

Allston Labworks

250 Western Avenue

+/-2,400 SF Retail Space



Allston Labworks

- **One space available**

250 Western Avenue: +/-2,400 SF

- Allston Labworks is a 585,000 SF new life science campus along Lower Allston's Western Avenue innovation corridor.
- Surrounded by Allston's eclectic culture and thriving art scene, Allston Labworks will provide life science companies and the greater Allston community with new creative outlets for exploration and self-expression.
- All three buildings will feature artist-focused community spaces creating a new pedestrian experience.
- Upon completion, the project will contain class A laboratory space, ground floor retail, residential units, and community spaces open to the public.

585K SF

mixed-use development

526K SF

of labs & offices across
2 buildings

1.1 Acres

of public open space





Space A

250 Western Ave.

280 Western Ave.

305 Western Ave.

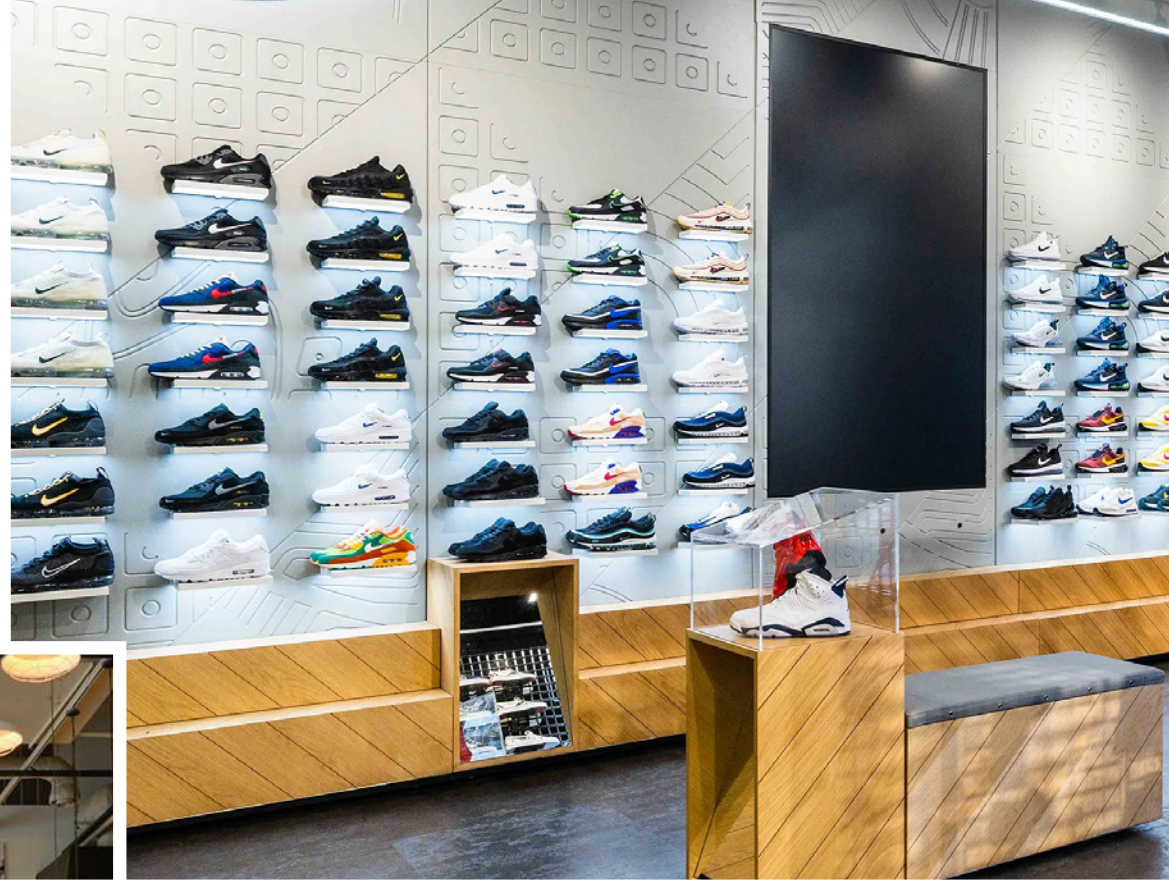


