

# Allston Labworks

*250, 280, & 305 Western Avenue*

+/-1,169 SF – +/-4,001 SF Retail & Restaurant Space



# Allston Labworks

- **Five spaces available**

250 Western Avenue: +/-4,001 SF + *basement* (at lease) & +/-2,772 SF

280 Western Avenue: +/-3,467 SF + *basement* (at lease)

305 Western Avenue: +/-1,169 SF (at lease) & +/-3,486 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





250 Western Ave.

**Space A**  
*Boutique Fitness Operator*

**Space B (at lease)**  
*Full Service Restaurant/Bistro*

280 Western Ave.

**Space C (at lease)**  
*Bakery/Café*

**Space D (at lease)**  
*Lobby Coffee Kiosk*

305 Western Ave.

**Space E**  
*Bike Shop/Food Option*



# Allston Labworks

Watertown

Harvard Square

HARVARD UNIVERSITY

Harvard Square  
21,526 Daily Entries

HARVARD Kennedy School

Harvard Business School

Harvard Athletics Complex

Smith Park Pumptrack

Hi Harvard innovation lab

BASTA PASTA

Central Square  
15,430 Daily Entries

Central Square

A.R.T.  
68,000 SF American Repertory Theater, 264-Unit Apartment Tower, 75-Space Garage

Harvard Enterprise Research Campus  
900,000 SF Lab, Office, Retail, Residential, & Hotel

WHOLE FOODS MARKET

STARBUCKS

MIT  
Massachusetts Institute of Technology

Allston

Mass Pike

BOSTON UNIVERSITY

ARSENAL YARDS  
1 Million SF Retail, Life Science, Residential, & Hotel

Residence INN  
150 Keys

NOTCH

Mahoney's

PAVEMENT

Studio Allston Hotel  
117 Keys

PRX PODCAST GARAGE  
ZONIE3

STARBUCKS  
TRADER JOE'S  
325 Luxury Apartments

DOUBLE TREE  
308 Keys

Auerbach Center

new balance  
New Balance Global Headquarters

Boston Landing

BLACKBIRD SOUVENIRS

Boston Landing  
1.9 Million SF Mixed-Use Development

5,500 Person Music Venue

MAINELY Burgers  
KŌHI COFFEE CO.

