

NEWMARK


Campanelli



250 ROYALL

CANTON, MA

CONNECT. INSPIRE. EXCEED.

250 ROYALL

CONNECT.

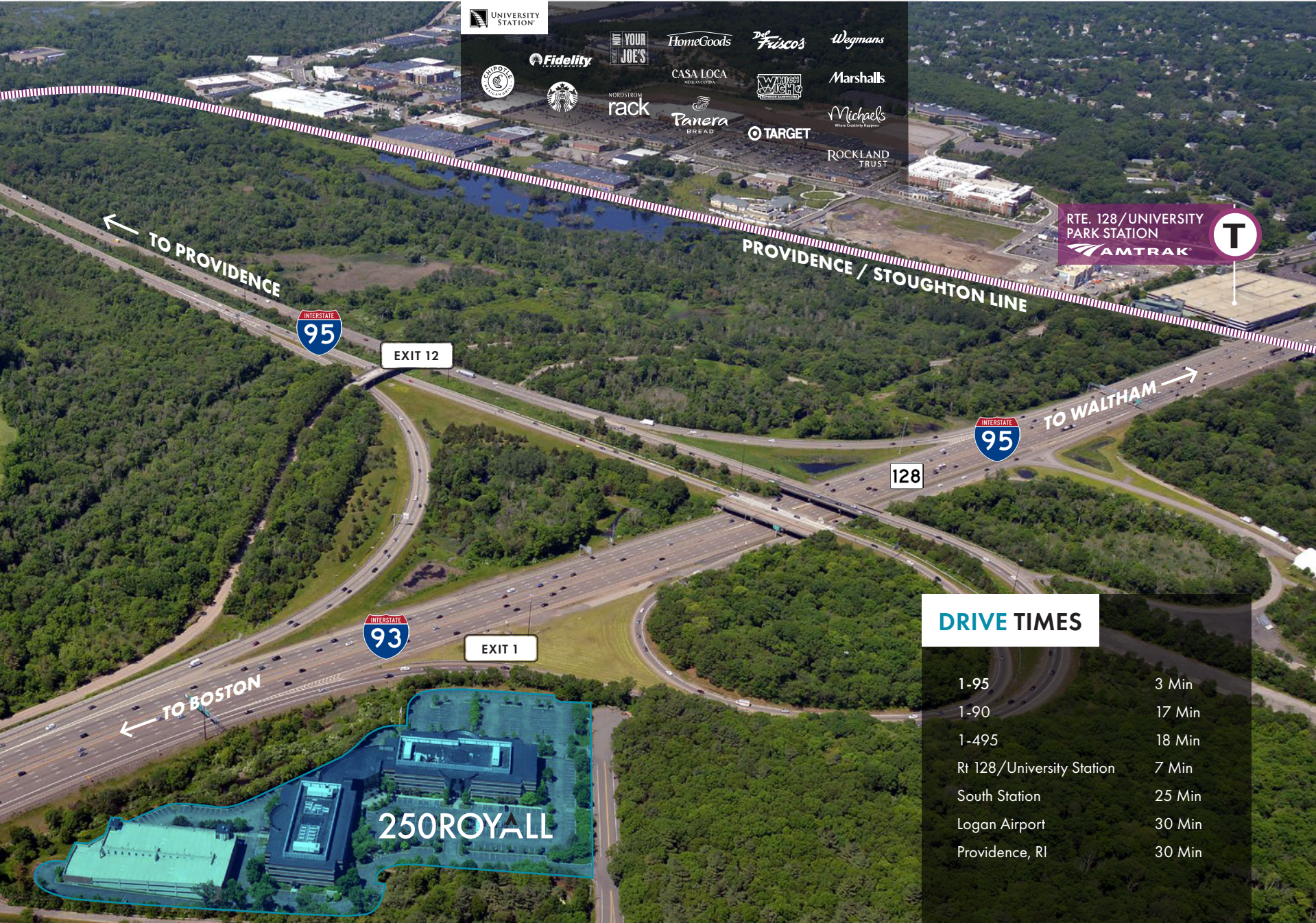
INSPIRE.

