

+/- 27,795 SF SPACE AVAILABLE

# 350 GRANITE



**FOXROCK**

350 GRANITE STREET | BRAINTREE, MA 02184



# WELCOME TO 350 GRANITE ST.

This 168,000 square foot office building is ideally located at the intersection of I-93, Route 3 and I-95/128 in Braintree, Massachusetts. On site, you'll find a fully equipped [fitness center](#) to help you stay active throughout your workday, along with a convenient [grab n' go café](#) for your morning coffee or a quick bite between meetings.

For moments of relaxation or team bonding, the [game room](#) provides an ideal space to unwind and connect with colleagues. Gather outside in the beautifully landscaped exterior [courtyard](#), where you can enjoy fresh air, casual meetings, or simply a peaceful afternoon lunch.

This building is the perfect blend of functionality and comfort, offering a dynamic environment that supports both work and leisure.

# ABOUT THE BUILDING

## BUILDING HIGHLIGHTS



EFFICIENT FLOOR-PLATES



STRONG LOCAL OWNERSHIP



WELLNESS FOCUSED PROPERTY



ABUNDANT ON-SITE AND NEARBY AMENITIES



CONVENIENT PROXIMITY TO MAJOR HIGHWAYS



ON-SITE MAINTENANCE & PROPERTY MANAGEMENT



ON-SITE SELF-SERVICE 24/7 CAFE



FITNESS FACILITY, SHOWER & LOCKER ROOMS



DIRECT ACCESS TO COVERED PARKING



GAME ROOM WITH GOLF SIMULATOR



OUTDOOR COURTYARD

## BUILDING SPECS:

### BUILDING SIZE

Building 1: 83,578 SF | Building 2: 84,639 SF

### 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

### PARKING

3.5/1,000 SF (50% covered)

### UTILITIES

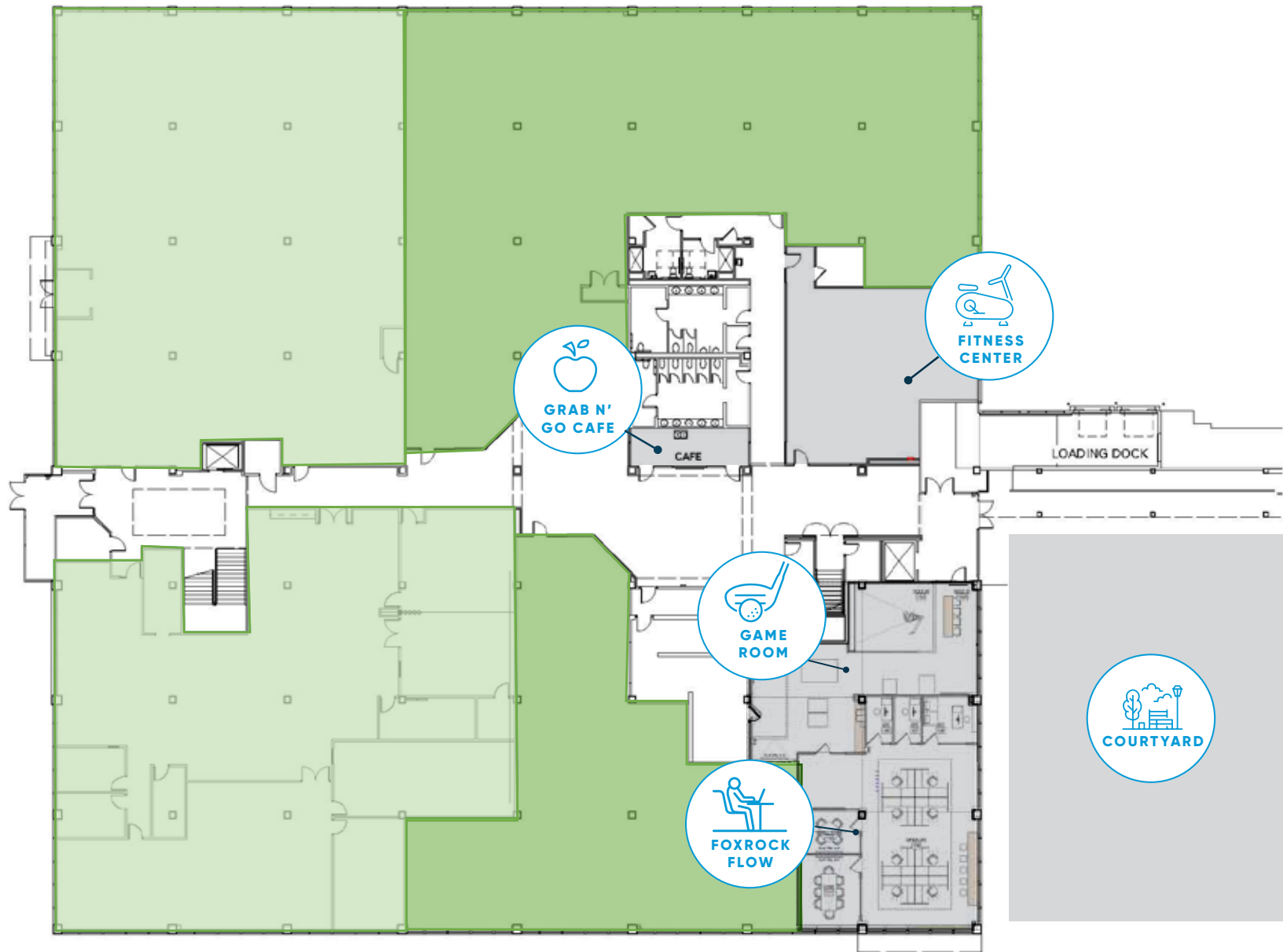
Electric: Braintree Electric Light Department  
Sewer: Town of Braintree  
Telecom: Verizon and Comcast



