

Allston Labworks

250 Western Avenue

+/-2,400-3,035 SF Retail and Restaurant Space



Allston Labworks

- **Two spaces available**

- 250 Western Avenue (Retail): +/-2,400 SF
- 250 Western Avenue (2nd-Gen Restaurant): +/-3,035 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







Allston Labworks

Watertown

Harvard Square

Central Square

Allston

Brighton

Brookline

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

Residence Inn
150 Keys

NOTCH

Mahoney's

PAVEMENT

STREET SHOPS
BREWING

Studio Allston Hotel
117 Keys

PODCAST GARAGE
ZONE3

TRADER JOE'S
325 Luxury Apartments

A.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

Mass Pike

DISCOUNT
308 Keys

WHOLE FOODS

TRADER JOE'S

MIT
Massachusetts Institute of Technology

Auerbach Center

new balance
New Balance Global Headquarters

Boston Landing

BLACKBIRD

ScapesShop
Citizens'

Boston Landing
1.9 Million SF Mixed-Use Development

3,500 Person Music Venue

K&H

ALLSTON YARDS
460,000 SF Mixed-Use Development

Scopes
Bonchon

BRIGHTON
340 Person Music Venue

Harvard Ave
1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

BOSTON UNIVERSITY

CVS

Bonchon

Scopes

BRIGHTON

340 Person Music Venue

Harvard Ave

1,012 Daily Entries

250 Western Avenue



250 Western Avenue

Street

Space A: +/-2,400 SF
 Space B: +/-3,035 SF
 plus +/-701 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.

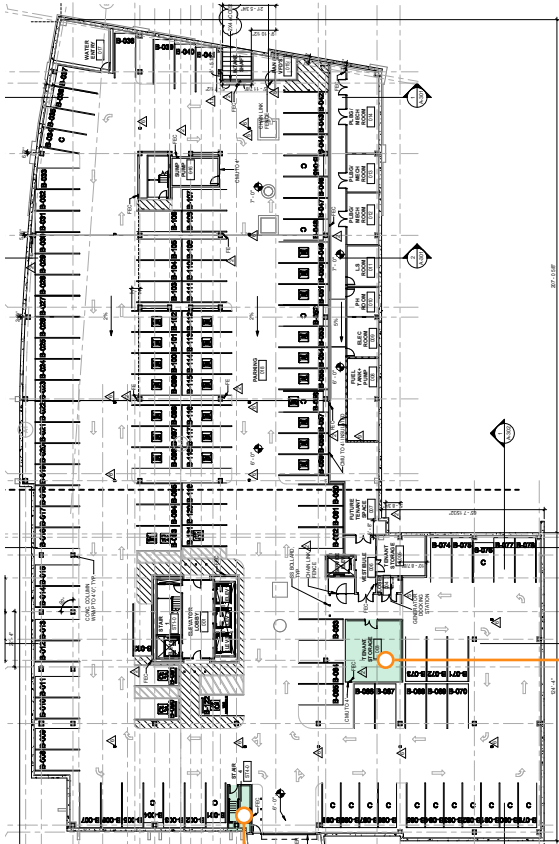
Highlights

Space A

- Great for a boutique fitness operator, neighborhood retail/amenity tenant.

Space B

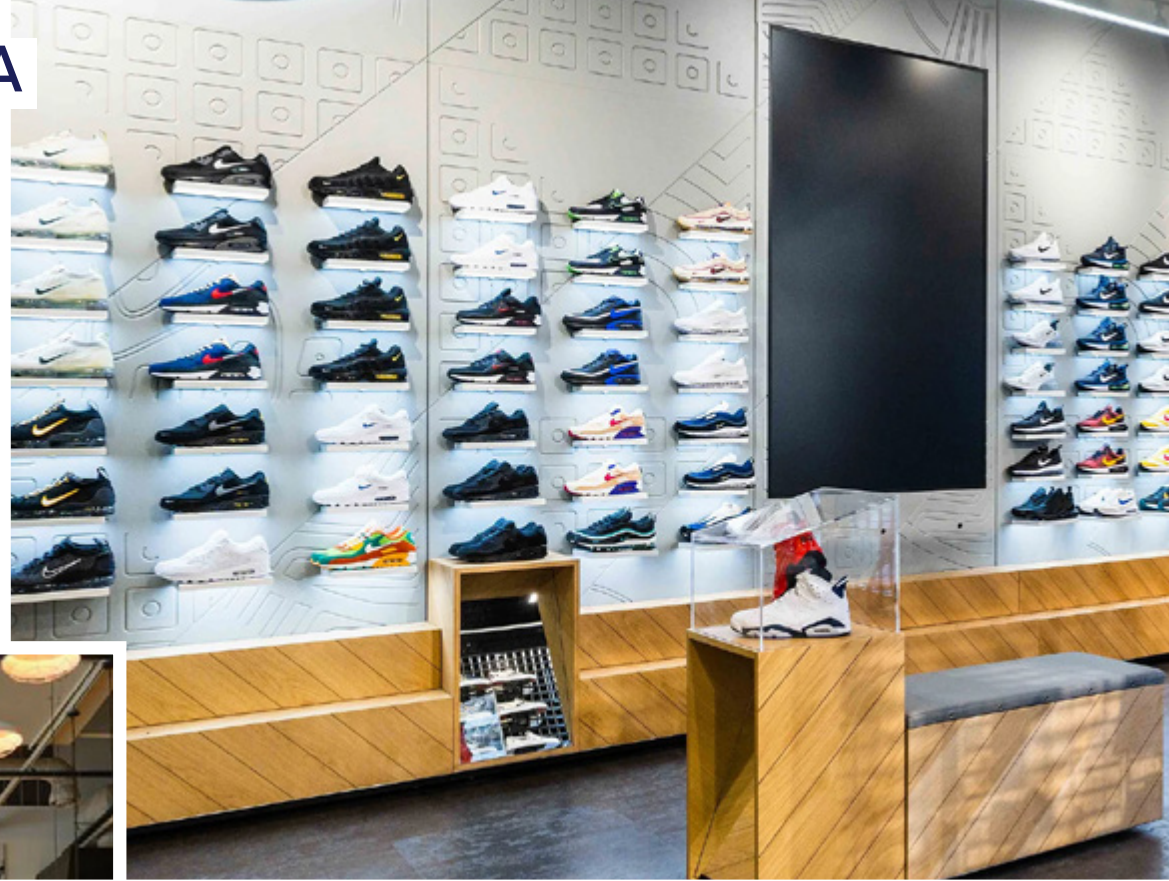
- All alcohol license.
- Outdoor seating and/or operable storefront.
- True 2nd-gen restaurant space.



