



THE VIRIDIAN

1282 BOYLSTON STREET, FENWAY

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

 **Atlantic**
URBAN | RETAIL™

THE ABBEGROUP

THE VIRIDIAN

FENWAY, BOSTON



PROPERTY DETAILS

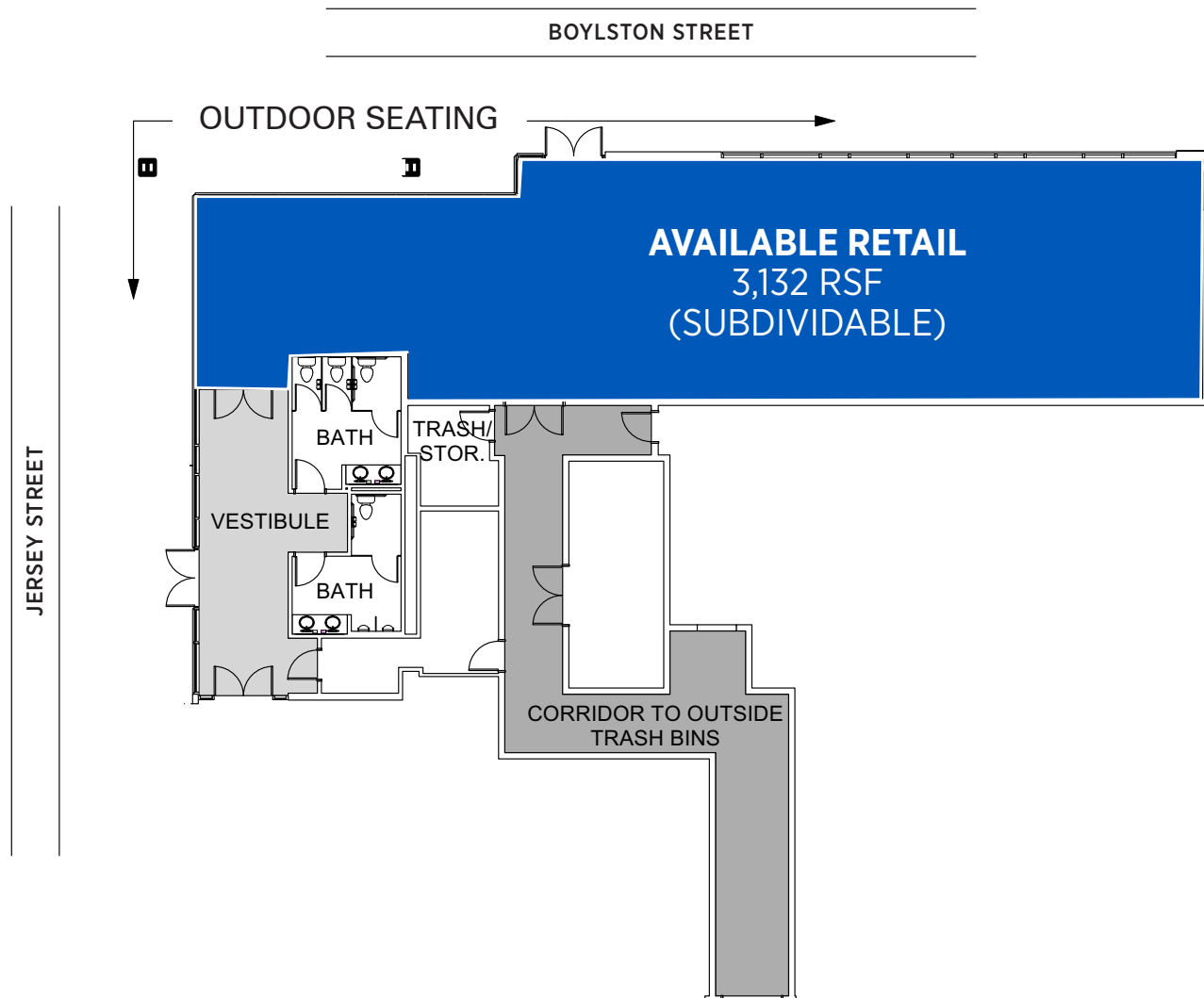
The Viridian, completed in 2015, is a high end residential building in the heart of Boston's Fenway neighborhood. In addition to the 342 residential units, there is 10,000 square feet of retail space, currently occupied by Honeygrow, CorePowerYoga and Blaze Pizza. The Viridian fronts the heavily traveled 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

	0.5 MILES	1 MILE	2 MILES
 TOTAL POPULATION	31,164	82,918	276,097
 DAYTIME POPULATION	37,889	185,895	531,565
 MEDIAN HH INCOME	\$54,323	\$73,729	\$100,597



