

350

GRANITE

168,000 SF OFFICE SPACE
BRAINTREE, MA



AT THE INTERSECTION OF
CONVENIENCE & WELLNESS



ENABLING YOUR COMPANY'S FUTURE

Bring your company's future vision to life at 350 Granite! With brand new amenities and efficient floor plans, the recently transformed 168,000 square foot office building is ideally located at the intersection of I-93, Route 3 and I-95 (Route 128) in Braintree, Massachusetts

HIGHLIGHTS OF THE PROPERTY INCLUDE:



Efficient floor-plates



Strong local ownership



Wellness focused
property



Abundant on-site and
nearby amenities



Convenient proximity to
major highways



On-site maintenance

MODERN AMENITIES IN A SUBURBAN ENVIRONMENT

The recently renovated 350 Granite consists of a variety of high-end amenities, offering a premium on-site office experience for you and your employees.



New on-site self-service café Avanti Markets, open 24/7



New modern fitness facility with showers and locker rooms



Direct access covered parking



Secure, high speed WIFI in the common areas



On-site property management



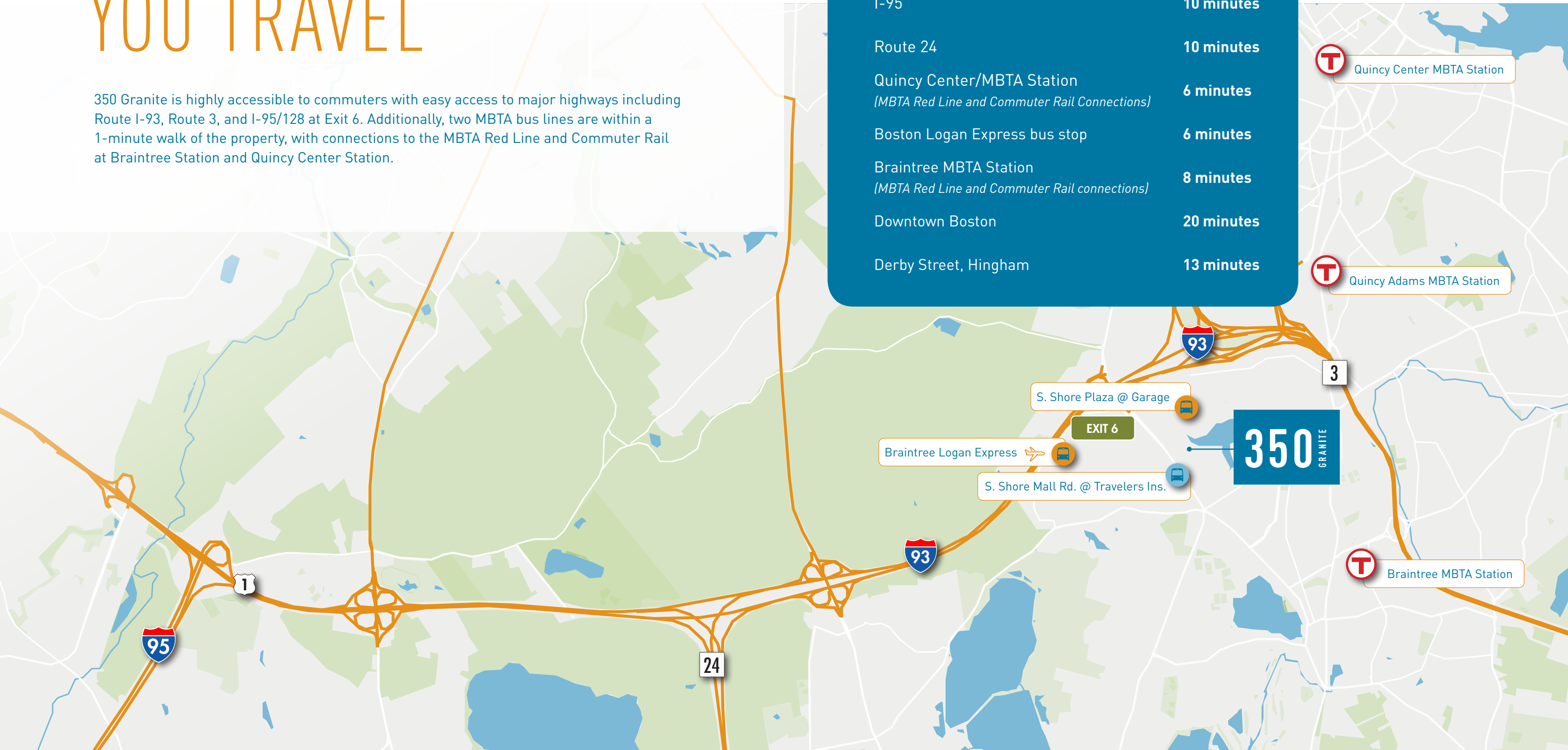
On-site weekly wellness deliveries from 9 Miles East Farm

ACCESS FROM WHEREVER YOU TRAVEL

350 Granite is highly accessible to commuters with easy access to major highways including Route I-93, Route 3, and I-95/128 at Exit 6. Additionally, two MBTA bus lines are within a 1-minute walk of the property, with connections to the MBTA Red Line and Commuter Rail at Braintree Station and Quincy Center Station.