ALLSTON YARDS  
460,000 SF Mixed-Use Development

StopsShop  
Citizens

Scoop, Bonchon, YAS CHICKEN, Tsa, CVS

BRIGHTON  
340 Person Music Venue

Harvard Ave  
1,012 Daily Entries

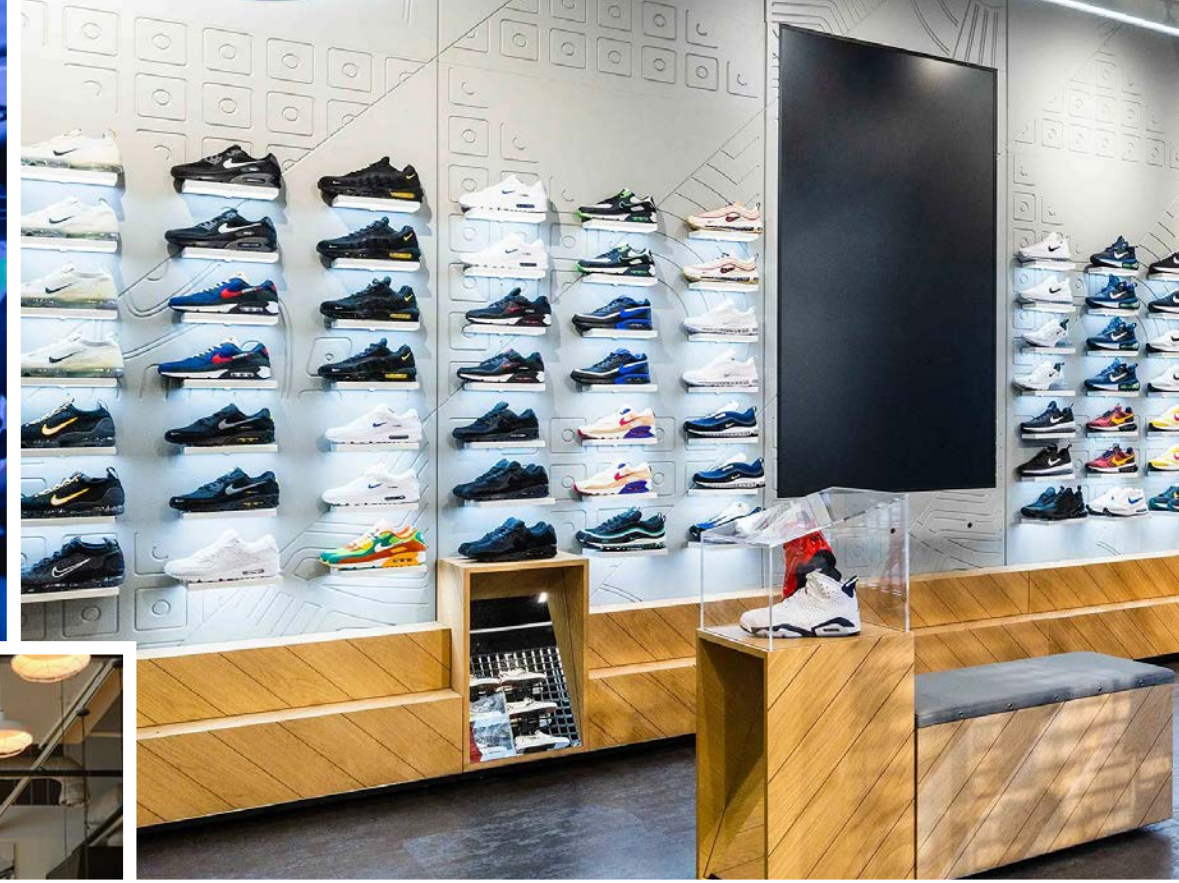
Brookline

Brighton

# 250 Western Avenue



# 250 Western Avenue



# 250 Western Avenue

## Space B At Lease

### Street

Space A: +/-2,772 SF  
 Space B (at lease): +/-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

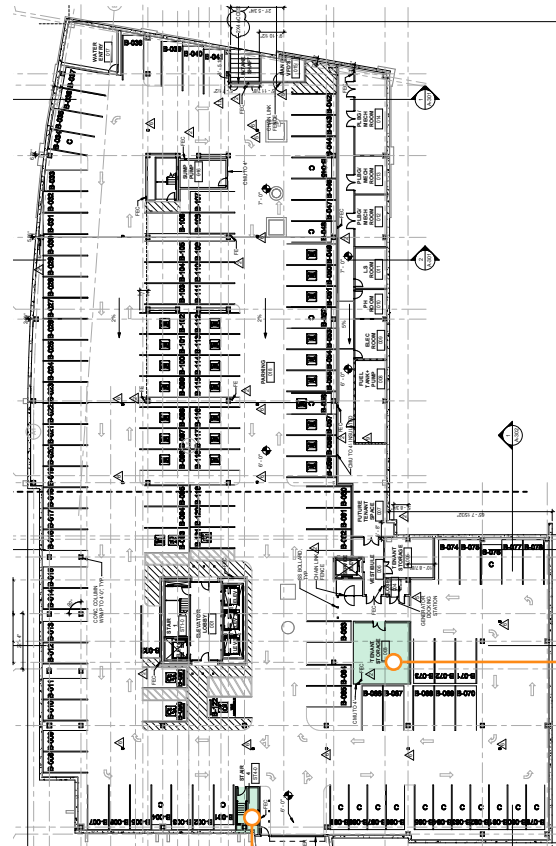
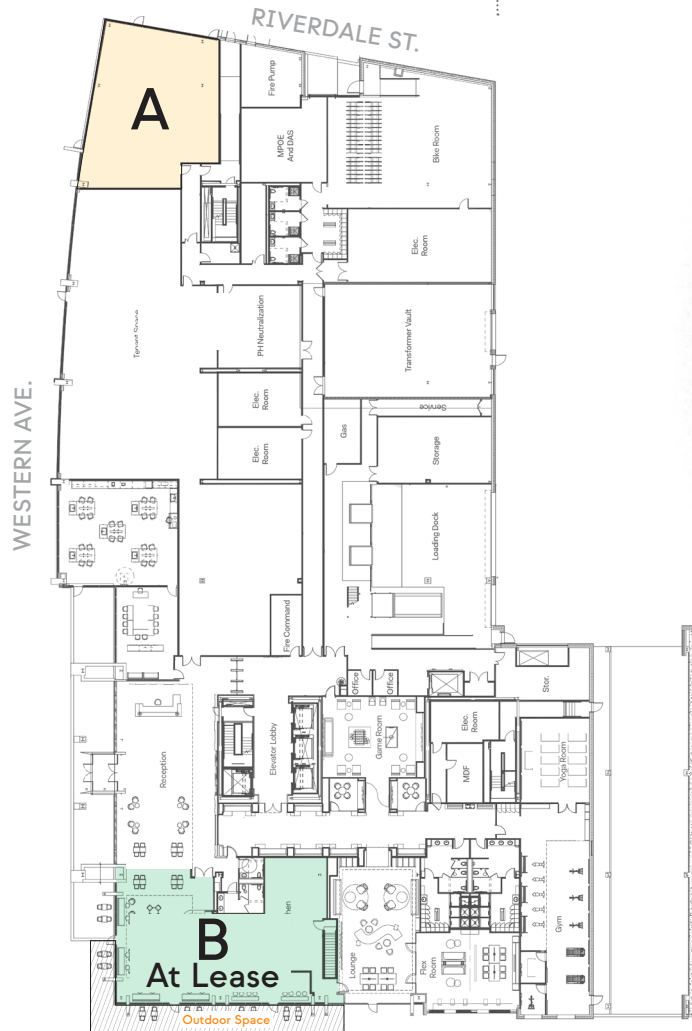
August 2024

