

Allston Labworks

250 Western Avenue

+/-2,400-4,000 SF Retail and Restaurant Space



Allston Labworks

- Two spaces available:
 - 250 Western Avenue (Retail): +/-2,400 SF
 - 250 Western Avenue (2nd-Gen Restaurant): +/-4,001 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.

Space B

280 Western Ave.

305 Western Ave.



Allston Labworks

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

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

Allston

Mass Pike

BOSTON UNIVERSITY

MIT
Massachusetts Institute of Technology

Central Square
15,430 Daily Entries

Watertown

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

Residence Inn
150 Keys

NOTCH

Mahoney's

Blondies

PAVEMENT
COFFERHOUSE

Studio Allston Hotel
117 Keys

PRX
PODCAST GARAGE
ZONIE3

STARBUCKS
TRADER JOE'S
CONTINUUM
325 Luxury Apartments

DOUBLETREE
308 Keys

WHOLE FOODS
MARKET

STARBUCKS
TRADER JOE'S

Auerbach Center

new balance
New Balance Global Headquarters

Boston Landing

BLACKBIRD
900 sq ft

StopsShop
Citizens

Boston Landing
1.9 Million SF Mixed-Use Development

5,500 Person Music Venue

KOHI
COFFEE CO.

ALLSTON YARDS
460,000 SF Mixed-Use Development

Scoop
Banchan
CVS

BRIGHTON
340 Person Music Venue

Harvard Ave
1,012 Daily Entries

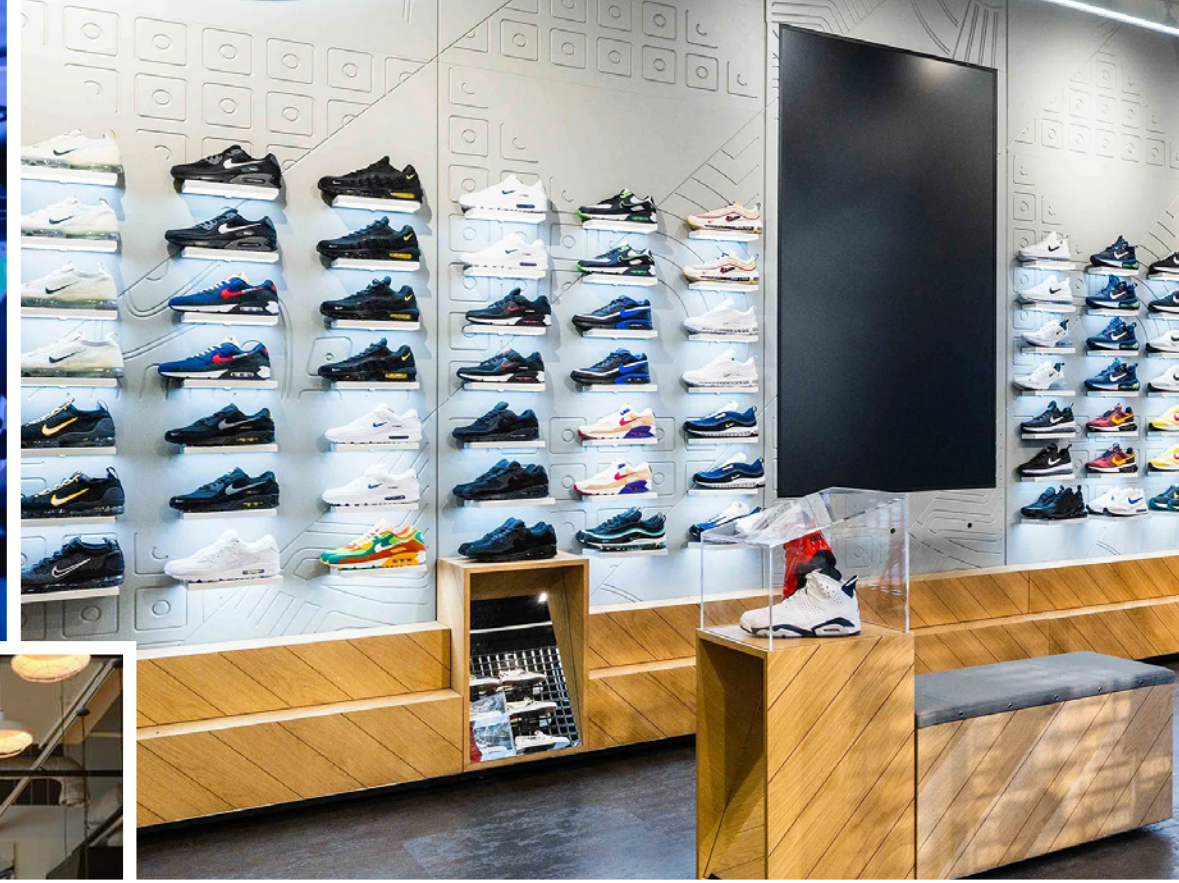
Brookline

Brighton

250 Western Avenue



250 Western Avenue



250 Western Avenue

Street

Space A: +/-2,400 SF
 Space B: +/-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

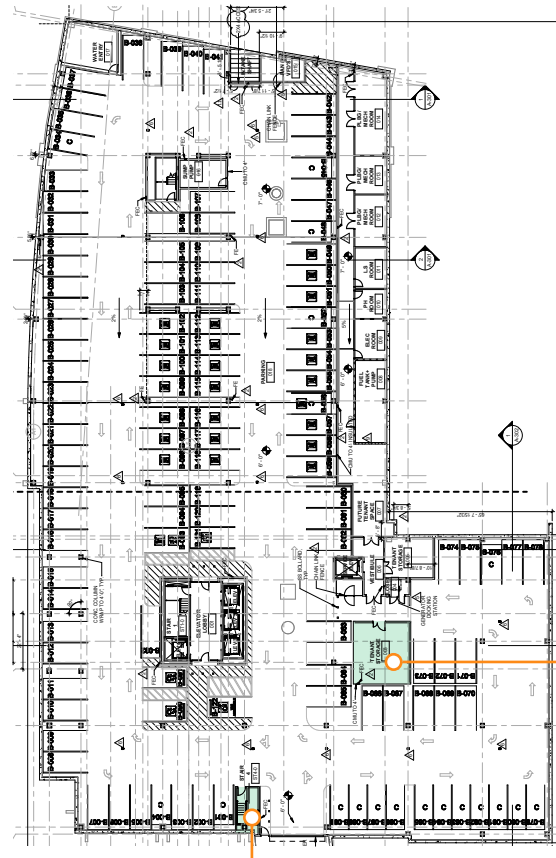
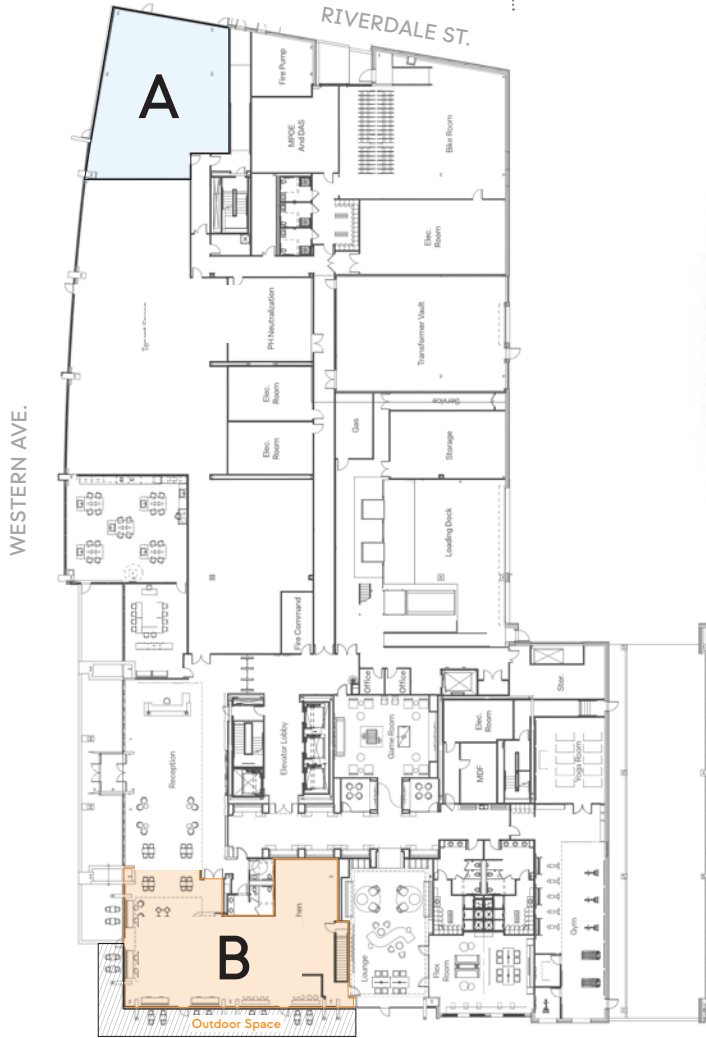
Arranged upon lease execution.

