

ALLSTON YARDS

NEW ENGLAND
DEVELOPMENT



Be part of something big.





Live Well. Work Hard.

NEVER MISS A BEAT.

The pulse of Boston beats here at Allston Yards, just one rail stop away from the bustle of downtown but with an energy and buzz all its own. Whether it's an iced coffee after hot yoga or a quick bite before a long night with friends, you can have it all. Join our fresh new community crackling with potential. Here at Allston Yards, we live well, work hard, and never miss a beat.

By The Numbers.



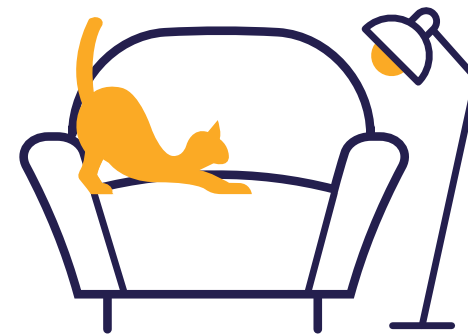
117K

Retail SF



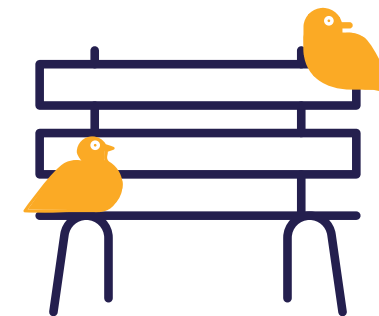
420K

Office/Lab SF



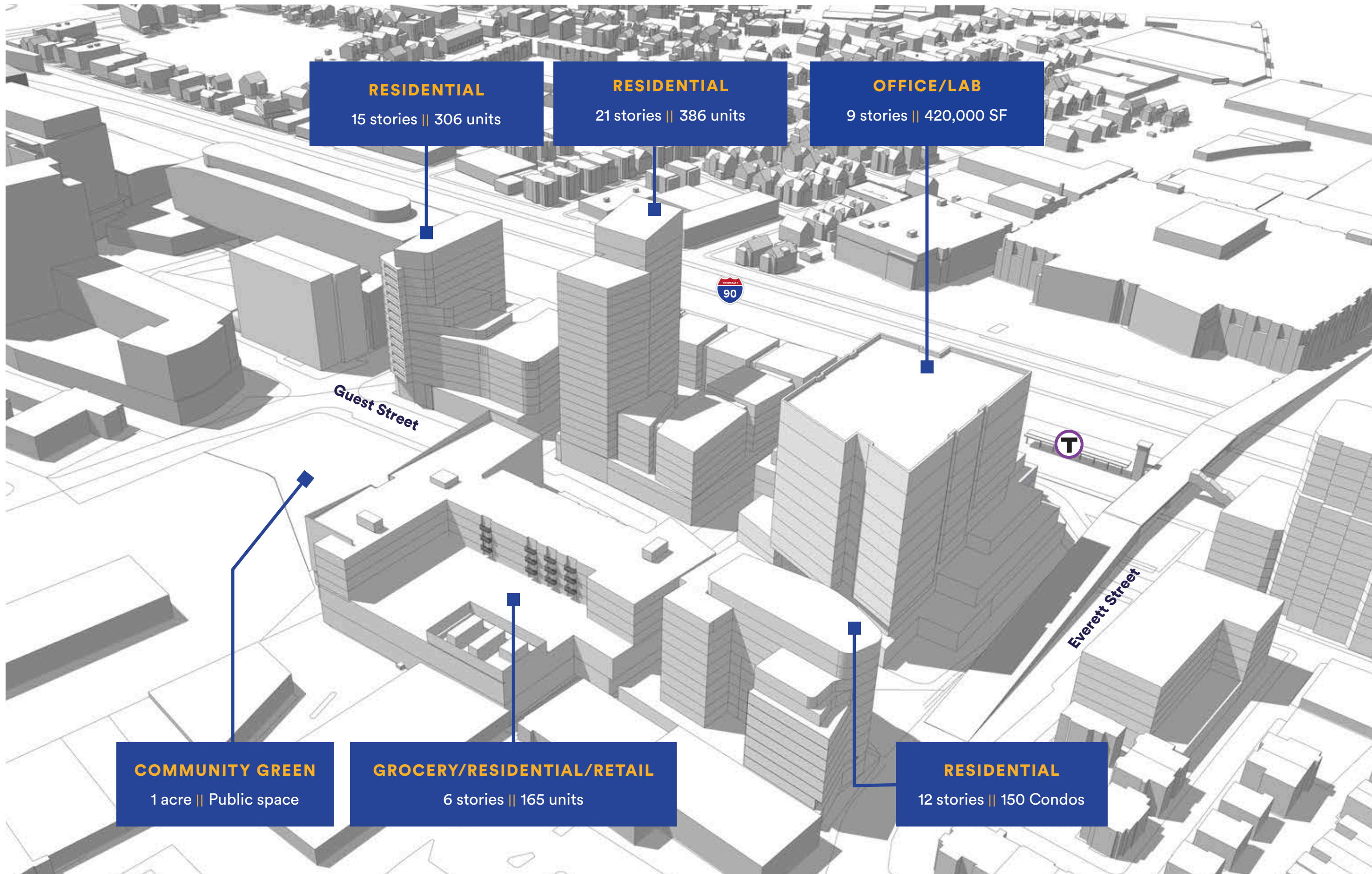
1K

Residences



1 acre

Community Green



RESIDENTIAL

15 stories || 306 units

RESIDENTIAL

21 stories || 386 units

OFFICE/LAB

9 stories || 420,000 SF

Guest Street



Everett Street

COMMUNITY GREEN

1 acre || Public space

GROCERY/RESIDENTIAL/RETAIL

6 stories || 165 units

RESIDENTIAL

12 stories || 150 Condos

Connectivity.

EVERYTHING IS WITHIN REACH.

Whether you travel by bike, train, car or bus, Allston Yards is close and connected.



COMMUTER RAIL

LANDSDOWNE || 5 Minute Ride
BACK BAY || 10 Minute Ride
SOUTH STATION || 15 Minute Ride



VEHICULAR ACCESS

FINANCIAL DISTRICT || 12 Minute Ride
ROUTE 128 || 12 Minute Ride
SOUTH STATION || 10 Minute Ride