Space B
 +/-701 SF restaurant storage

Space B
 stair to kitchen/BOH

250 Western Avenue - Space A



250 Western Avenue - Space B



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

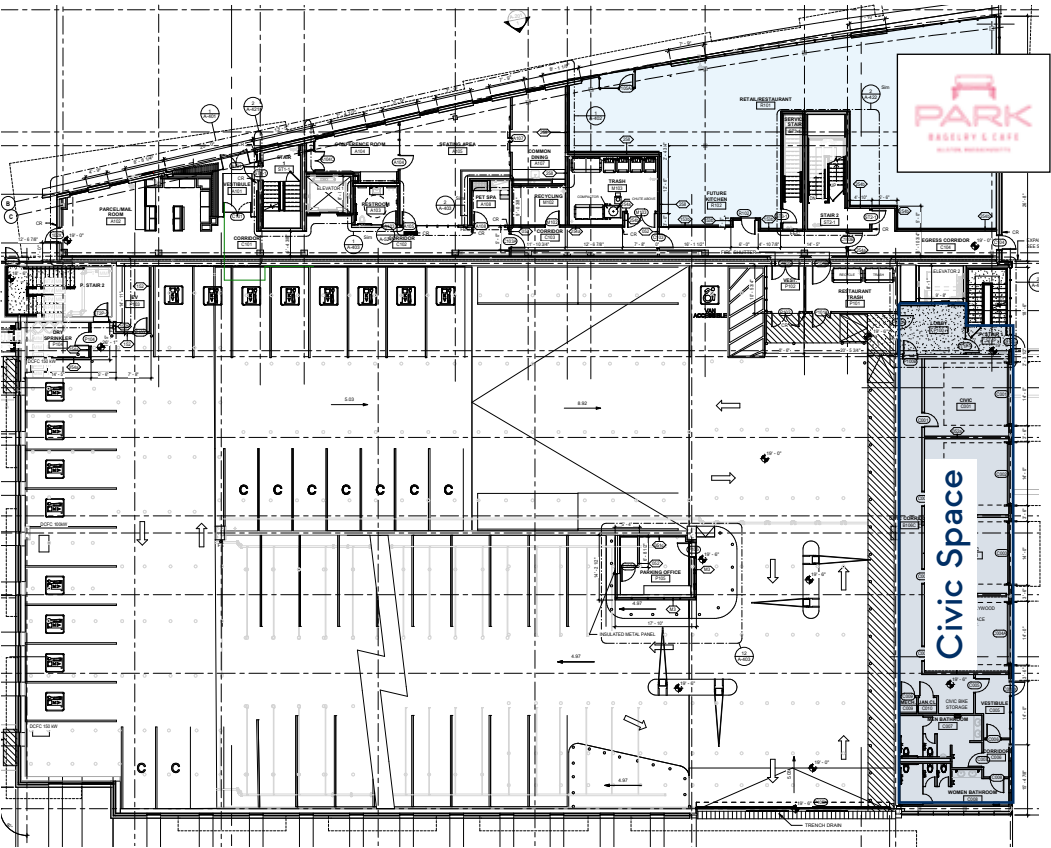
August 2024

Highlights

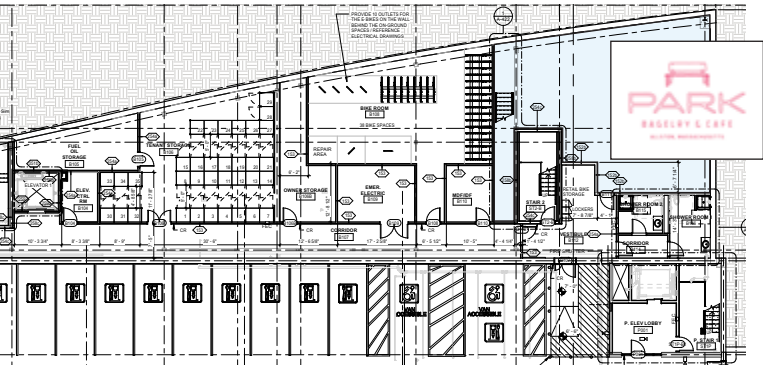
Outdoor seating on Artists Way
& big operable windows.