# FLOOR PLANS

BUILDING 1 // FLOOR 1 // AMENITIES

- AMENITY
- AVAILABLE
- LEASED



# FLOOR PLANS

BUILDING 2 // FLOOR 2

- AMENITY
- AVAILABLE
- LEASED

+/- 4,250 SF\*

+/- 5,128 SF\*

+/- 9,767 SF\*



+/- 8,650 SF

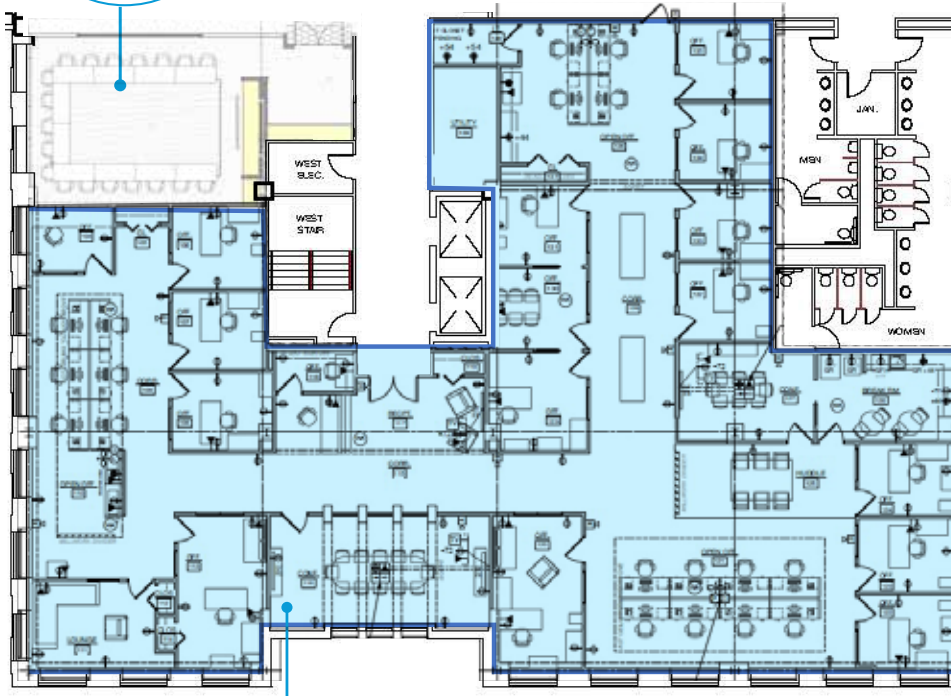
\*SPACES CAN BE COMBINED // +/- 27,795 SF