RED LINE SHUTTLE

Via Harvard Square
15 Minute Ride



PARKING

On-Site Garage Parking



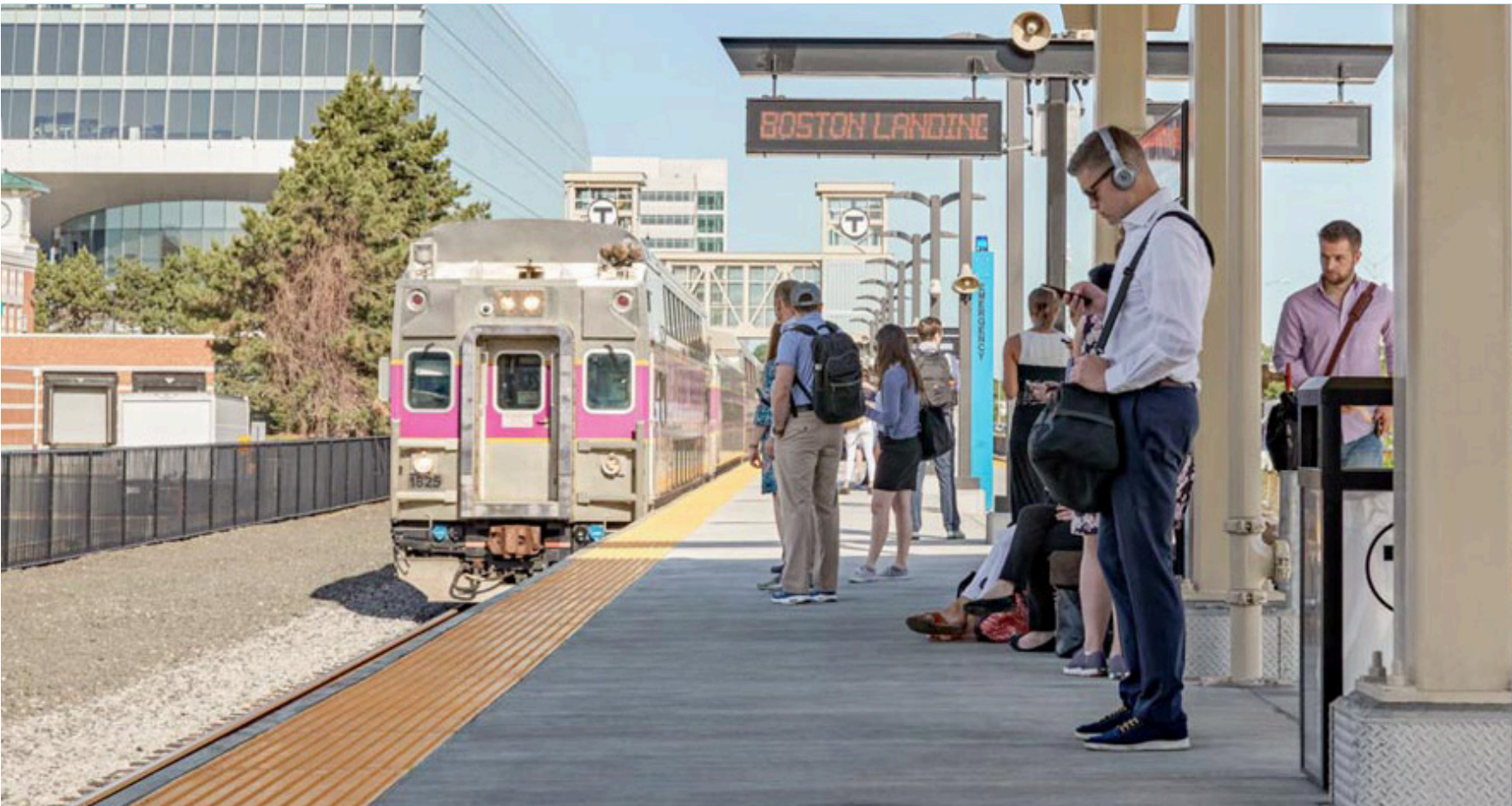
BUS ROUTE

64 Bus to Kendall Square
Bus Stop On Guest Street



BICYCLE

Bluebike Station On-Site
Site Equipped with Dedicated Bicycle Lanes





Location.



AT THE CENTER OF IT ALL.

Situated right along the Mass Pike and adjacent to Boston Landing Station, Allston Yards is super connected to both downtown Boston and the 'burbs.

Allston Yards
will add 20
new retail
locations to
the already
thriving
Guest Street
corridor.

