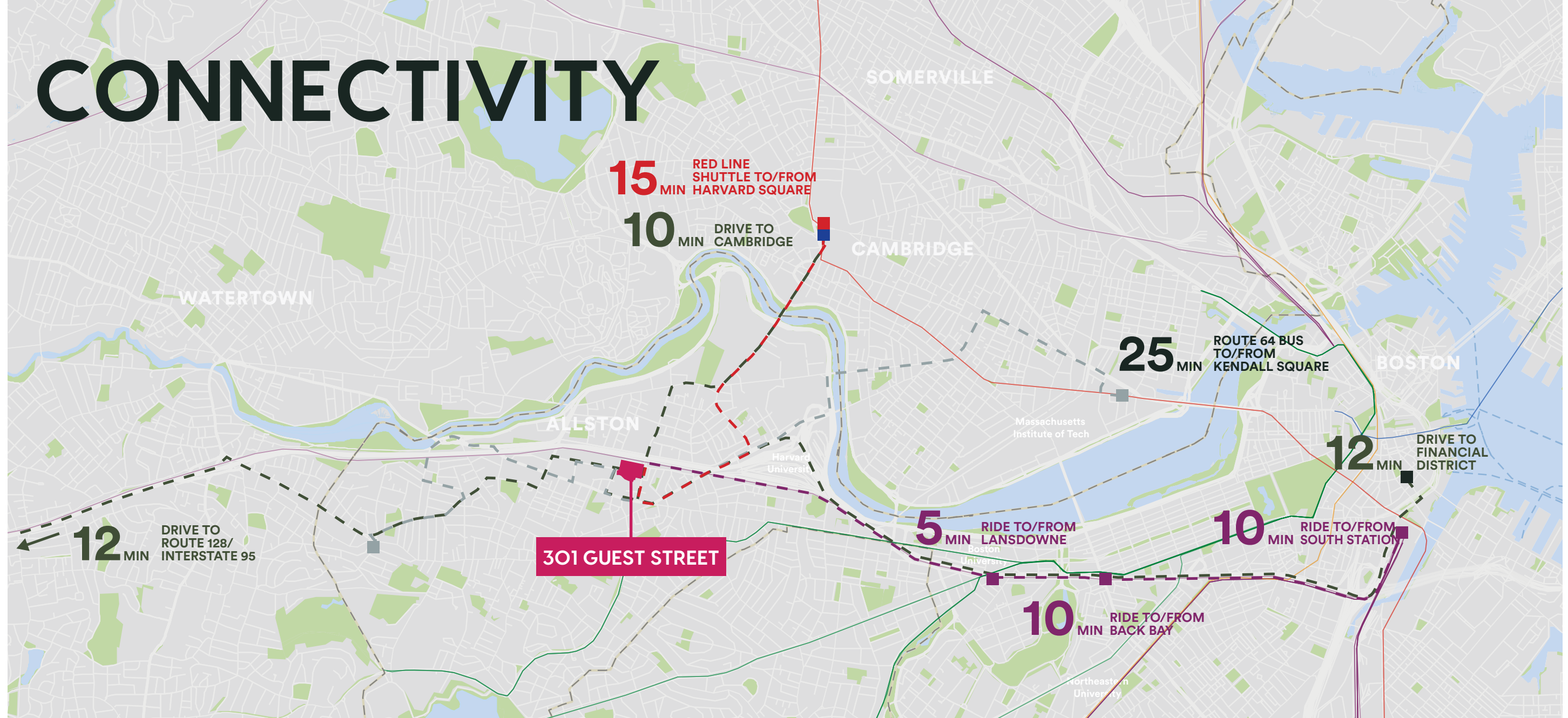
301 GUEST STREET, FIRST FLOOR

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





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Alder

ALLSTON YARDS

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