



# THE VIRIDIAN

1282 BOYLSTON STREET, FENWAY  
2ND GENERATION FAST CASUAL SPACE AVAILABLE | 3,132 RSF

 **Atlantic**  
URBAN | RETAIL™

THE ABBEGROUP

# THE VIRIDIAN




## FENWAY, BOSTON



### PROPERTY DETAILS

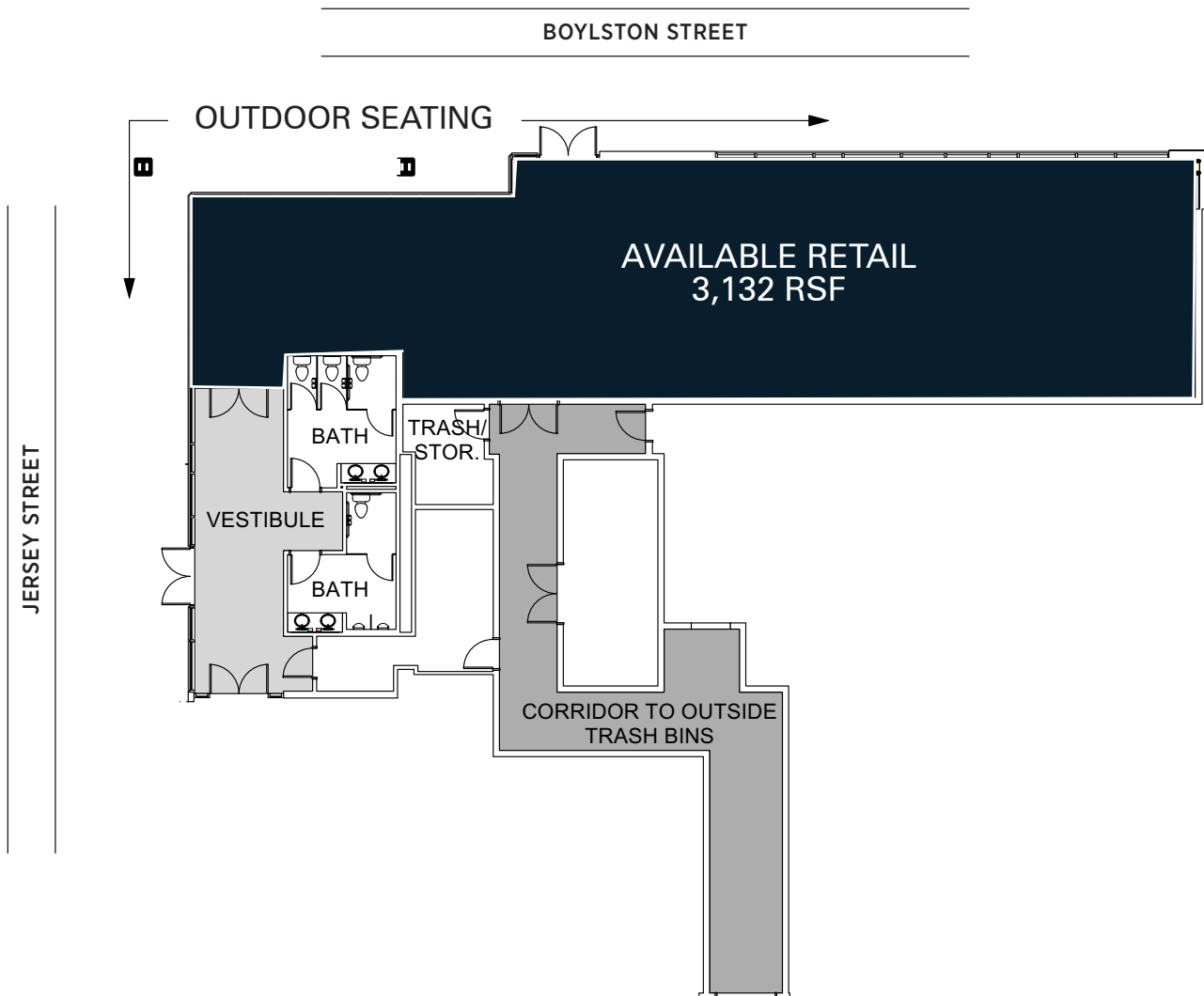
The Viridian, completed in 2015, is a high end residential building in the heart of Boston's Fenway neighborhood. In addition to the 342 residential units, there is 10,000 square feet of retail space, currently occupied by Honeygrow, CorePowerYoga and Blaze Pizza. The Viridian fronts the heavily traveled 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
 <b>TOTAL POPULATION</b>	31,164	82,918	276,097
 <b>DAYTIME POPULATION</b>	37,889	185,895	531,565
 <b>MEDIAN HH INCOME</b>	\$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
- 800 amps of electric
- 18.25 tons of HVAC



# FENWAY/KENMORE

**Boston University**  
18,000 students

COMM AVE

Cornwall's

bbq CHICKEN

**KENMORE**  
9,503 RIDERS/DAY

**KENMORE SQUARE**



Citizens Bank

Bank of America

ROW 34

Santander



189,000 ADT



standard italian

**LANSDOWNE**  
1,195 INBOUND RIDERS/DAY

GAME ON!



THE LANSDOWNE

BILL'S BAR

LUCKY STRIKE

BEACON STREET 17,000

EASTERN STANDARD

DAVID ORTIZ DR

Loco

MAX LEON'S



BLEACHER BAR



Loretta's

MGM MUSIC HALL

AUDUBON CIRCLE

PARK DRIVE

OVERLAND ST

BROOKLINE AVE



Orangetheory  
[solidcore] Fully Bunsen  
barfaco VanLauren

VANNESS ST

Verb

SHY BIRD



Yard House

CISCO BREWERS



401 PARK  
anoushela  
TimeOut  
Cusser's millium REI

tend

sweetgreen  
saloniki GREEK

BOYLSTON ST 17,000 ADT

The BON



Spicy PIZZA  
(SIGNED LEASE)

EVENTIDE  
SEPHORA

honeygrow  
orepower YOGA

sweet checks



PRIVEMENT

Regina Pizzeria

MIDA

Tatte  
CAVA

BASHO

**THE VIRIDIAN**  
FENWAY, BOSTON

JERSEY ST



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