

ERC PHASE A RETAIL + RESTAURANT OPPORTUNITIES



PROJECT OVERVIEW

The Enterprise Research Campus (ERC) will be a new vibrant, dynamic, mixed-use community in Boston's Allston neighborhood. The ERC is adjacent to Harvard Business School & Harvard's new School of Engineering & Applied Sciences building. The ERC will be a hub for creativity, interdisciplinary thinking, entrepreneurship, and innovation, featuring local restaurants and retailers, rental residences – 25% of which will be affordable, One Milestone, a cutting edge lab space, a 246 key lifestyle hotel, David Rubenstein Treehouse conference center, and 2 acres of publicly-accessible open green space.

At the ERC, the creation of a vibrant and active streetscape starts with local, small, BIPOC and/or women-owned businesses. A minimum of 30% of the ERC's retail will be populated by these enterprises.



THE ERC + HARVARD

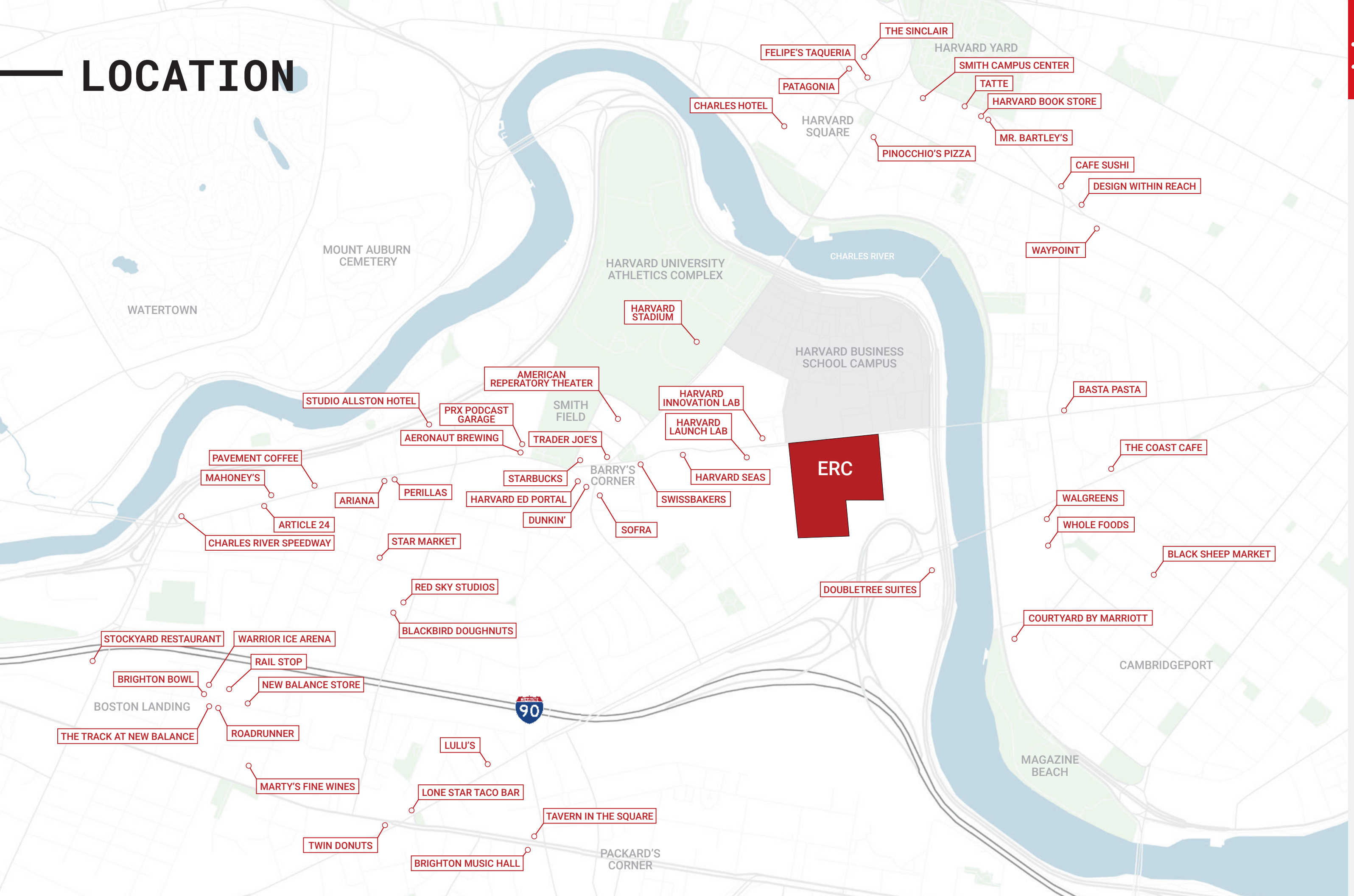
The ERC represents the next step in Harvard's commitment to strengthening the Allston neighborhood. It joins a mix of cultural and entrepreneurial ventures that provide the intellectual seed capital to attract leading-edge companies to the ERC, fostering creative collaboration and closer ties to Harvard University's research.

