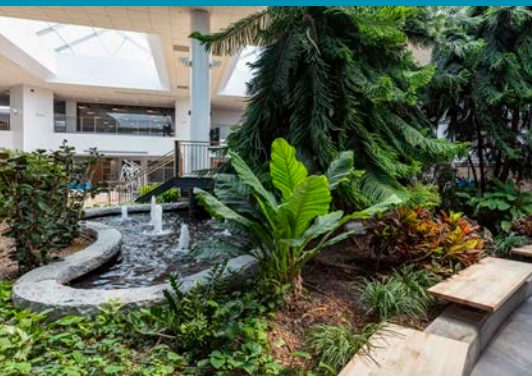


# 150 ROTALL STREET

## CLASS A OFFICE SPACE

7,000 - 75,000 SF  
AVAILABLE



150 Royall Street is a 2-story, 262,000-square foot corporate headquarters facility at the intersection of I-93 and I-95. The building received a full gut rehab in 2004, transforming the asset into a Class A corporate headquarters building. Conveniently located right at the I-95/I-93 Interchange, 150 Royall Street enjoys excellent access to all of Suburban Boston's major routes including Route 128, I-93, Route 24, US Route 1 and the Mass Pike/I-90.

150 Royall Street offers market leading amenities including an on-site cafeteria, 7,900-SF fitness center, conference area and a best-in-market lobby with all new furniture, casual lounge area and outdoor seating. Bike/walking trails immediately adjacent to the site lead into the nearby Blue Hills Reservation consisting of 7,000 acres maintained by the DCR.

**BUILDING FEATURES**

- Fully furnished, plug & play space
- Conference center
- 2019 common area upgrade
- Branding opportunities
- Exterior building signage on Route 128
- Full-service, first class cafeteria
- 24/7 Grab n Go Food Service
- 7,900 SF fitness center with full locker rooms and multi-purpose training studio
- Locally-controlled Confidante speech privacy sound masking system
- Carport with Solar Panels

UP TO 75,000 SF AVAILABLE



FLEXIBLE SPACE OPTIONS



MARKET-LEADING ON-SITE AMENITIES



HIGHWAY SIGNAGE



FULLY FURNISHED/ PLUG & PLAY POTENTIAL



PROXIMITY TO FIRST CLASS AMENITIES



IMMEDIATE ACCESS TO 7,000-ACRE BLUE HILLS RESERVATION



## TOTAL SPACE AVAILABLE

Suite 1A: 16,515 RSF    Suite 2D: 24,443 RSF    Suite 2A: 12,314 RSF  
 Suite 1B: 15,054 RSF    Suite 2E: 7,207 RSF

## BUILDING SPECIFICATIONS

**Total Size** 262,800 RSF  
**Land Area** 20.3 acres  
**Floors** Two  
**Parking** 4.03/1,000 SF (1,060 spaces)  
**Renovation** Full gut rehab in 2004  
**Cooling** 757.5 ton of cooling from 26 roof top units  
**Utilities**

- Electric: Eversource
- Gas: Columbia Gas
- Water & Sewer: Town of Canton

**Electric Capacity** Diverse power fed 4,000 amp electric service  
**Fiber** Comcast and two diverse ribbon fiber feeds from Verizon  
**Generator** Caterpillar diesel generator powered, 800KW 480v 1200a

## SUITE 1A



SUITE 1A  
16,515 SF

SUITE 1B  
15,054 SF

LEASED

## SECOND FLOOR



SUITE 2D  
24,443 RSF

SUITE 2E  
7,207 RSF

SUITE 2A  
12,314 RSF

LEASED

150 ROTALL STREET

BOSTON

LOGAN AIRPORT



**READVILLE STATION**  
FAIRMOUNT LINE  
FRANKLIN LINE

**BY CAR**

|               |         |
|---------------|---------|
| I-95          | 1 min   |
| Mass Pike     | 15 mins |
| I-495         | 20 mins |
| South Station | 30 mins |
| Logan Airport | 35 mins |

**BY TRAIN**

|                  |         |
|------------------|---------|
| Back Bay Station | 8 mins  |
| South Station    | 15 mins |

**BY RAIL**

|                  |         |
|------------------|---------|
| Back Bay Station | 15 mins |
| South Station    | 22 mins |