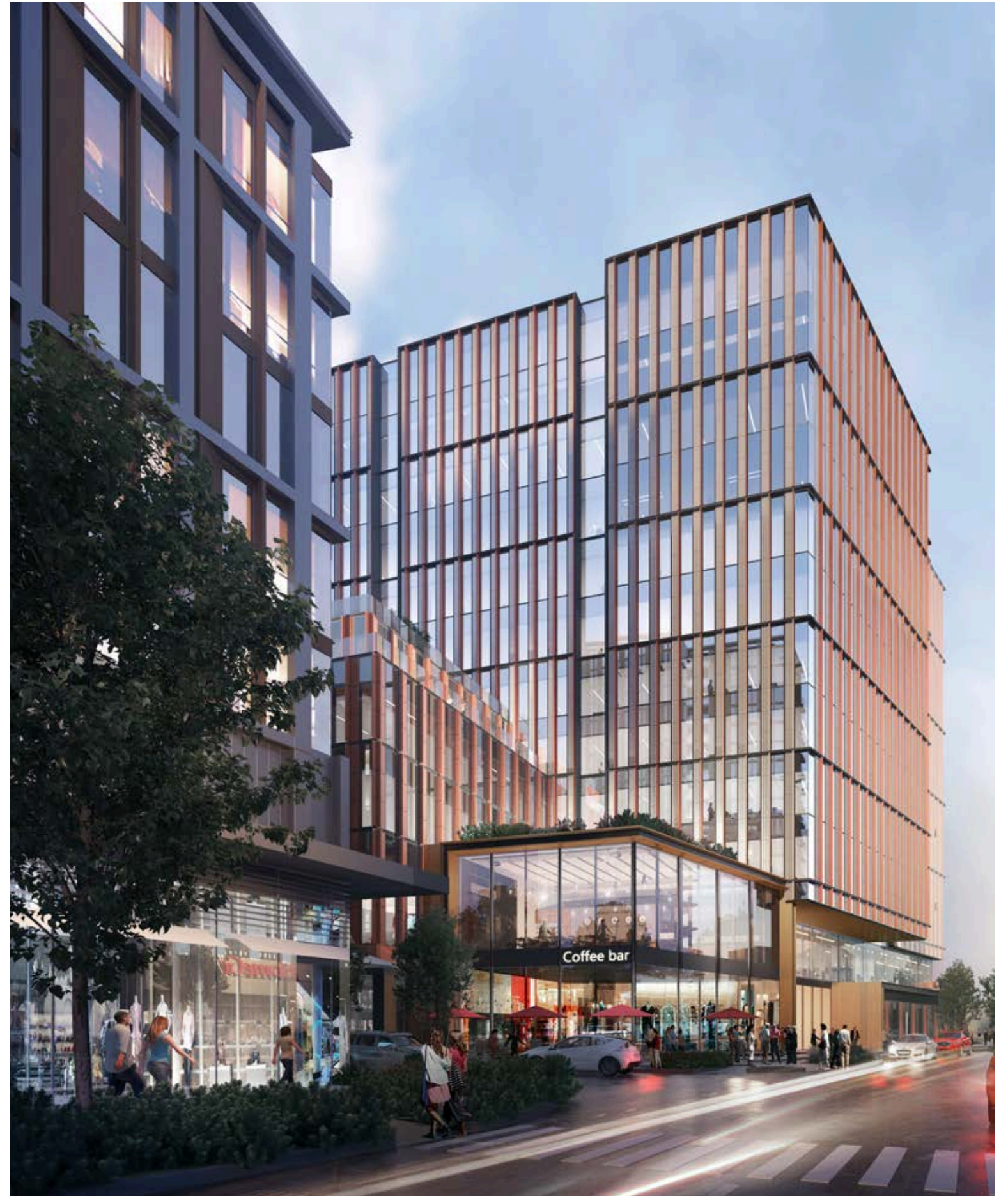