### 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



# 280 Western Avenue





# 280 Western Avenue



# 280 Western Avenue

At Lease

## Street

Space C (at lease): +/-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

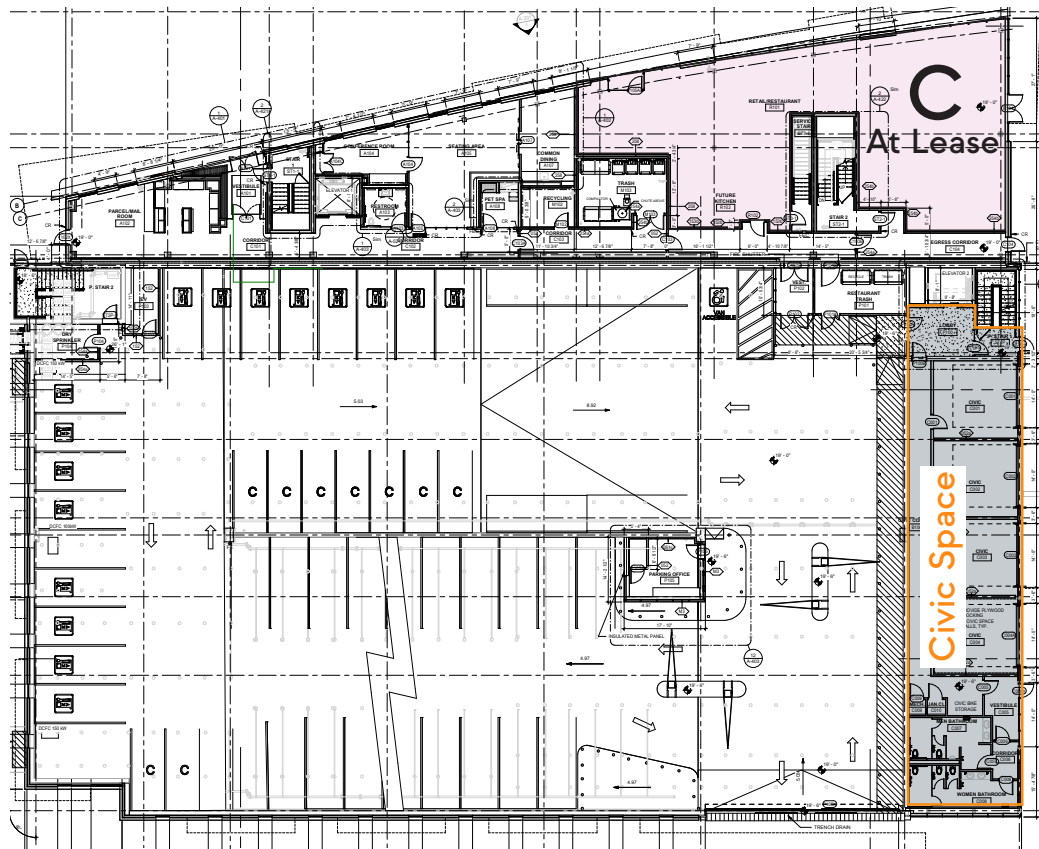
August 2024

## Highlights

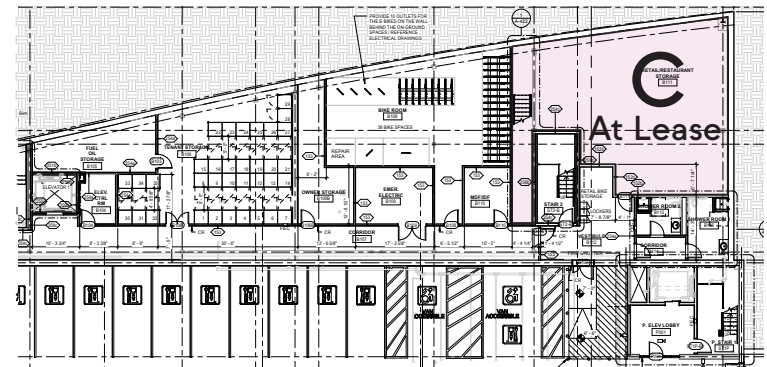
Outdoor seating on Artists Way  
& big operable windows.