Highlights

Space A
 • Great for a boutique fitness operator, neighborhood retail/amenity tenant.

Space B
 • All alcohol license.
 • Outdoor seating and/or operable storefront.
 • True 2nd-gen restaurant space.

Street Level



Space B
 +/-911 SF restaurant storage

Space B
 stair to kitchen/BOH

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

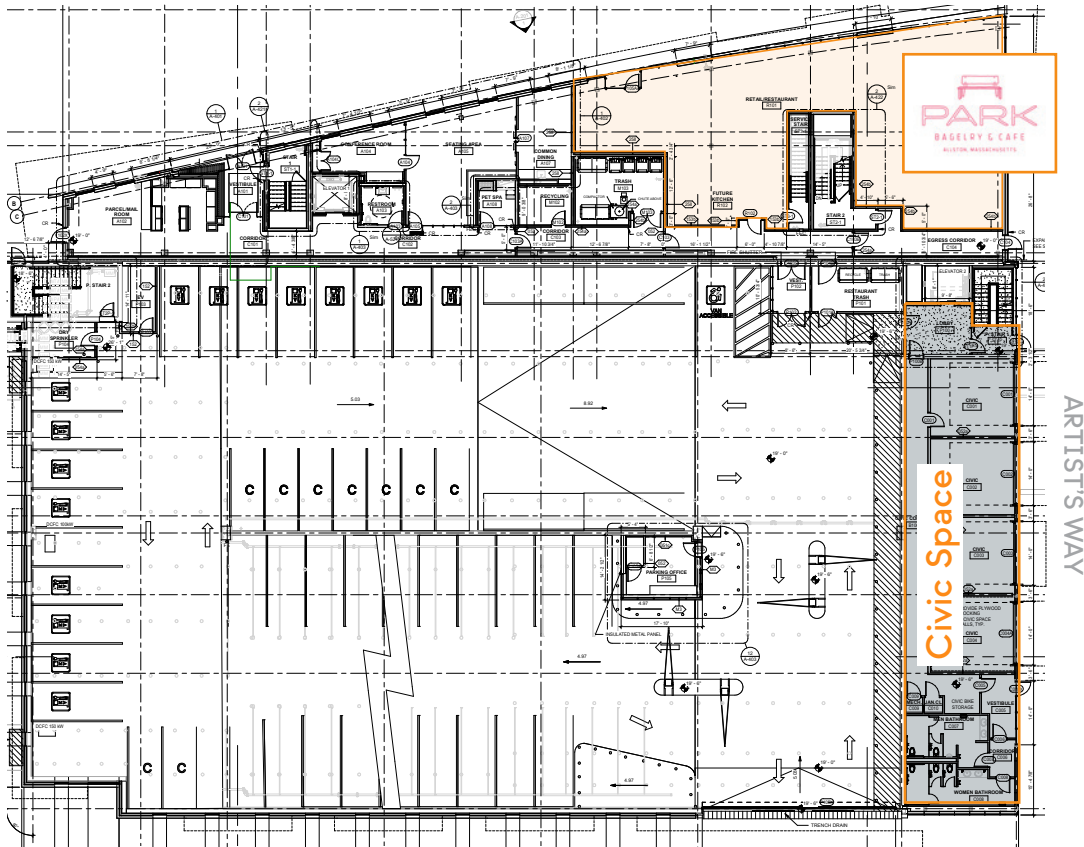
Street: +/-15'6"
Basement: +/-11'5"

Highlights

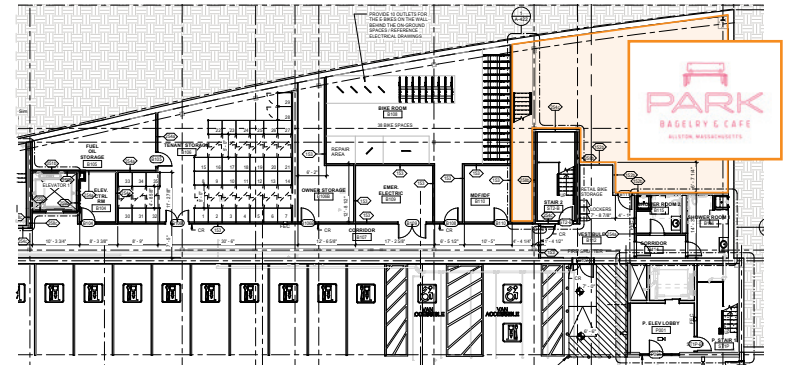
Outdoor seating on Artists Way
& big operable windows.