EXCEED.



LOCATION

250ROYALL



DRIVE TIMES

1-95	3 Min
1-90	17 Min
1-495	18 Min
Rt 128/University Station	7 Min
South Station	25 Min
Logan Airport	30 Min
Providence, RI	30 Min

LEGACY
place

SHAKE  SHACK

CAFFÈ
NERO

 PF CHANG'S
CHINA RESTAURANT

sweetgreen

AQUITAINE
BAR & VIN BISTROT
BOSTON

citibank

CAVA
Mezze Grill

SOULCYCLE

**WHOLE
FOODS
MARKET**

SOUTH SHORE PLAZA
A SIMON MALL

NORDSTROM

 **TARGET**







FIVE GUYS
BURGERS and FRIES



 **california
PIZZA KITCHEN**

DAVIO'S

250 ROYALL

 **UNIVERSITY
STATION**

 **WHICH
WICH**
SUPERIOR SANDWICHES

 **Fidelity**
INVESTMENTS

CASA LOCA
MEXICAN CANTINA

NORDSTROM
rack

Panera 
Where Creativity Happens







D^o Frisco's

**ROCKLAND
TRUST**

HomeGoods

Marshalls

CONNECT. INSPIRE. EXCEED.

PROPERTY OVERVIEW

- BUILDING AREA:** 186,752 SF; 3 Stories
- SF AVAILABLE:** 4,060 SF - 42,186 SF
- FLOOR PLATE:** 70,000 SF
- YEAR BUILT:** 2002
- CEILING HEIGHT:** Finished floor to deck heights approx. 13'4"
Floor to finished ceiling approx. 9'2"
- PARKING:** 932 Spaces Total
5.0/1,000 SF
497 Surface Spaces
435 Garage Parking Spaces
- ELEVATORS:** Buildings A and B are both serviced by two Otis hydraulic elevators, each with 3,500 lb capacity. Parking garage serviced by one Otis hydraulic elevator with 2,500 lb capacity.
- INTERNET SERVICE:** Verizon, AT&T (Century Link) and Comcast
- LOADING:** Covered loading dock & compactor

HVAC:

Variable air volume heating, ventilation and cooling for the facility are provided via rooftop package and condenser units circulating 20% fresh air through MERV11 pleated air filters. Supply and return ductwork extends from the rooftop through the three floors of the building.

ELECTRICAL:

The electric service to the property is 4000 amperes. The main feed is split by two pad-mounted transformers delivering 2000 amperes service to each wing. The main electrical switchgear and distribution panels are housed in the main electric room in each wing.

GENERATOR:

Two emergency back-up diesel generators located adjacent to the parking garage; each generator is equipped with its own 5,000 gallon above ground storage tank.

STRUCTURE:

Vertical load transfer is accomplished by reinforced concrete piers, reinforced CMU walls and steel columns. Elevated decks are composite concrete on metal deck with structural steel girder and beam framing. The second and third floors and the roof feature corrugated steel decking covered with lightweight concrete.

FIRE SAFETY:

100% fire sprinklered via an overhead wet system that is wired into the local fire department.



250ROYALL

AMENITIES

- > Cutting Edge Food Service / Catering
- > 24/7 "Grab & Go" Market
- > Barista Coffee Bar
- > Fitness Center with Showers and Lockers
- > Basketball / Volleyball court
- > Wi-Fi in Common Areas
- > Indoor Gaming Area
- > Newly Renovated Lobby and Collaboration Areas
- > Conference Center
- > Patio with Fire Pit
- > Site Property Management



CONNECT. INSPIRE. EXCEED.