# FLOOR PLANS

BUILDING 2 // FLOOR 2

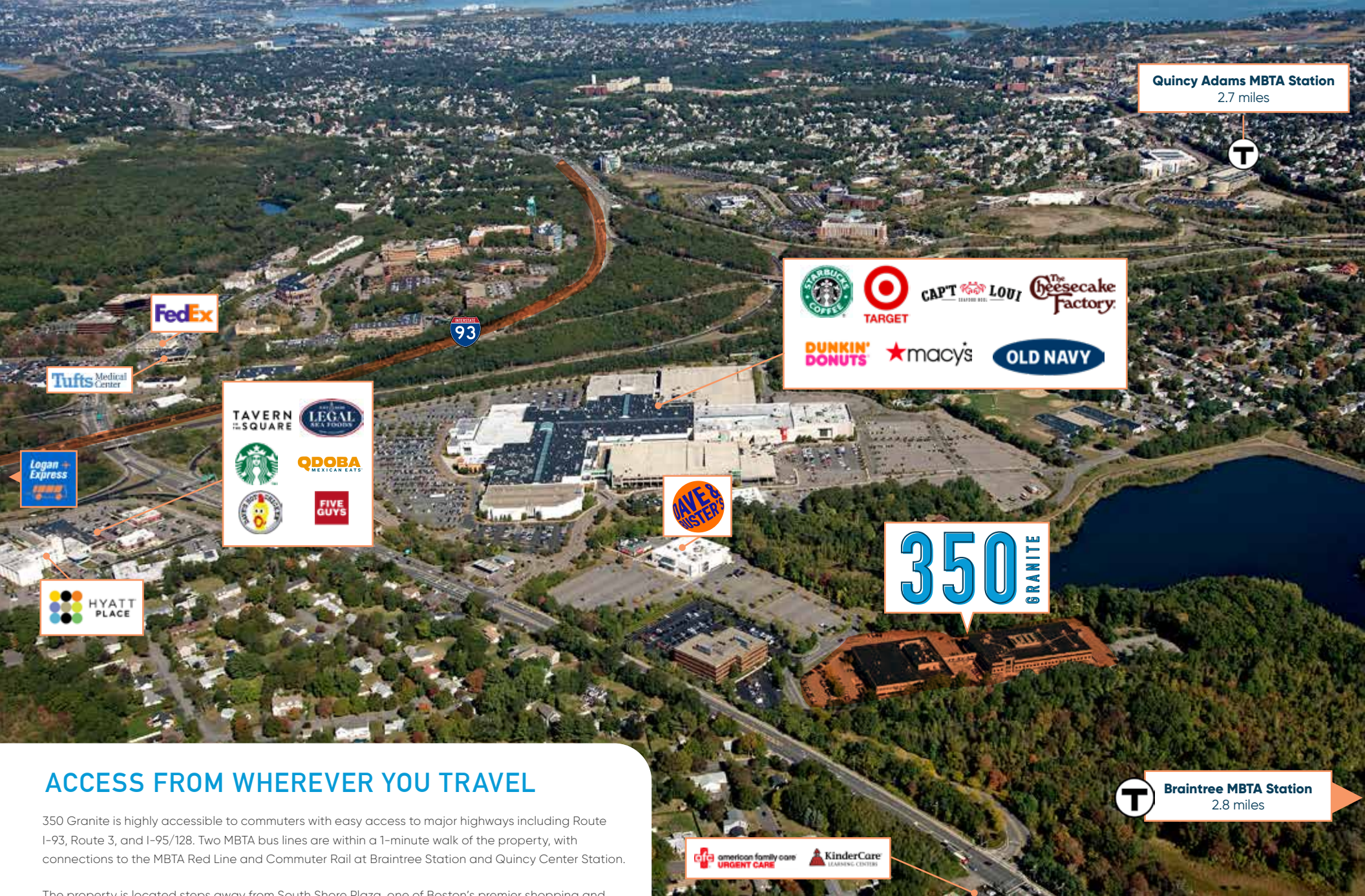
FULLY FURNISHED **8,650 SF** TURNKEY SPACE INCLUDES:

- 17 offices, 3 executive offices
- 2 conference rooms
- Kitchenette w/huddle area
- 14 workstations & open touchdown area for up to 6 workers
- Reception desk at main entry



**+/- 8,650 SF**





Quincy Adams MBTA Station  
2.7 miles



STARBUCKS COFFEE | TARGET | CAPT LOU | The Cheesecake Factory  
 DUNKIN' DONUTS | macys | OLD NAVY

TAVERN THE SQUARE | LEGAL ARMY EDITION  
 STARBUCKS | QDOBA MEXICAN EATS  
 PANDA EXPRESS | FIVE GUYS



350 GRANITE



Braintree MBTA Station  
2.8 miles

american family care URGENT CARE | KinderCare LEARNING CENTERS

## 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. 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.

The property is located steps away from South Shore Plaza, one of Boston's premier shopping and dining centers. With over 200 retail locations and several full-service restaurants, this mixed-use center will become the perfect place for employees to shop, dine and fulfill everyday needs.

