



CELEBRATING
63 YEARS

nerej

AvalonBay Communities, Inc. opens \$250 million, 38-story Avalon North Station at 1 Nashua St.

July 07, 2017 - Owners Developers & Managers

Shown (from left) are: Steve Schwartz, Michael Roberts, David Carlson, Jonathan Greely, Jay Walsh, Chris Maher, Jane Forrestall, mayor Martin Walsh, Scott Dale, David Gillespie, Amy Latimer, Alfred Wojciechowski, John Moriarty, Bill Georgaqui.

Boston, MA According to AvalonBay Communities, Inc., Avalon North Station, a 38-story apartment tower has opened. Located near TD Garden and connecting two historic neighborhoods, the \$250 million project, located at 1 Nashua St., brings a new elegance to the city skyline. At the nexus of the Bulfinch Triangle and the West End, Avalon North Station includes 503 apartments, as well as new public access through a public arcade to North Station and the MBTA green and orange subway lines.

Designed by CBT Architects, the pre-cast exterior façade has a glass and aluminum curtain wall topped with LED exterior lighting, making it a glowing beacon on the skyline.

A newly landscaped plaza marks the Nashua St. front entrance. Inside, a two-story lobby and amenities with comfortable living room seating awaits residents who can relax and watch the activity of the arcade below.

Part of the interior design aesthetic includes capturing the history of the area as a railway station - using stacked railroad ties to accent the striking lobby fireplace. Industrial accents that also include the use of blackened steel for the grand staircase are offset by a textural mix of natural wood (walnut), black granite, stone and concrete throughout the public areas.

The 503 apartment homes start on the seventh floor providing unparalleled views of the Boston skyline, the waterfront, the Rose Kennedy Greenway, as well as Cambridge and the Charles River. Avalon North Station offers a wide variety of studio, one, two and three bedroom layouts, appealing to a broad demographic. High above on the 35th through 38th floors, are Avalon's Signature Collection penthouse homes, some with outdoor terraces overlooking the Charles River. Every apartment has floor-to-ceiling windows; in-unit washer and dryer; modern finishes including two-tone cabinetry, stainless steel appliances, quartz countertops and tile backsplash; and walk in closets with ample closet space. Additional storage space is available in the building as well as a commercial grade laundry facility for residents who have oversized items to launder.

Avalon North Station goes to great lengths to design amenities for effortless and comfortable living

for its residents including:

- 24-hour concierge services;
- 24/7 state-of-the-art fitness center and a private yoga studio with Fitness on Demand programming;
- 35th floor sky pavilion lounge complete with game room, fireplace and a rooftop terrace with panoramic views overlooking the city;
- Pet-friendly features including the Avalon-branded WAG Pet Spa, making it convenient for residents to pamper and groom their pets;
- Bike storage as well as extra resident storage; and
- Above ground parking with electric vehicle parking and charging.

Adding to the extraordinary features in every home as well as its convenient location in the heart of the city, Avalon North Station has created a second floor “think lounge” that provides an informal drop-in and Wi-Fi area for residents. There are also additional “think pods” designed throughout the area for one-on-one conversations, offering opportunities for residents to connect on a daily basis.

Smart technology is highlighted at Avalon North Station - the first residential high-rise in Boston to have destination controlled elevators that enhance elevator efficiency and overall resident security. This new technology is fully programmable allowing residents to customize elevator service to their individual needs, including private, express access to the penthouse levels.

“Avalon North Station celebrates transit oriented smart-growth and sustainable design in a contemporary urban living experience,” said Scott Dale, senior vice president of development, AvalonBay. “This new residential luxury high-rise community symbolizes the continued progress in the revitalization of the West End and provides a link to historic neighborhoods amidst an ever evolving, dynamic growth oriented city.”

AvalonBay Communities, Inc. is a real estate investment trust focused on developing, redeveloping, and acquiring and managing high-quality apartment communities in leading metropolitan areas in New England, the New York/New Jersey Metro Area, the Mid-Atlantic, the Pacific Northwest and the Northern and Southern California regions of the United States. As of September 30, 2016, the company owned or held a direct or indirect ownership interest in 283 apartment communities containing 82,708 apartment homes in 10 states and the District of Columbia, of which 22 communities were under construction and eight communities were under reconstruction

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540