SITE PLAN

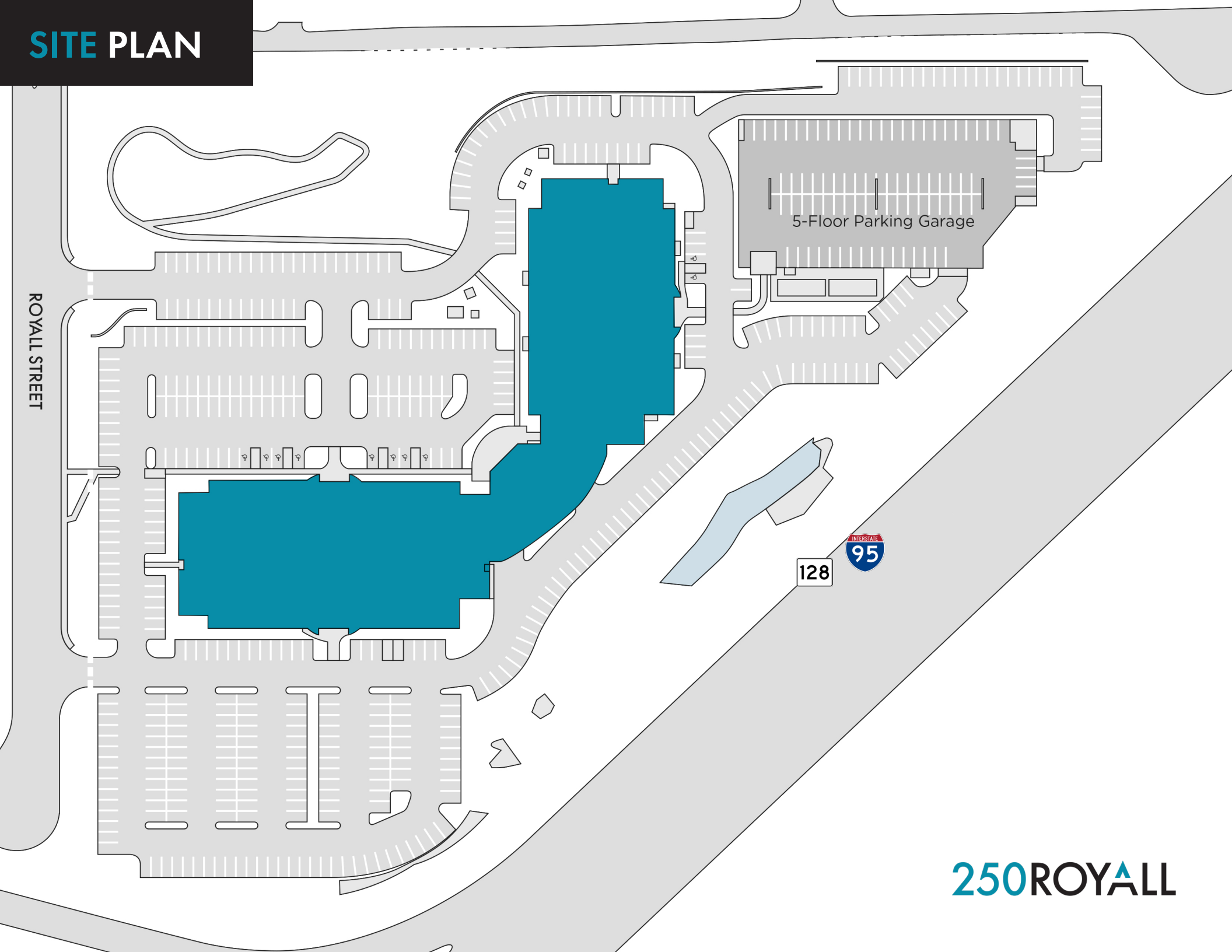
ROYALL STREET

5-Floor Parking Garage

128

INTERSTATE
95

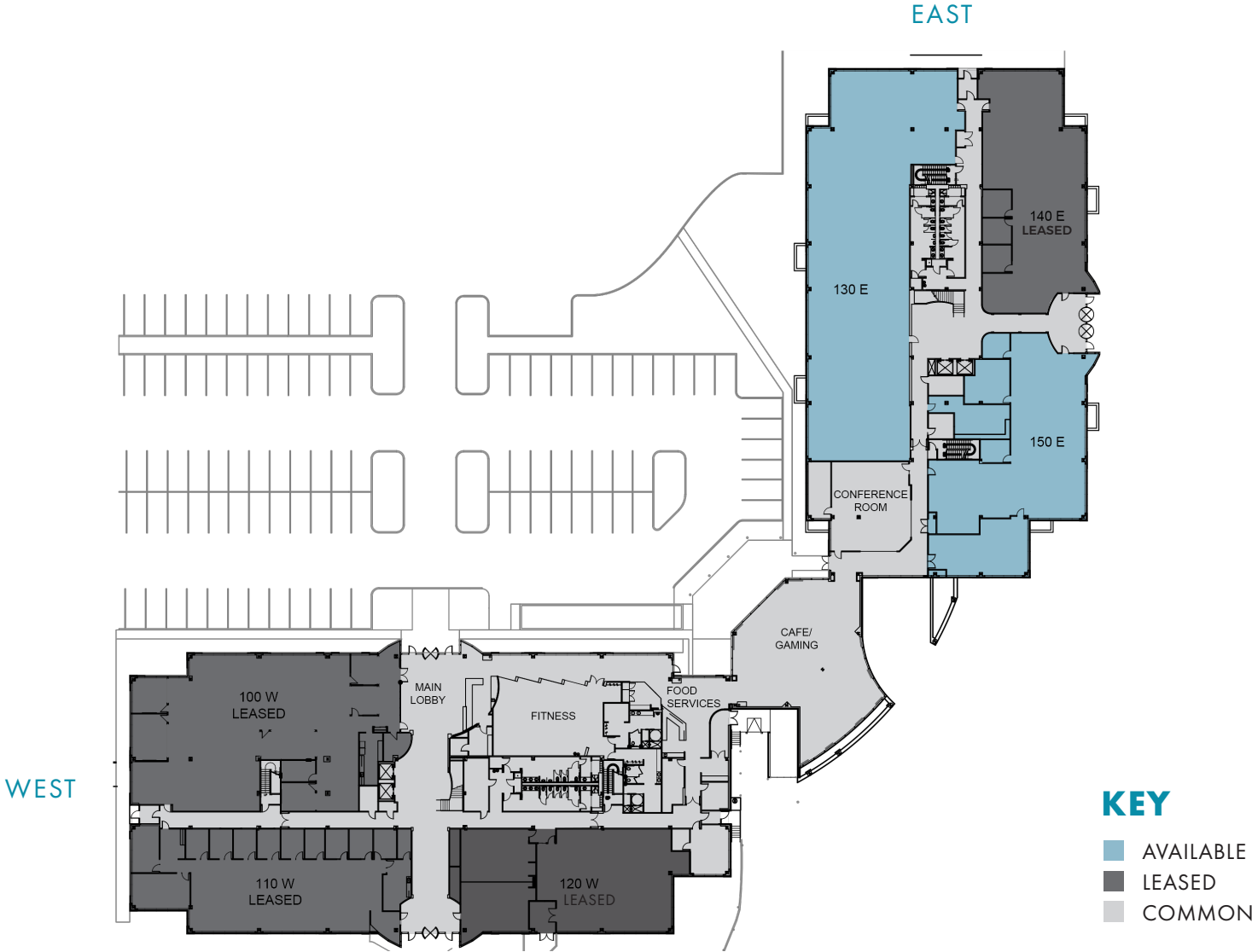
250ROYALL



FIRST FLOOR AREA PLAN

250ROYALL

- > SUITE 130 E
10,040 SF