# FITNESS CENTER

State-of-the-art interior // 24 hour tenant access // Weight training equipment & cardio machines // Showers and locker rooms



# CAFÉ & LOUNGE

On-site self-service café Avanti Markets, open 24/7 // Complimentary cold brew





# CONFERENCE ROOM

[ Part of FoxRock FLOW ]

Available to all tenants // Flatscreen TV, HDMI hookup and sound bar for presentations  
// Configurable tables and chairs



# GAME ROOM

Game room includes: Golf simulator // Ping pong table // Pinball machine // Arcade games // Two flat screen TVs // Lounge areas // Kitchenette



## COURTYARD

The courtyard between Buildings 1 and 2 is available for all tenants to enjoy! FoxRock regularly hosts events in the area and food trucks frequently visit the building during lunchtime.



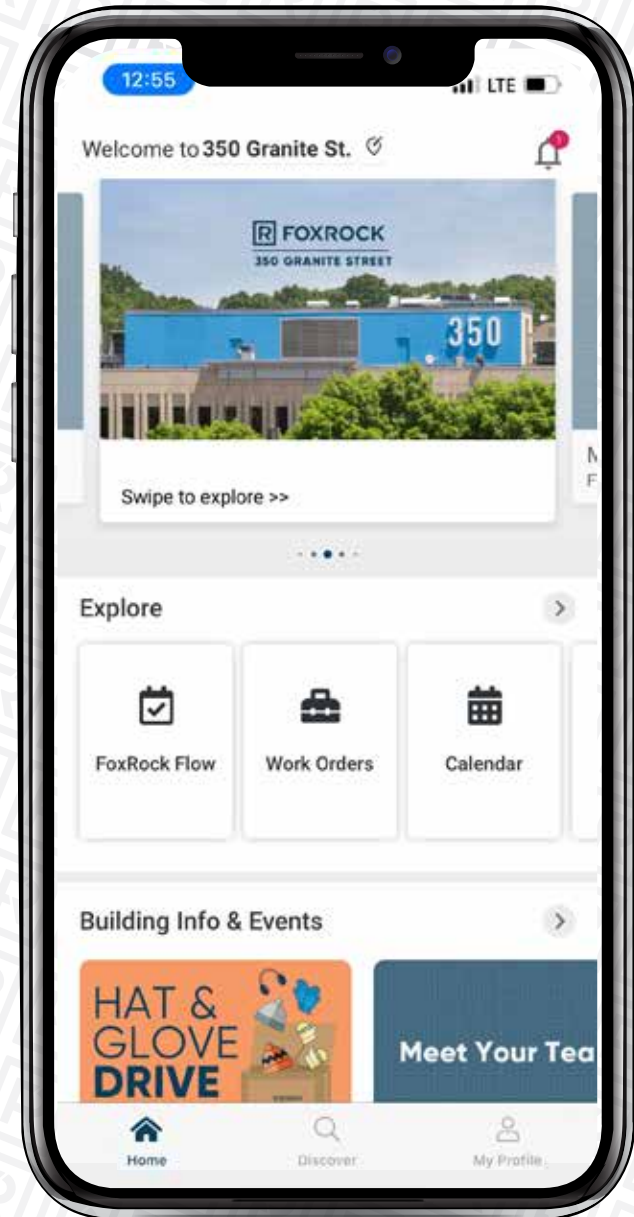
# FOXROCK APP

## ABOUT THE FOXROCK APP:

Whether you're working remotely or have returned to the office, the FoxRock app will be your go-to tool for navigating your work day. Through the FoxRock app you'll have access to new operational procedures, updated amenity information, exclusive deals and discounts, virtual programming and more!

## USING THE APP IS EASY FOR TENANTS:

- Search 'FoxRock' in the Apple App Store or Google Play Store
- Once downloaded, tenants use their work email address to register



# HAVE YOU HEARD WHAT ALL THE BUZZ IS ABOUT?

350 Granite St. is home to two beehives on its roof and an apiary on the property! Bees are vital for food systems both locally and globally, so we utilize our available space to help give a few hives a home.