Allston Labworks

250 Western Avenue



250 Western Avenue



250 Western Avenue

Street

Space A: +/-2,400 SF
Space B (leased): +/-4,001 SF
plus +/-911 SF
basement

Frontage

- Space A
- Western Ave.: +/-56'8"
 - Riverdale St.: +/-37'10"
- Space B
- Western Ave.: +/-47'6"
 - Artist's Way: +/-77'9"

Ceiling Height

- Space A: +/-17'5"
- Space B: +/-17'5"

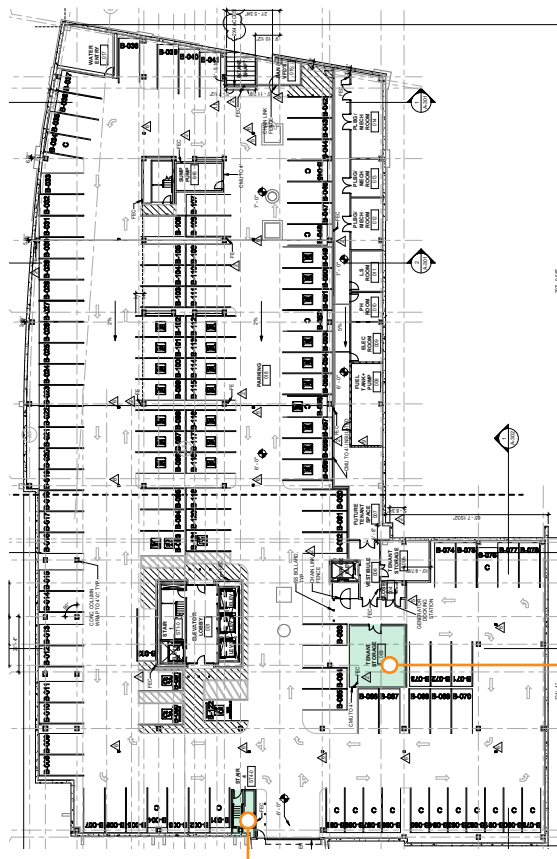
Delivery

August 2024

Highlights

- Space A
- Great for a boutique fitness operator, neighborhood retail/amenity tenant.
- Space B
- All alcohol license.
 - Outdoor seating and/or operable storefront.

Street Level



Space B
+/-911 SF restaurant storage

Space B
stair to kitchen/BOH

ARTIST'S WAY

280 Western Avenue



280 Western Avenue



280 Western Avenue

Leased

Street

Space C (leased): +/-3,467 SF
plus +/-1,800 SF basement

Frontage

Western Ave: +/-96'
Artist's Way: +/-46'7"

Ceiling Height

Street: +/-15'6"
Basement: +/-11'5"