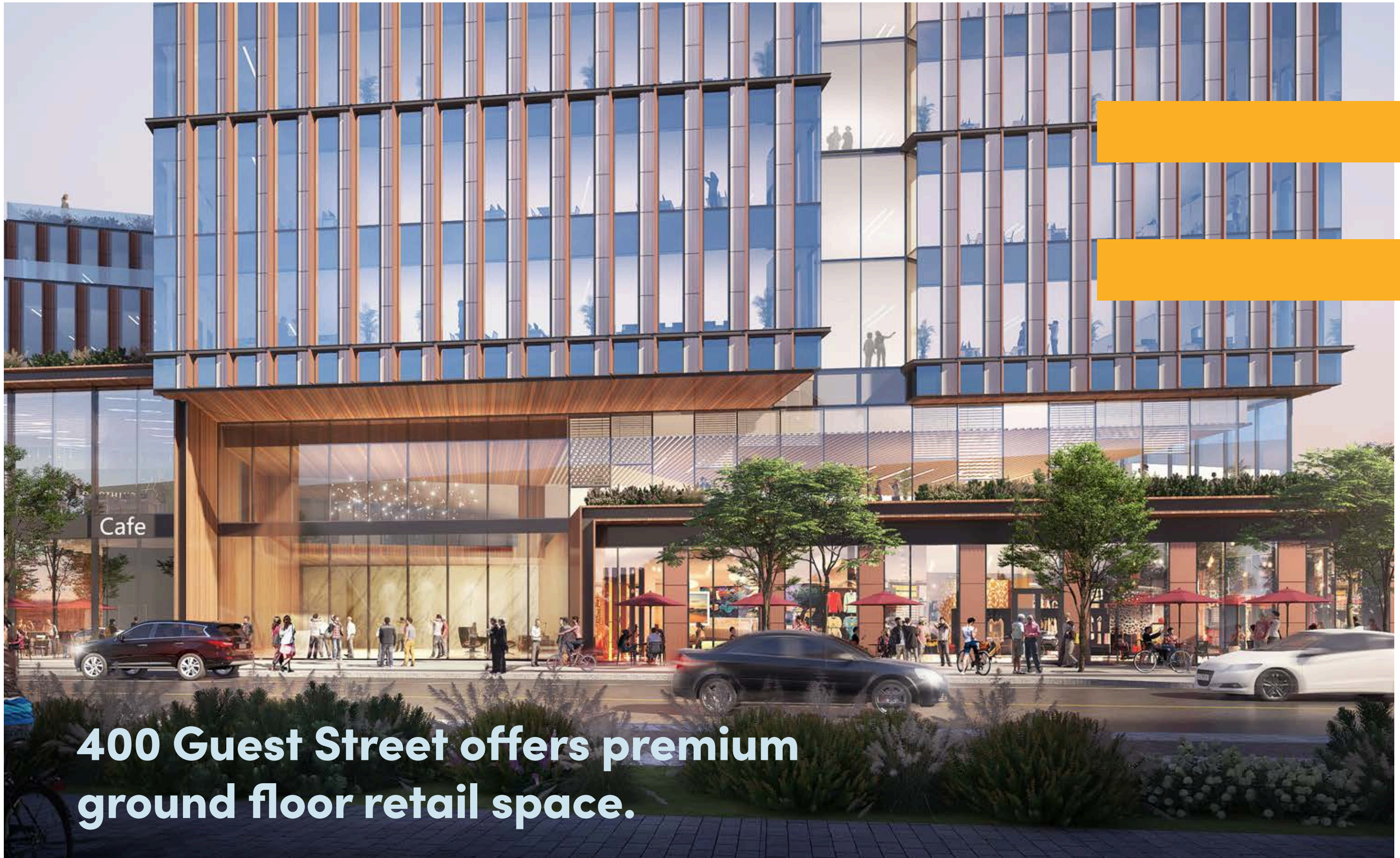
Retail.