1282 BOYLSTON ST FLOOR PLAN

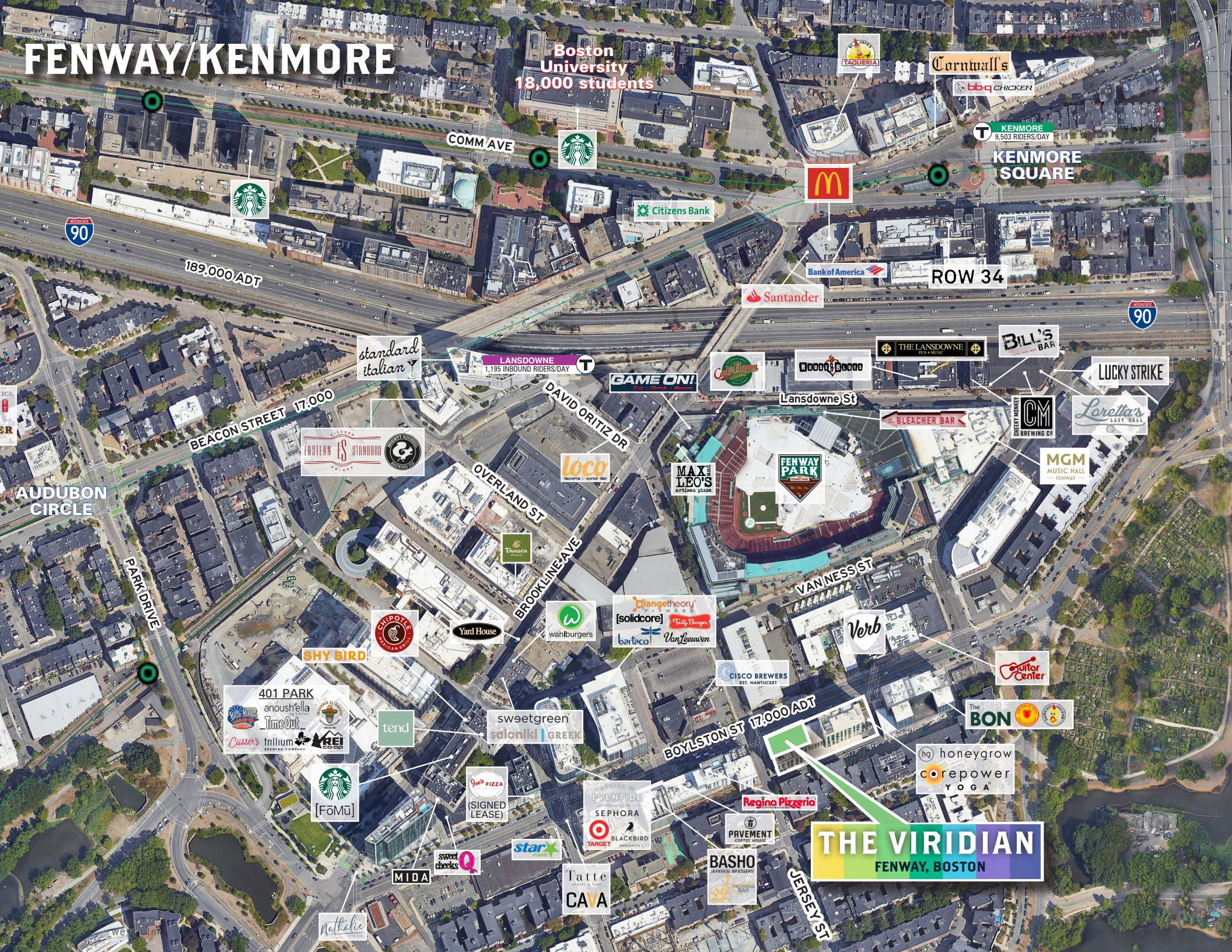


PROPERTY DETAILS

- 3,132 RSF corner space previously occupied by Blaze Pizza
- Subdividable
- Dedicated patio space on the corner of Boylston and Jersey Streets
- Available now
- 800 amps of electric
- 18.25 tons of HVAC



FENWAY/KENMORE



THE VIRIDIAN
FENWAY, BOSTON



LINDSEY SANDELL

617.369.5936 | LSANDELL@ATLANTICRETAIL.COM

SOPHIE MORRILL

617.369.5926 | SMORRILL@ATLANTICRETAIL.COM



BOSTON

THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

ALBANY

ATLANTA

CHARLESTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

REALTY
RESOURCES

CHAINLINKS
RETAIL ADVISORS