



300 GRANITE STREET

BRAINTREE, MASSACHUSETTS



FOR LEASE

21,853 SF AVAILABLE

BUILDING SPECIFICATIONS

- **Building Size:** 89,466 SF
- **Zoning:** Hwy Bus D, Braintree
- **Available Space:** 21,853 SF
- **Floors:** Four
- **Elevators:** Two, 2,500 lbs load capacity
- **Year Built:** 1988, Significant common area upgrades in 2013
- **Land Area:** 4.29 acres
- **Construction:** Steel frame with red brick veneer
- **Parking Ratio:** 3.1/1,000 SF
- **Utilities:**
 - Water & Sewer: Braintree Water & Sewer
 - Electric: Braintree Electric
 - HVAC: VAV
- **Internet:** Verizon FiOS/Comcast
- **Security:** Card Access
- **Electric:** 277/480 volt, three phase, 300 amp service
- **HVAC:** Two 2007 Mamouth roof top units on steel grillage with VAV boxes throughout

PROPERTY FEATURES

300 Granite Street is a four-story class A office building located in Braintree, MA. It recently underwent \$1.3 million in renovations, including new skylights and marble floors in the property's four-story atrium, full height oak entry doors throughout and new finishes in the common areas. Originally constructed as a regional headquarters for a global insurance firm, 300 Granite features ribbon windows, prestigious lobby, and efficient, easily divisible floor plates. In addition, 300 Granite Street offers a full-service on-site cafeteria and ample natural light.

Situated in an attractive suburban setting at the junction of Routes 3 and 128, 300 Granite Street provides an easy commute along a variety of major highways. The property is further located along the MBTA bus line with direct access to the John Quincy Adams Red Line station, offering a convenient connection to the city and suburbs. A wealth of amenities can also be found within close walking distance.

- Recent significant lobby and common area renovations totaling \$1.3 million
- Full-service on-site cafeteria
- Immediate access to Route 3, Route 128 and I-93
- Convenient public transportation access via MBTA bus line
- Adjacent to hotels, conference facilities and more than 200 shops and restaurants at South Shore Plaza

AVAILABILITIES

2ND FLOOR

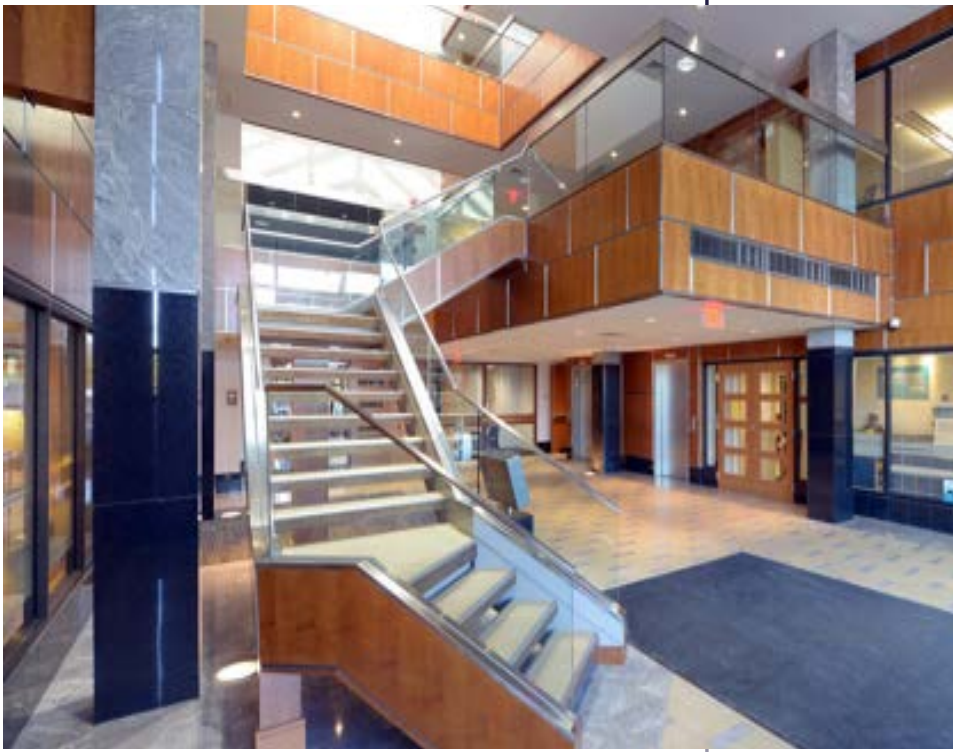
21,853 SF

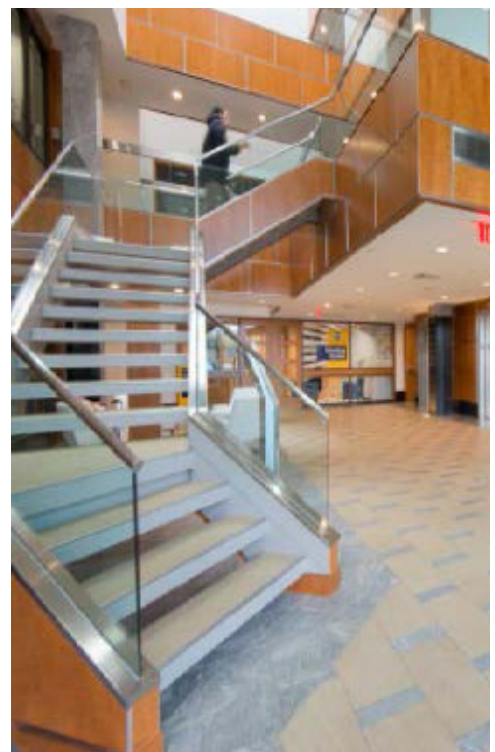
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2ND FLOOR
21,853 SF



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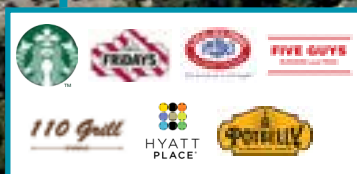
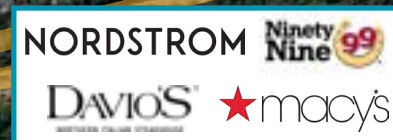
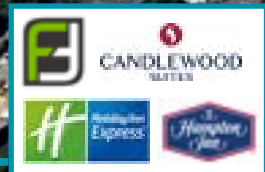


Boston

Logan Airport

North Quincy

Blue Hills
Reservation

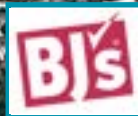
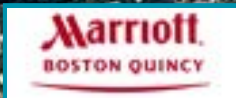




CUSHMAN &
WAKEFIELD



Quincy
Center



Quincy
Adams



3



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