YOU CAN HAVE IT ALL.

Whatever retail opportunity you're looking for in the Boston market, Allston Yards has it.

Our 117,000 sf of retail features exciting new stores and restaurants surrounded by 1,000 new residences, 420,000 sf of office and lab space, and a beautiful one acre community green. Our vibrant mix of uses makes this super connected community an ideal location for retailers, restaurants, fitness, and services.





400 Guest Street offers premium ground floor retail space.

Demographics.

DEMOGRAPHIC ANALYSIS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	52,280	424,157	950,476
2030 Projected Population	52,683	418,922	933,881
2025 Adj. Daytime Demographics Age 16 Years or Over	39,300	335,336	981,178
2025 Median Age	30.4	32	34.7

Income

2025 Average Household Income	\$120,215	\$173,099	\$181,494
2025 Median Household Income	\$92,007	\$126,789	\$133,246

Households

2025 Estimated Households	23,541	173,219	403,829
2030 Projected Households	23,903	173,271	402,234

Education (Age 25+)

2025 Some College	7.0%	6.5%	7.8%
2025 Associates Degree Only	3.5%	2.8%	3.7%
2025 Bachelors Degree Only	37.6%	32.3%	30.3%
2025 Graduate Degree	33.4%	44.5%	39.0%

Business

2025 Total Business	2,356	19,619	56,259
2025 Total Employees	26,379	215,914	725,433

WITHIN 1 MILE



52,280

POPULATION



\$120,215

AVERAGE HOUSEHOLD
INCOME



35,000+

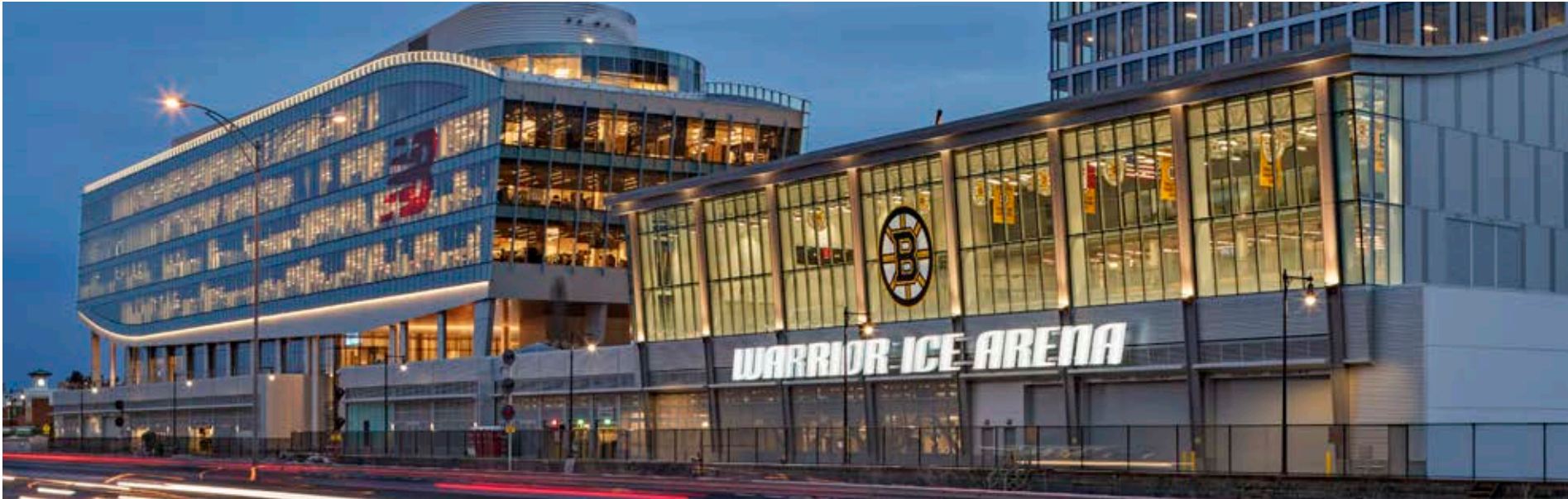
UNIVERSITY STUDENTS



39,300

DAYTIME POPULATION

With something for everyone, Boston's newest neighborhood has eclectic restaurants, shops and experiences.



ALLSTON YARDS

Uniquely Boston.

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DEVELOPMENT

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