



NEXUS  
at  
The Allston Innovation Corridor

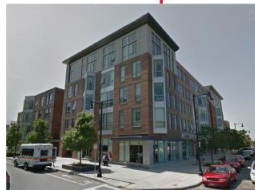
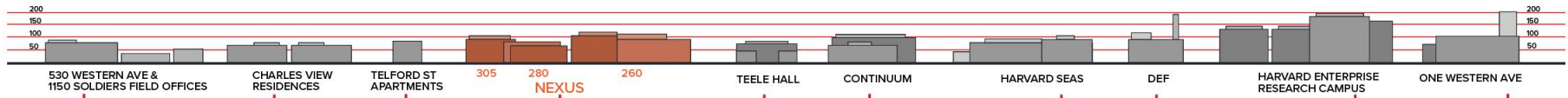
BCDC Meeting

01.08.19









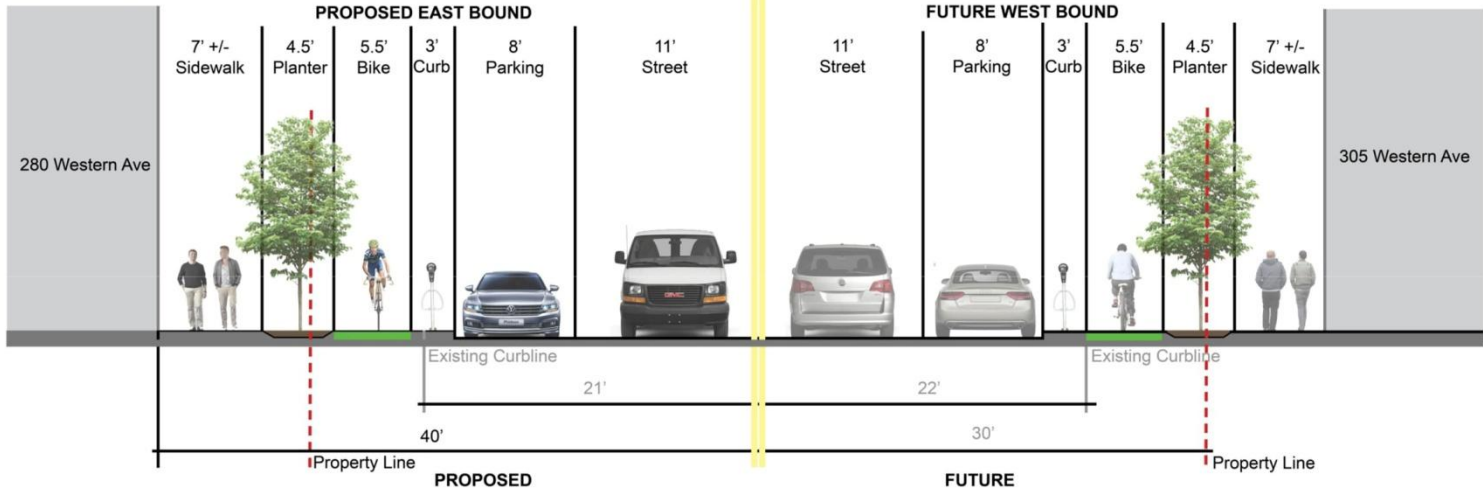
**KSP** King Street Properties  
Placemaking. For Science.

**MUGAR** ENTERPRISES, INC.

DiStefano Family

**WESTERN AVE. BUILDINGS** Nexus  
250-280, 305 Western Avenue  
01/08/2019







King  
Street  
Properties  
Place-making. For Science.