UNIVERSITY STATION

AMTRAK

Target NORDSTROM rack Marshalls Wegmans

JOE'S KITCHEN & BAR CHIPOTLE MEXICAN GRILL BONEFISH GRILL DEL FRISCO'S GRILLE Panera BREAD

NOODLES & COMPANY World Kitchen Starbucks LIFETIME FITNESS

**BLUE HILLS RESERVATION**  
7,000+ ACRES  
125 MILES OF BIKING/HIKING TRAILS



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MEDITECH

EXIT 1

EXIT 2

SKYLINE TRAIL

2 MINUTE WALK

150 ROTALL STREET

dunkin' brands

MARRIOTT

HOMEWOOD SUITES  
Hilton

DELL

BOSTON MUTUAL LIFE INSURANCE COMPANY

95

1

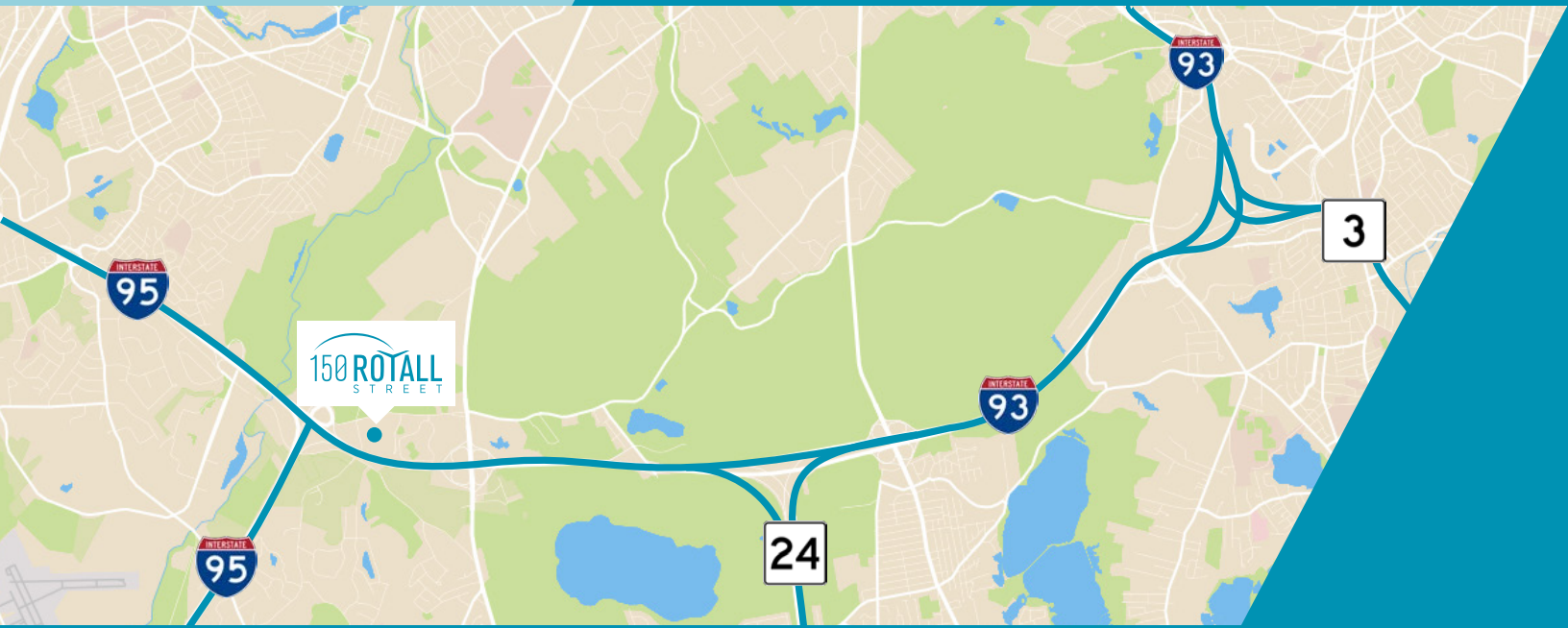
93

BLUE HILLS COUNTRY CLUB

MILTON HOOSIC CLUB

BROOKWOOD COMMUNITY FARM

# 150 ROYALL STREET



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