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## Bozzuto begins preleasing at 165-unit Alder located in Allston, MA

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Allston, MA Bozzuto Development Company has begun preleasing at Alder, a new, 165-unit residential community atop a 67,000 s/f Stop & Shop within the 10.6-acre Allston Yards mixed-use development. Both managed and developed by Bozzuto, Alder's first residents will be welcomed this spring, placing them in the evolving live-work-play neighborhood, and one stop away from downtown Boston via the adjacent Boston Landing commuter rail station. Alder is the third residential development completed by Bozzuto in Massachusetts and first in the city.

Located at 301 Guest St., Alder will further enhance the Allston-Brighton corridor, which has transitioned from an area populated with industrial buildings into a streetscape of retail and entertainment destinations along with an influx of residential communities. Drawing its name and design from the alder tree, whose wood is synonymous with iconic Fender guitars, Alder celebrates

the legacy and enduring spirit of “Allston Rock City.” The State-designed building positions Alder’s front door to face a forthcoming one-acre community green space, creating a peaceful, front-yard effect for residents within the urban neighborhood.

“Bozzuto Development Company is thrilled to complete its first residential development in Boston with Alder,” said Mike Henehan, president at Bozzuto. “As a leader in the residential space, we are looking forward to expanding our development pipeline in this market. We are also acutely aware of the growing need for expanded housing options and look to leverage our deep knowledge to address this critical challenge.”

Upon its opening, Alder will offer residents a modern and simplified living experience exemplified by the convenience of a full-size Stop & Shop grocer on the ground floor, with additional retail to be announced in the near future. The Stop & Shop will replace the grocer’s former location at 60 Everett St. and is expected to open this summer. Alder also offers a full-service concierge, secured package room, and bike and private storage. Additional amenities include a fitness center and barre studio, billiards and game tables, a lounge and outdoor deck with a firepit, and a library and workstations. The building is pet-friendly, offering a luxurious interior pet spa and landscaped courtyard. 83 garage parking spaces are available on site with EV charging stations and EV-ready spaces.

Alder is the first building in the transformative mixed-use Allston Yards development, which will include 1,000 residential units, 117,000 s/f of retail, and 420,000 s/f of office and lab space, complemented by a one-acre community green. Allston Yards is a partnership between Bozzuto, Ahold Delhaize, New England Development, and Southside Investment Partners.

Alder’s location provides connectivity to an array of job centers with multiple modes of transportation for accessing downtown Boston and beyond. Located near the Boston Landing commuter rail and route 64 bus connecting to Kendall Sq. Additional Red Line access is provided through a shuttle bus offering a 15-minute connection to Harvard Sq. Alder’s proximity to the Mass. Pike and Rte. 20 offers access to the life science submarkets located in neighboring towns such as Watertown and Waltham. With a Walk Score of 89 and a BLUEbike station on site, Alder is well-situated for personal exploration as well.

Apartment homes at Alder feature open-concept floor plans and several high-end appliances and finishes for elegant living, including woodgrain flooring, quartz countertops, tile backsplash, spacious walk-in showers, Smart NEST thermostats, stainless-steel appliances, electric ranges and ovens, in-unit washers and dryers, and LED under cabinet and accent lighting.

“Living at Alder in the heart of the vibrant Allston Yards is the perfect mix of excitement and easy living,” said Kimberly Eley, general manager of Alder. “Allston-Brighton features diverse and eclectic activities for all residents to enjoy, whether they’re listening to live music at Roadrunner, brunching at Rail Stop, or bowling at American Flatbread. Our brand-new community will be the icing on the cake, offering tranquil outdoor spaces and thoughtfully designed homes. My team and I look forward to welcoming everyone to Alder.”

Alder consists of 165 units, including 21 permanently affordable units.

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