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 (leased): +/-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"

Highlights

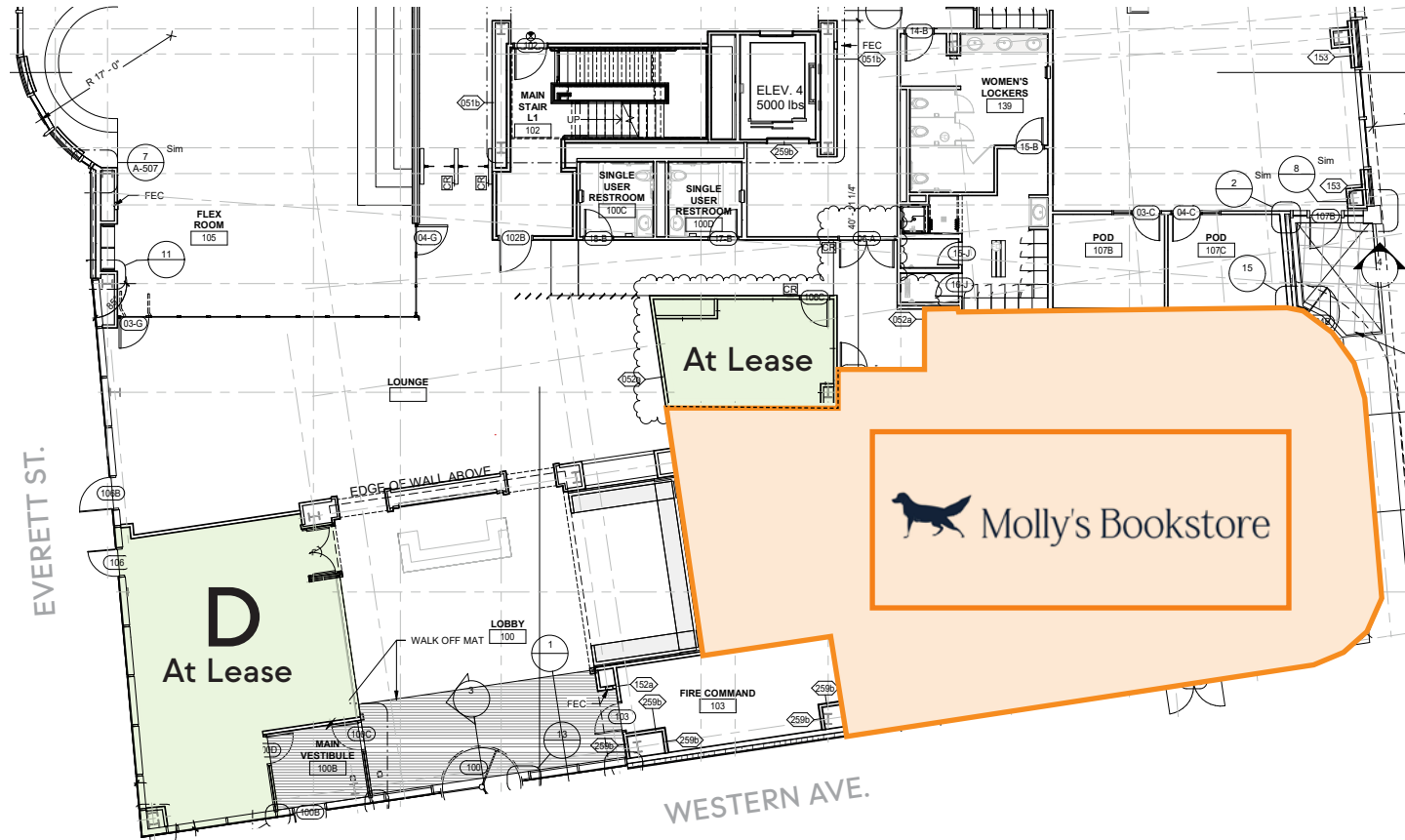
Space D

- 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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