Street Level

WESTERN AVE.



Basement



280 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

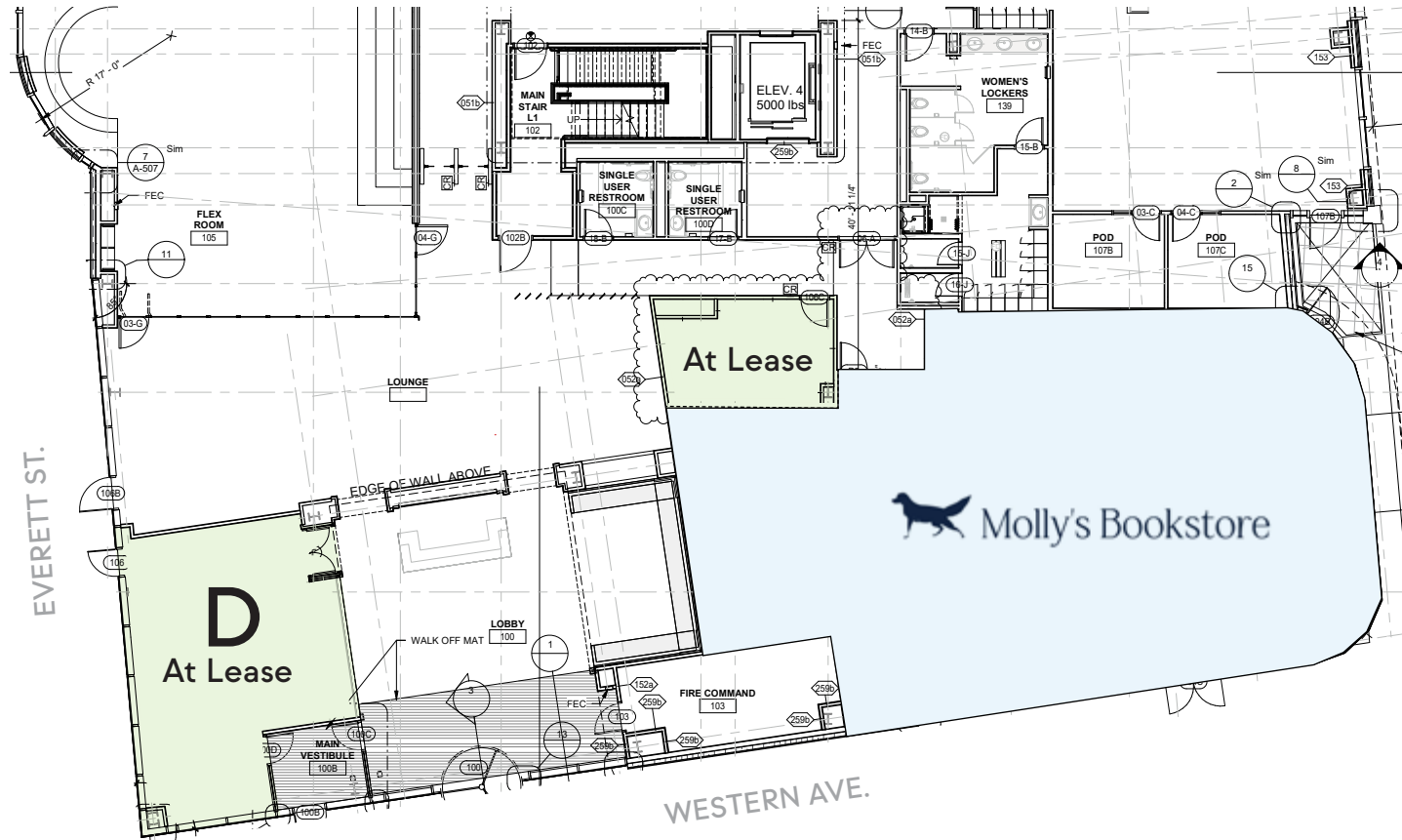
April 2025

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



305 Western Avenue





BOSTON MA 02199

info@bostonurban.com • 617.274.4900 • bostonurban.com

NOTICE: This message is only for the use of the intended recipient and may contain information that is PRIVILEGED and/or CONFIDENTIAL from Boston Urban LLC. If you are not the intended recipient, you are hereby notified that any use, dissemination, disclosure or copying of this communications is strictly prohibited and this email must be deleted immediately. No representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct, and subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.