



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

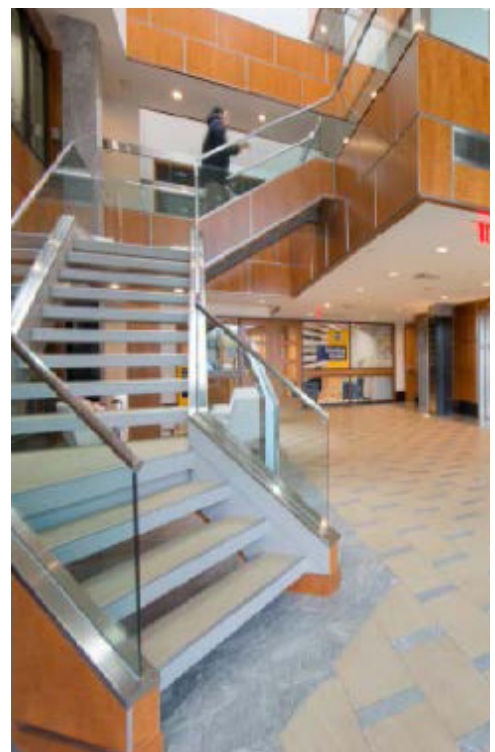
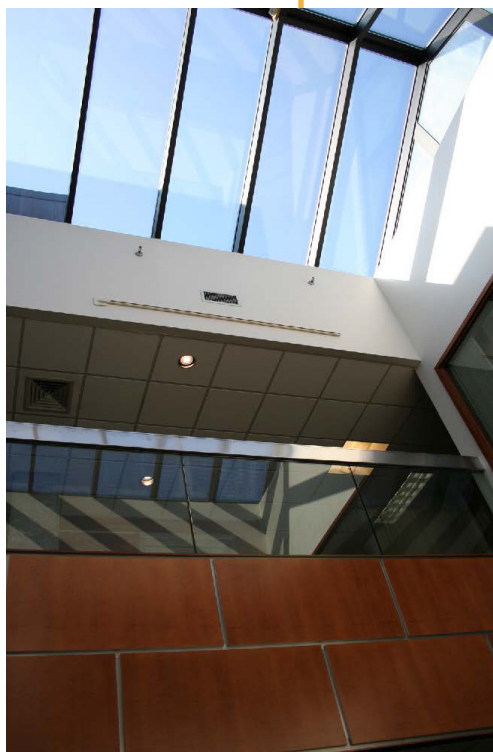
300 GRANITE STREET

2ND FLOOR
21,853 SF



300 GRANITE STREET



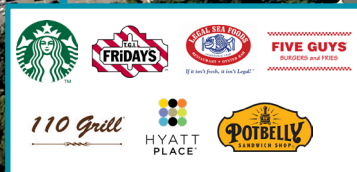


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300 GRANITE STREET





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