DRIVE TIMES

I-93	4 minutes
Route 3	4 minutes
I-95	10 minutes
Route 24	10 minutes
Quincy Center/MBTA Station <i>(MBTA Red Line and Commuter Rail Connections)</i>	6 minutes
Boston Logan Express bus stop	6 minutes
Braintree MBTA Station <i>(MBTA Red Line and Commuter Rail connections)</i>	8 minutes
Downtown Boston	20 minutes
Derby Street, Hingham	13 minutes



350 AT SOUTH SHORE PLAZA

In addition to 350 Granite's various on-site amenities, the property is located just steps away from South Shore Plaza, one of Boston's premier shopping and dining centers. With over 200 retail locations and 10 full-service restaurants, this mixed-use center will become the perfect place for employees to shop, dine and fulfill everyday needs.

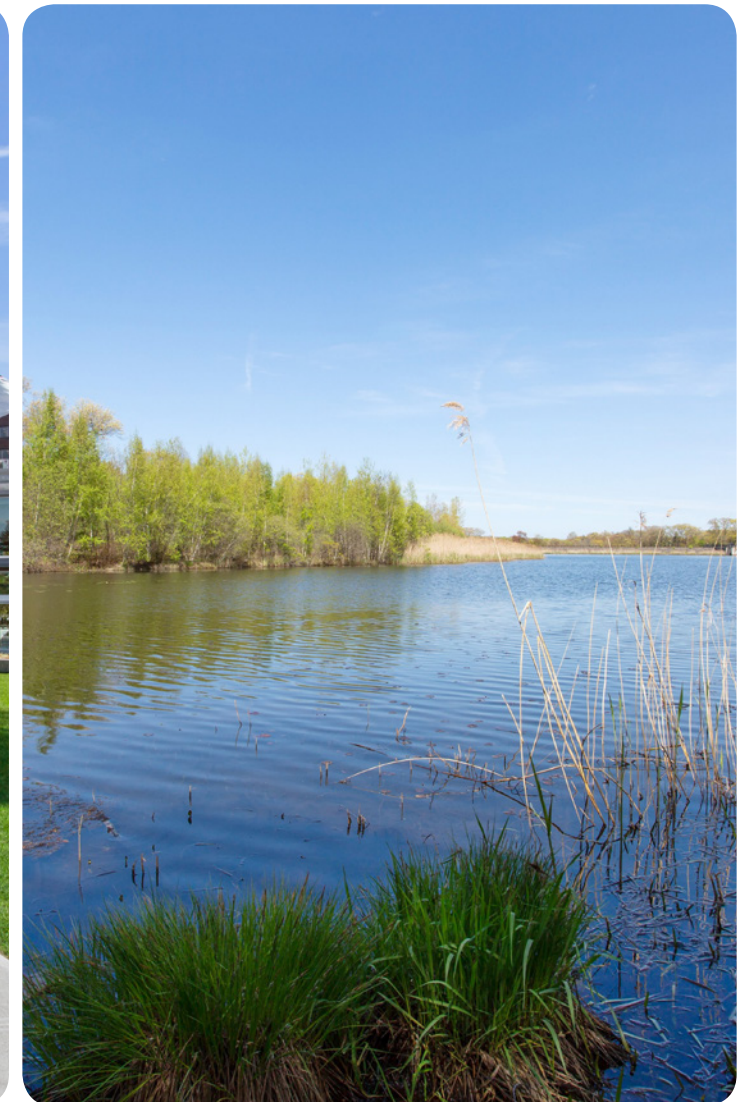
158
eateries within 3 miles

234
retail stores within 3 miles

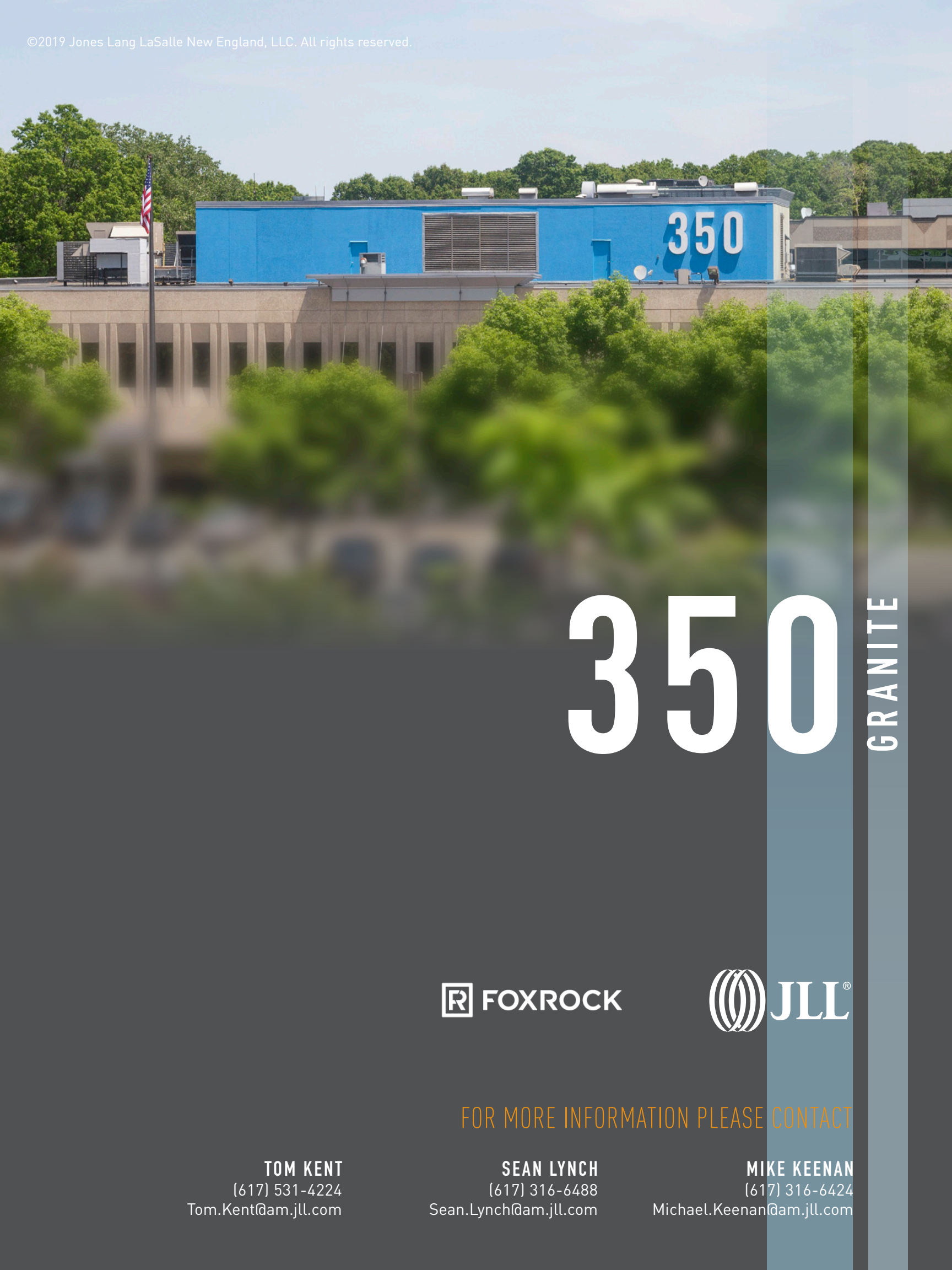
21
fitness locations within 3 miles



BUILDING SPECIFICATIONS



LOCATION	Located adjacent to the South Shore Plaza off of exit 6 on I-93
BUILDING SIZES	Building 1: 83,578 SF Building 2: 84,639 SF
PARKING	3.5/1,000 SF (50% covered)
PUBLIC TRANSPORTATION	MBTA bus stop is located adjacent to the property, and connects with the MBTA Red Line train and Commuter Rail at Braintree Station and Quincy Center Station Boston Logan Express bus is quarter of a mile away from the building
ELECTRICAL CAPACITY	2,000 amps, 480/277 volt 3 phase
HVAC	257-ton gas fired rooftop air 120-ton Leibert split units
UTILITIES	Electric: Braintree Electric Light Department Sewer: Town of Braintree Telecom: Verizon and Comcast
AMENITIES	<ul style="list-style-type: none">• 24/7 access to new on-site café• New on-site fitness center and showers• Direct access to on-site covered parking• Outdoor picnic area overlooking Braintree Reservoir



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FOR MORE INFORMATION PLEASE CONTACT

TOM KENT
(617) 531-4224
Tom.Kent@am.jll.com

SEAN LYNCH
(617) 316-6488
Sean.Lynch@am.jll.com

MIKE KEENAN
(617) 316-6424
Michael.Keenan@am.jll.com