



THE VIRIDIAN

1282 BOYLSTON STREET, FENWAY

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

 **Atlantic**
URBAN | RETAIL™

THE ABBEYGROUP

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

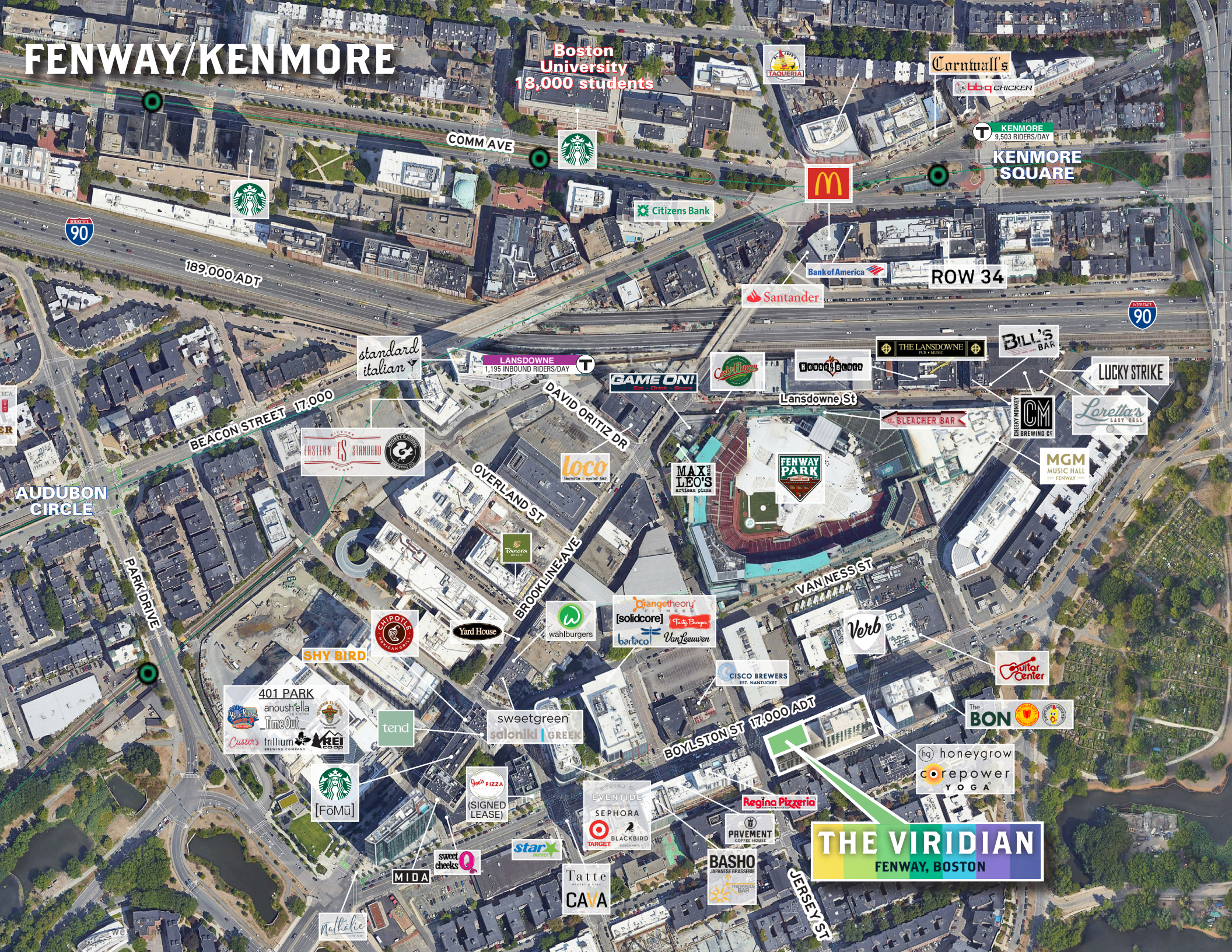


PROPERTY DETAILS

- 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



Boston University
18,000 students



Cornwall's

bbq CHICKEN

KENMORE
9,503 RIDERS/DAY

KENMORE SQUARE

COMM AVE



Citizens Bank



Bank of America

ROW 34

Santander

189,000 ADT

standard italian

LANSLOWNE
1,195 INBOUND RIDERS/DAY

DAVID ORTIZ DR

GAME ON!



THE LANSLOWNE

BILL'S BAR

LUCKY STRIKE

BEACON STREET
17,000

EASTERN STANDARD



OVERLAND ST

Loco

MAX LEO'S

FENWAY PARK

BLEACHER BAR

CM

Loretta's

MGM

AUDUBON CIRCLE

PARK DRIVE

SHY BIRD



Yard House



Orangetheory
[solidcore] *Family Bangers*
barfaco VanLauren

CISCO BREWERS
EST. MANTUCKET

Verb



401 PARK
anoushella
TimeOut
Cussers trillum REI

tend

sweetgreen
saloniki GREEK

BOYLSTON ST
17,000 ADT

The BON

honeygrow
orepower
YOGA



Star PIZZA
(SIGNED LEASE)

EVENTIDE
SEPHORA

Regina Pizzeria

PRIVEMENT
COFFEE HOUSE

BASHO
JAPANESE BRASSERIE

THE VIRIDIAN
FENWAY, BOSTON

sweet checks

star

Tatte
CAVA

MIDA

Notake



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