## ABOUT FOXROCK FARMS:

FoxRock Farms is a charitable organization whose proceeds are donated 100% to organizations supporting bee repopulation.

The team at FoxRock Farms has planted over 10,000 native plants to feed not only their honeybees, but also at-risk pollinators like butterflies, birds, moths, and beetles. In addition to its two main farms in Norwell & Kingston, the team has installed several apiaries up & down the South Shore (including on the roofs of several properties in FoxRock's portfolio).

The farms produce wildflower honey and fresh organic produce. The team takes great pride in their sustainable agriculture practices.

The FoxRock Farms mission is to build community through education and food accessibility. They strive to educate people on the importance of natural habitats, pollination systems, and organic practices through hands-on experience.



## WORKING TOGETHER TO BUILD A STRONGER COMMUNITY

Giving back to our communities is an important part of FoxRock's mission. FoxRock Cares, a vital part of our organization, focuses on charity and giving. Each year, the FoxRock Cares team organizes tenant giveback events, service days for our employees and helps to facilitate monetary and other donations to local charities in need.

### HOW YOU CAN GIVE BACK AS A FOXROCK TENANT:

The FoxRock Cares team hosts quarterly charity drives, collecting items from tenants to donate to local families in need. From collecting canned goods in the Fall, to hats & gloves in the Winter, tenants simply drop their donation into a designated bin in the lobby and the FoxRock Cares team does the rest!



### HEAR FROM ONE OF OUR PARTNERS:

"FoxRock has been integral to our organization over the past six months – not only have they been willing to help support initiatives that we have already planned, but they have actively reached out about coordinating events specifically to benefit our Agency mission for the families that we serve. We're very grateful for their support and look forward to many more years of collaboration helping Quincy residents in need."

**–BRYNA ROGERS, SENIOR DIRECTOR  
QUINCY FAMILY RESOURCE CENTER**

# THE FOXROCK COMMUNITY

When you sign a lease at a FoxRock-owned property, you become part of a bigger community. In addition to our tenant charity drives, FoxRock regularly finds ways to engage and excite their tenants. From raffles, to ice cream truck visits, fitness classes, or grab n' go giveaways in the lobby, there is always something fun to do at our buildings.



## CREATING ENVIRONMENTS WHERE BUSINESSES & INDIVIDUALS THRIVE

FoxRock owns, operates, and develops high-quality, elevated properties across several asset classes. We aim to create a sense of community at each property by delivering standout tenant experiences, top-notch amenities, and dedicated service.



### OWN

Over 5 million SF of space across asset classes primarily along Boston's South Shore



### OPERATE

First-class environments with unmatched tenant service & experience



### DEVELOP

Purposeful & smart local projects

At the heart of our mission is the belief that we provide more than just workspace. We focus on initiatives that foster relationships, help businesses succeed, and support the communities where our buildings are located. We do this through:

## FOXROCK FARMS

FoxRock farms' mission is to build community through education and food accessibility. 100% of the farms' profits support bee repopulation.



At FoxRock, we're committed to strengthening our communities by investing in what matters most – people. Each year, the FoxRock Cares team organizes tenant drives, service days, and helps facilitate monetary and other donations to local charities in need.

# HEAR FROM OUR TENANTS

“FoxRock showed a deep understanding of our business needs and worked closely with our National Facility team members and our architects to ensure every aspect of the buildout process aligned with our requirements. Their proactive communication and responsiveness throughout the project were excellent, making the process seamless and efficient. The FoxRock team was incredibly welcoming and hospitable as we transitioned from our former location to our new office location.

We love how our space turned out and how the building provides a real sense of community for our team. Our employees enjoy coming to the office in part because of the effort FoxRock puts into creating a welcoming environment for them - from the tenant amenities and frequent events to charity drives and outreach via newsletters and their app.”

– **CHRISTOPHER HAGBERG**  
SENIOR OPERATIONS MANAGER  
COHNREZNICK, LLP

“One thing that separates FoxRock from other landlords we’ve had is their commitment to proactive communication and responsiveness. Whether it’s addressing maintenance requests promptly or informing us of events and activity in the building, their attention to detail is evident every time they reach out. It’s reassuring to know that any concerns will be swiftly addressed by FoxRock’s property management and on-site building engineering team.”

– **RUTH BERNARD**  
FACILITY SERVICES COORDINATOR  
SIGNIFY



## CONTACT US

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