**MUGAR**  
ENTERPRISES, INC.

DiStefano  
Family

GREEN SPACE AERIAL VIEW

250-280, 305 Western Avenue

Nexus

01/08/2019





- LOBBY
- PARKING
- RETAIL
- SUPPORT
- TENANT
- CIVIC
- RESIDENTIAL





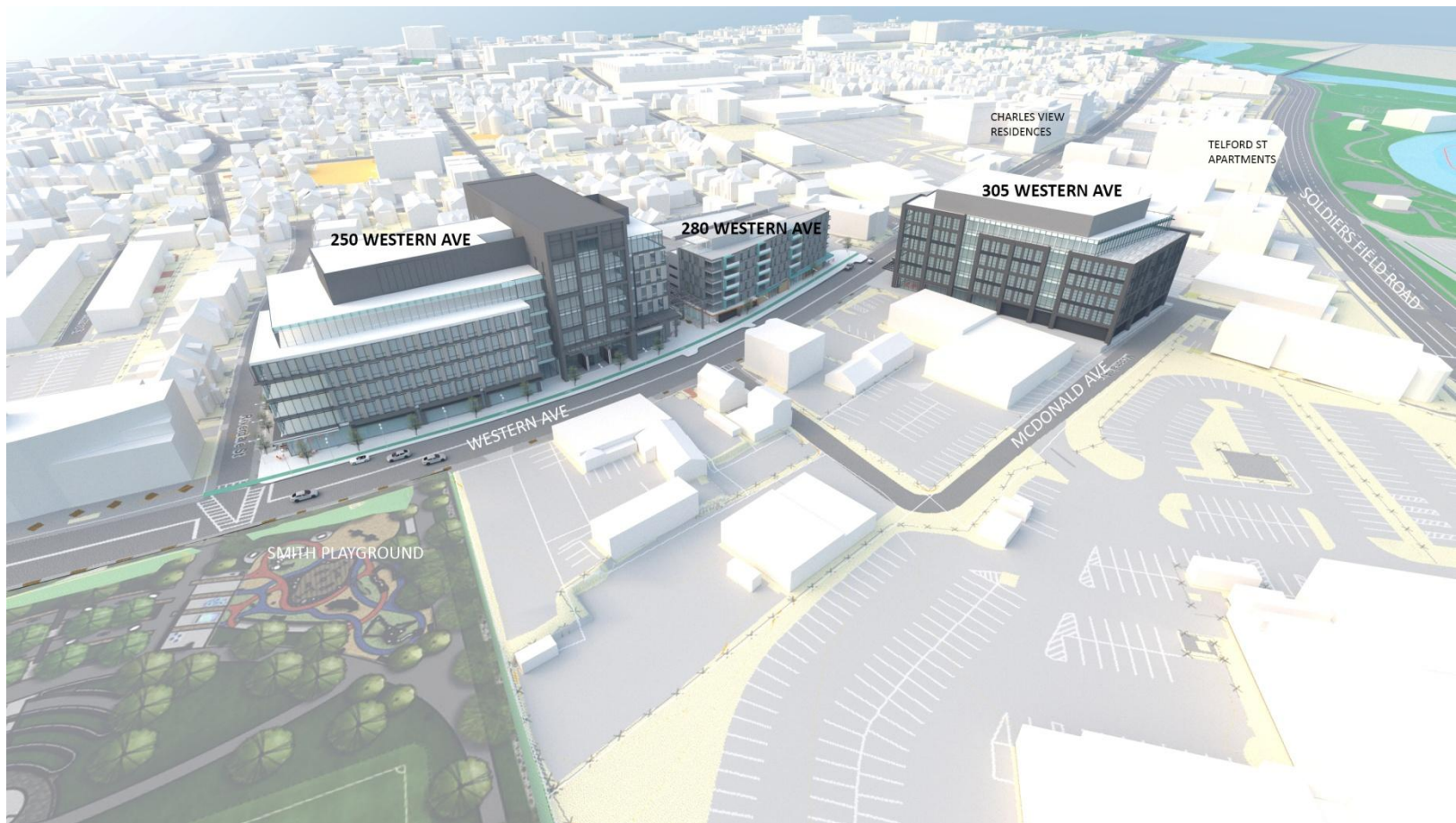
King  
Street  
Properties  
Place-making. For Science.

**MUGAR**  
ENTERPRISES, INC.

DiStefano  
Family

VIEW FACING SOUTHWEST TOWARD 250 WESTERN AVE  
250-280, 305 Western Avenue

Nexus  
01/08/2019  
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- LOBBY
- PARKING
- RETAIL
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King  
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VIEW FACING SOUTHWEST TOWARD 250 WESTERN AVE  
250-280, 305 Western Avenue

Nexus  
01/08/2019



- LOBBY
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King  
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Place-making. For Science.

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VIEW FACING EAST TOWARD 280 WESTERN AVE

Nexus  
250-280, 305 Western Avenue

01/08/2019

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VIEW OF 280 WESTERN AVE



VIEW OF 280 WESTERN AVE





**KSP**  
King  
Street  
Properties  
Place-making. For Science.

**MUGAR**  
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VIEW FACING NORTHEAST TOWARD 305 WESTEN AVE  
250-280, 305 Western Avenue

Nexus  
01/08/2019  
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VIEW FACING NORTHWEST TOWARD 305 WESTEN AVE





## PUBLIC & OPEN SPACE

	ARTISTS WAY	8300 SF
	WESTFORD PARK	5600 SF
	LANDSCAPING BUFFER	10000 SF
	PUBLIC STREETScape	19200 SF
<hr/>		
TOTAL PUBLIC & OPEN SPACE	43100 SF	(0.98 acres)
OVERALL SITE AREA	186330 SF	(4.28 acres)
PERCENTAGE OF OPEN SPACE	~22%	











King  
Street  
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Place-making. For Science.

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VIEW FACING WESTFORD PARK  
250-280, 305 Western Avenue

Nexus  
01/08/2019  
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King  
Street  
Properties  
Place-making. For Science.

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ENTERPRISES, INC.

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**AERIAL VIEW**  
250-280, 305 Western Avenue  
Nexus  
01/08/2019  
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King  
Street  
Properties  
Place-making. For Science.

**MUGAR**  
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VIEW OF ARTISTS' WAY FROM WESTERN AVE

Nexus  
250-280, 305 Western Avenue

01/08/2019