## Street Level

WESTERN AVE.



## Basement



# 305 Western Avenue



# 305 Western Avenue



# 305 Western Avenue

## Space D At Lease

### 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

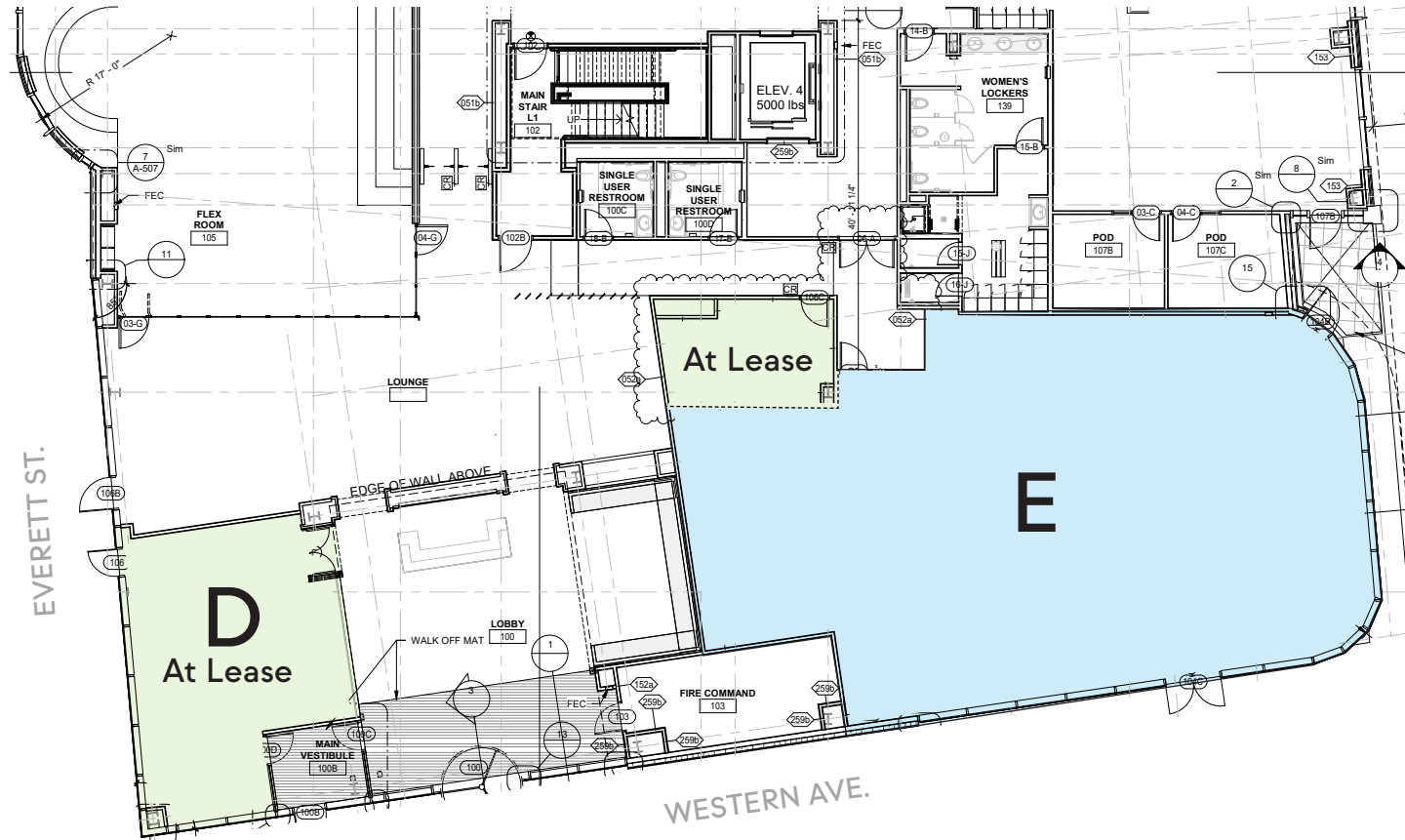
Space D

- 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





BOSTON MA 02199

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