Harvard University has strategically planned for the continued intersection between its academic research priorities and collaboration, innovation and entrepreneurship within the public and private sectors. Recent development initiatives in support of these planning efforts in Allston include:

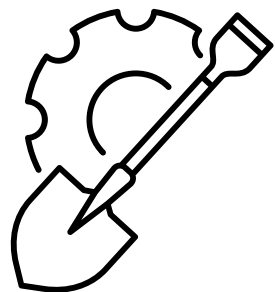
- Harvard Science and Engineering Complex
- Harvard Innovation Lab
- Pagliuca Harvard Life Lab
- The ArtLab
- American Repertory Theatre



LOCATION



— BY THE NUMBERS



1.94M

square feet of
new development



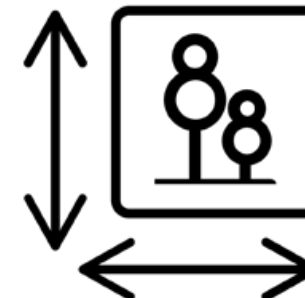
5,300

employees working at the
ERC upon completion



246

rooms at ERC hotel



2

acres of open space



30

percent or more retail space
dedicated to small, local, and/or
MWBE businesses



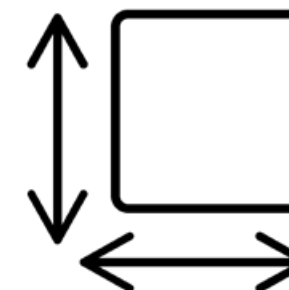
4,100

full-time students, faculty and
staff at Harvard Business School



35,000

sf of retail space



61,500

sf of private event
and conference space

THE OPPORTUNITY

HOTEL / RESIDENTIAL

Delivery starting in Q3 2025, the retail premises at the Hotel & Residential buildings offer Laneway & Greenway adjacencies, expansive ceiling heights, and outdoor seating opportunities. Retail and restaurant activity will be bolstered via a curated calendar of year-round community programming, public art, and special events at the Greenway.

ONE MILESTONE OFFICE/LAB

Delivering in Q1 2026, the East and West commercial buildings, together known as One Milestone, are connected by an expansive ground floor of shared spaces and amenities. The central convener space and social stair serves as a hub for the buildings and can be converted to an auditorium with seating for 150 people. Flanking the convener space and entries to One Milestone are three ground floor retail premises, all with frontage on the Greenway.





Greenway looking east

View of ERC from
Harvard Business School





Greenway front plaza looking
South to One Milestone



Laneway looking South to
Greenway from Western Ave

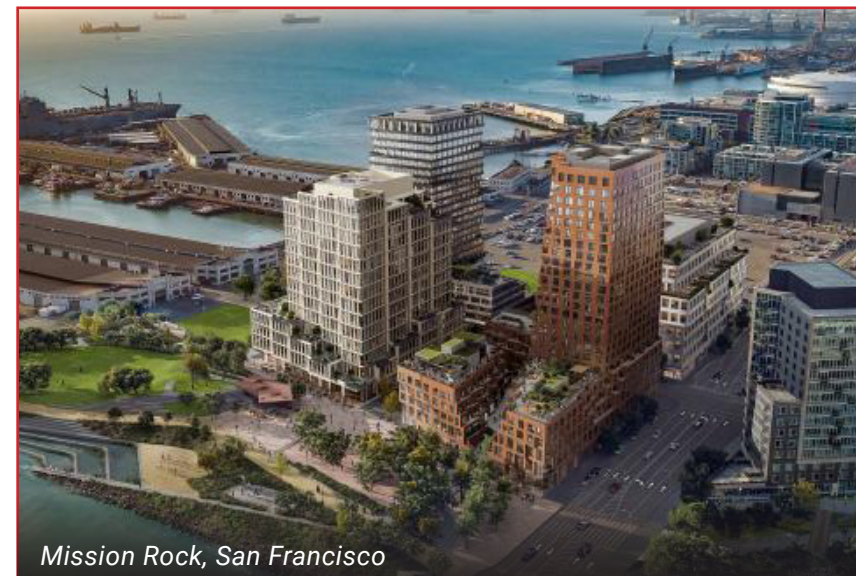
LET'S TALK

“Our goal is to create a collaborative environment where discoveries can be made, businesses thrive, and people come and enjoy themselves outside of work. We see this as a once-in-a-lifetime opportunity to embrace and enhance Allston’s already vibrant and growing community.”

– Rob Speyer, *Tishman Speyer*
CEO and President



Pier 4, Boston



Mission Rock, San Francisco



The Spiral, New York City



Rockefeller Center, New York City

Jesse Baerkahn
jesse@graffito.com
617.401.2872

Dave Downing
dave@graffito.com
617.401.2871

Angela VanArsdale
angela@graffito.com
978.766.5142