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AvalonBay's \$175 million 30-story AVA Theater District now open - CBT Architects designed the 384,000 s/f building

September 03, 2015 - Owners Developers & Managers

AvalonBay Communities, has officially opened their AVA Theater District project in downtown. AvalonBay's first ground-up AVA brand building in the city designed by CBT Architects is bringing new, much-needed residential housing to the downtown area, illuminating and invigorating Stuart St. with a five-story glass folded curtain wall and interactive forecourt featuring color changing elements and metal mesh waterfall structures. AVA apartments offer residents an effortless, modern living experience. From the open air leasing tables to the chalk board walls, AVA Theater District offers urban-inspired design that goes beyond your unit to social spaces throughout. The streets outside inspire and the comforts of home recharge you for what's next.

The \$175 million development transformed an underutilized site by replacing an open-air parking lot with a high-end comprehensive life-style choice. AVA Theater District ties together the Downtown, Chinatown and Theater District neighborhoods, bringing residents to the crossroads of one of the city's premier cultural districts. An impressive addition to the Boston skyline, the articulated 30-story tower total 384,000 s/f and boasts 398 residential units, consisting of studio, one and two bedroom apartments. An exclusive-use five-story, 198 spot parking garage features a pedestrian walkway connecting Stuart and LaGrange Sts.

AVA Theater District features an array of first-class amenities, including a striking lobby design, fitness center, modern first floor resident lounge, outdoor roof decks, and on-site valet parking. The rooftop sky pavilion chill lounge delivers an indoor area to work or hang out and several outdoor terraces with a fire place, observation deck and grilling stations with views of downtown and the Boston Common.

The building's proximity to public transportation, an array of diverse restaurants and cultural destinations reflects the principles of smart growth development championed by AvalonBay creating a dynamic and original residence opportunity within the city. Cats and dogs are welcome at this pet-friendly building, providing the space needed for you and your precious furry friends.

"The AVA Theater District project is an exceptional opportunity for AvalonBay to make a lasting contribution to the continuing transformation of Boston's urban landscape," said Michael Roberts, senior vice-president of development for AvalonBay Communities. "We approached this development with a deep respect for the history and tradition that defines Boston while bringing an innovative flair to urban living."

AvalonBay Communities, Inc. is a real estate investment trust focused on developing, redeveloping, acquiring and managing high-quality apartment communities in high barrier-to-entry markets of the United States. These markets are in the Northeast, Mid-Atlantic, Midwest, Pacific Northwest, Northern California and Southern California regions of the country. As of June 30, 2014, AvalonBay owned or held an interest in 275 apartment communities containing 83,343 apartment homes in ten

states and the District of Columbia, of which 32 communities were under construction and six communities were under reconstruction.

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