Delivery

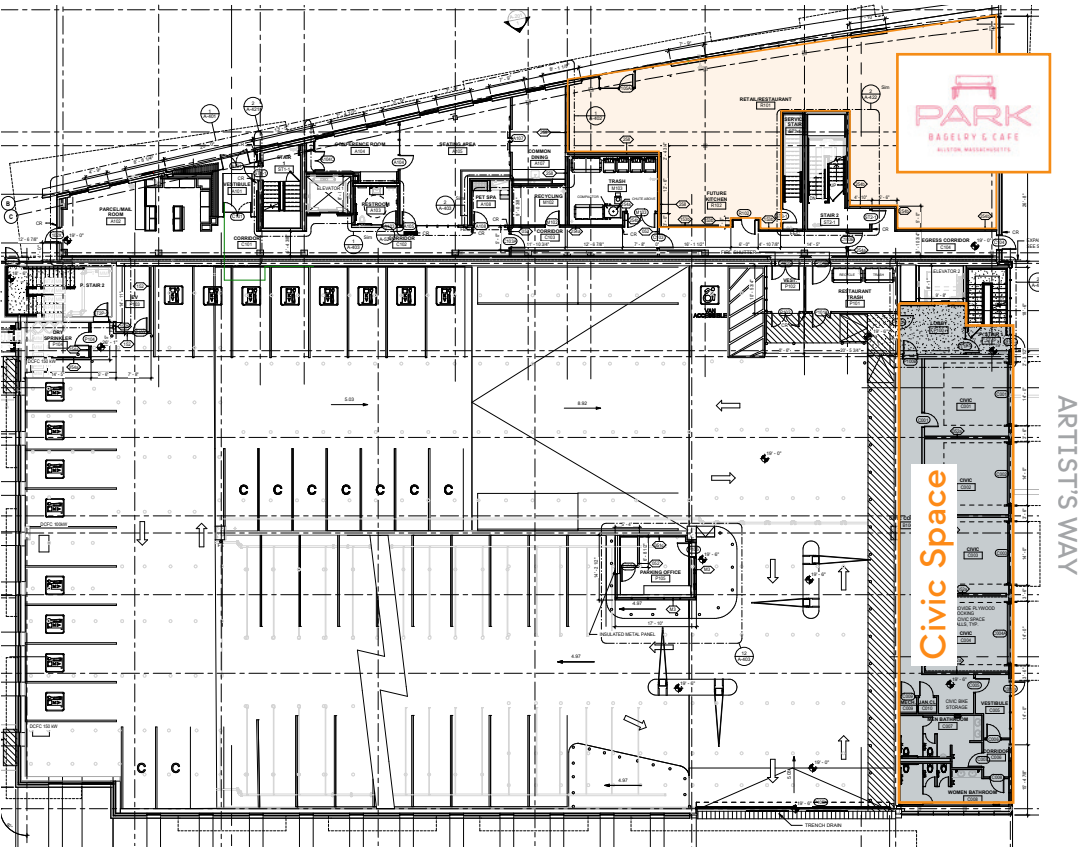
August 2024

Highlights

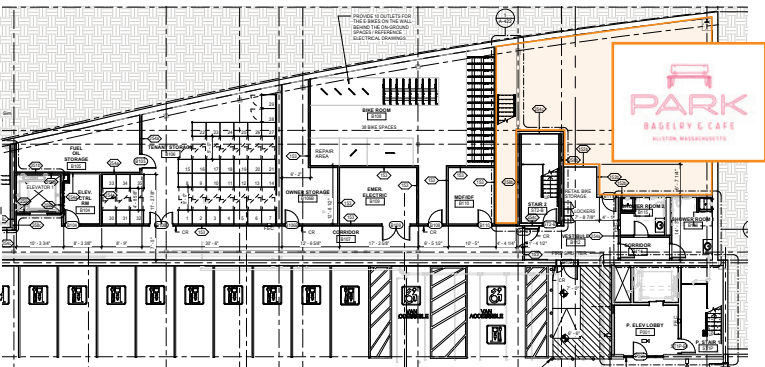
Outdoor seating on Artists Way
& big operable windows.

Street Level

WESTERN AVE.



Basement



305 Western Avenue



305 Western Avenue



305 Western Avenue

Leased

Street

Space D (at lease): +/-1,169 SF
Space E: +/-3,486 SF

Frontage

Space D
• Western Ave.: +/-25'7"
• Everett St.: +/-34'4"

Space E
• Western Ave.: +/-124'

Ceiling Height

Space D: +/-16'5"
Space E: +/-16'5"

