

From the Boston Business Journal:

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Here's what King Street's new life sciences campus would look like

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King Street Properties, Mugar Enterprises and the DiStefano family have formally pitched a 607,900-square-foot life sciences campus, dubbed NEXUS — The Allston Innovation Corridor, on a 4.3-acre site in Allston.

The campus will be targeted to house biotechnology research companies and include lab, research, development, office, residential and civic space in three buildings, as well as 885 parking spaces and 5,000 square feet of open space.



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The project comes as biotech tenants are flocking to Greater Boston, and Cambridge's white-hot Kendall Square neighborhood has near-zero vacancy.

"The proponent is expert at accelerating emerging nodes such as the life science cluster that is developing in this area, and has a successful track record of attracting growing life science companies to areas outside of Kendall Square," King Street Properties, Mugar Enterprises and the DiStefano family wrote in a project notification form filed Nov. 6 to the Boston Planning and Development Agency.

The NEXUS — The Allston Innovation Corridor project site is located between Barry's Corner and Everett Street, just down the street from Harvard University's massive School of Engineering and Applied Sciences. It's also a half mile away from New Balance's 15-acre Boston Landing campus, which is home to both the athletic gear maker's global headquarters as well as a new MBTA Commuter Rail station.

“The project will transform an underdeveloped and outdated streetscape into a dynamic hub of research, residential housing, and retail activity,” the developers wrote in the Nov. 6 PNF.

Here’s the planned buildout:

250 Western Ave.: A seven-story, 130-foot building with 319,000 square feet of lab/research and development/office space, 6,000 square feet of retail/restaurant space and 146 parking spaces.

280 Western Ave.: A five- to six-story, 60- to 72-foot building with 40 residential units, 5,500 square feet of retail/restaurant space, 1,900 square feet of civic space and 557 parking spaces.

305 Western Ave.: A six-story, 116-foot building with 220,400 square feet of lab/research and development/office space, 9,600 square feet of retail/restaurant space and 181 parking spaces.

The project will span 539,400 square feet of laboratory/research and development/office space, 40 residential units, 21,100 square feet of retail and restaurant space and 1,900 square feet of civic space along three properties at 250-280 Western Ave. and 305 Western Ave.

King Street Properties, a Boston-based real-estate developer that specializes in life-sciences space, is developing the campus in partnership with Boston-based development firm Mugar Enterprises Inc. and the DiStefano family. The architect is DiMella Shaffer of Boston.

The DiStefano family has owned the Western Avenue site for more than a half century, where it has operated a variety of automotive and industrial uses.

“As the uses along Western Avenue have transitioned from intensive, industrial uses, the family recognized that the current uses are outdated and began a process to determine how the family wanted to redevelop the project site,” the developers wrote in the Nov. 5 PNF. “After meeting with Mugar Enterprises and King Street Properties, which has a long track record of success in life science development, the family determined that a project anchored by an innovative commercial research and development use was the best direction for the future reuse of the project site.”

The project is scheduled to be built out in two phases, starting with 250 and 280 Western Ave. followed by 305 Western Ave. If approved, construction is expected to take two years.

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