- > SUITE 150 E
6,853 SF

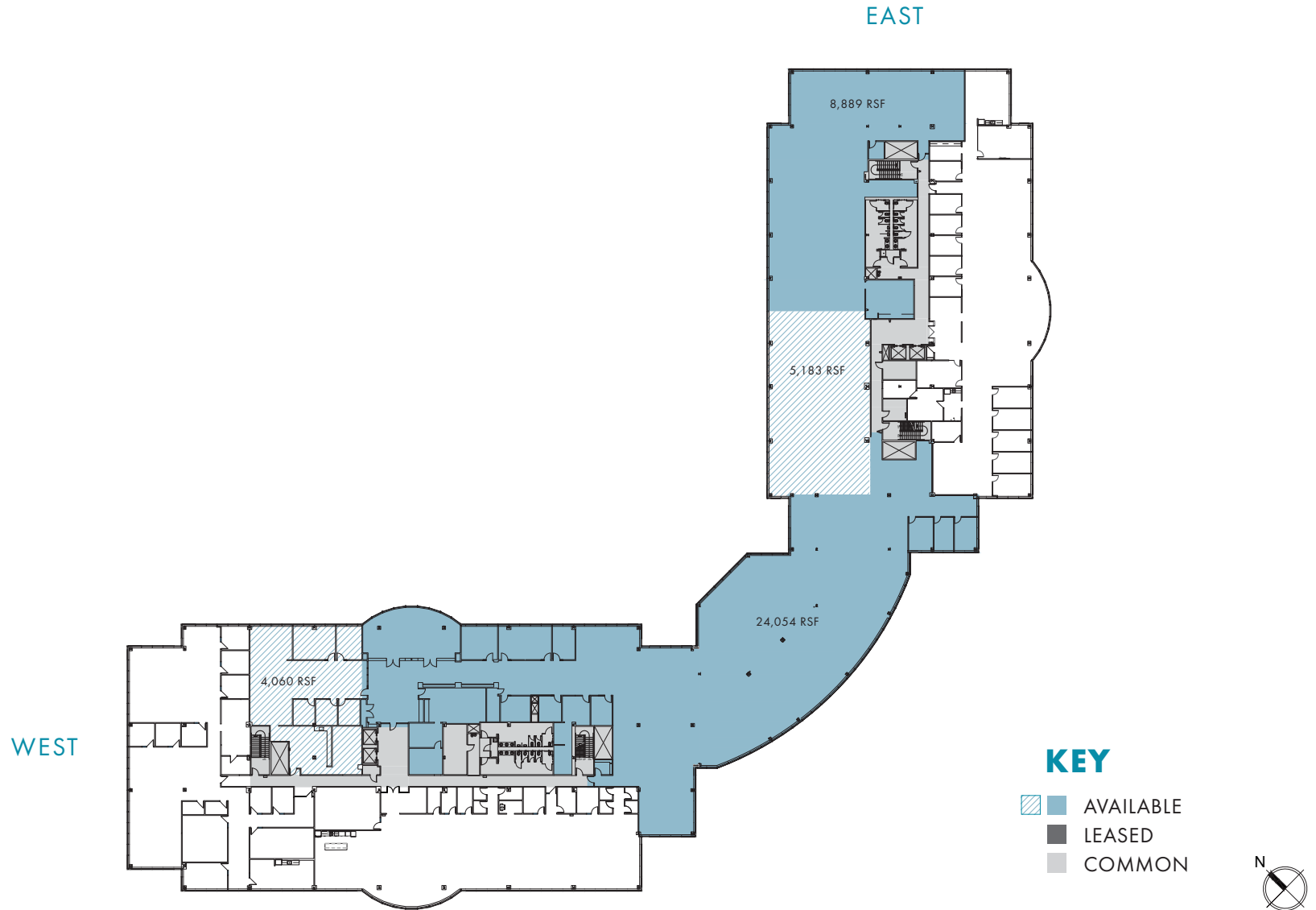


CONNECT. INSPIRE. EXCEED.

THIRD FLOOR AREA PLAN

250ROYALL

> 42,186 SF



CONNECT. INSPIRE. EXCEED.

250ROYALL

CANTON, MA

WWW.250ROYALL.COM

NEWMARK

MIKE FRISOLI

Vice Chairman
Michael.Frisoli@nrmk.com
617-863-8501

TYLER MCGRAIL

Senior Managing Director
Tyler.McGrail@nrmk.com
617-863-8511

ERIC JEREMIAH

Associate Director
Eric.Jeremiah@nrmk.com
617-863-8635