Delivery

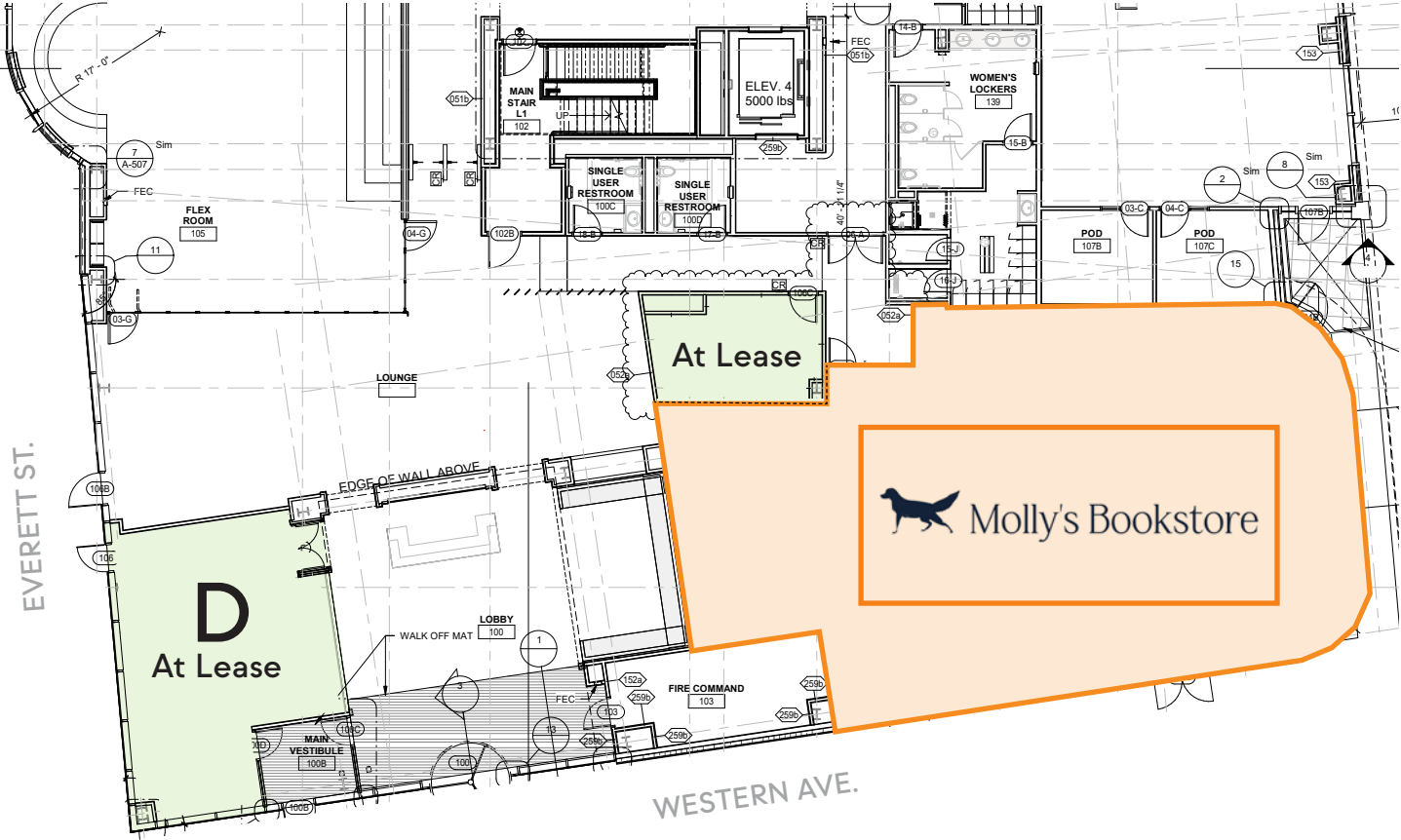
April 2025

Highlights

Space D
• Lobby kiosk, great for a grab & go/food & beverage operator.

Space E
• Bike shop, bookstore, or neighborhood retail/amenity to create cross street pollination.

Street Level





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