

NEWMARK

A photograph of the exterior of the 250 Royall building in Canton, MA. The building is a multi-story structure with a prominent curved glass facade that reflects the sky and surrounding trees. The building's exterior is primarily red brick with horizontal bands of windows. The entrance is a glass-enclosed area. In the foreground, there is a parking lot with a silver minivan and some landscaping with trees and shrubs. The sky is a clear, deep blue.

250 ROYALL

CANTON, MA

CONNECT.

INSPIRE.

EXCEED.

250ROYALL

CONNECT.

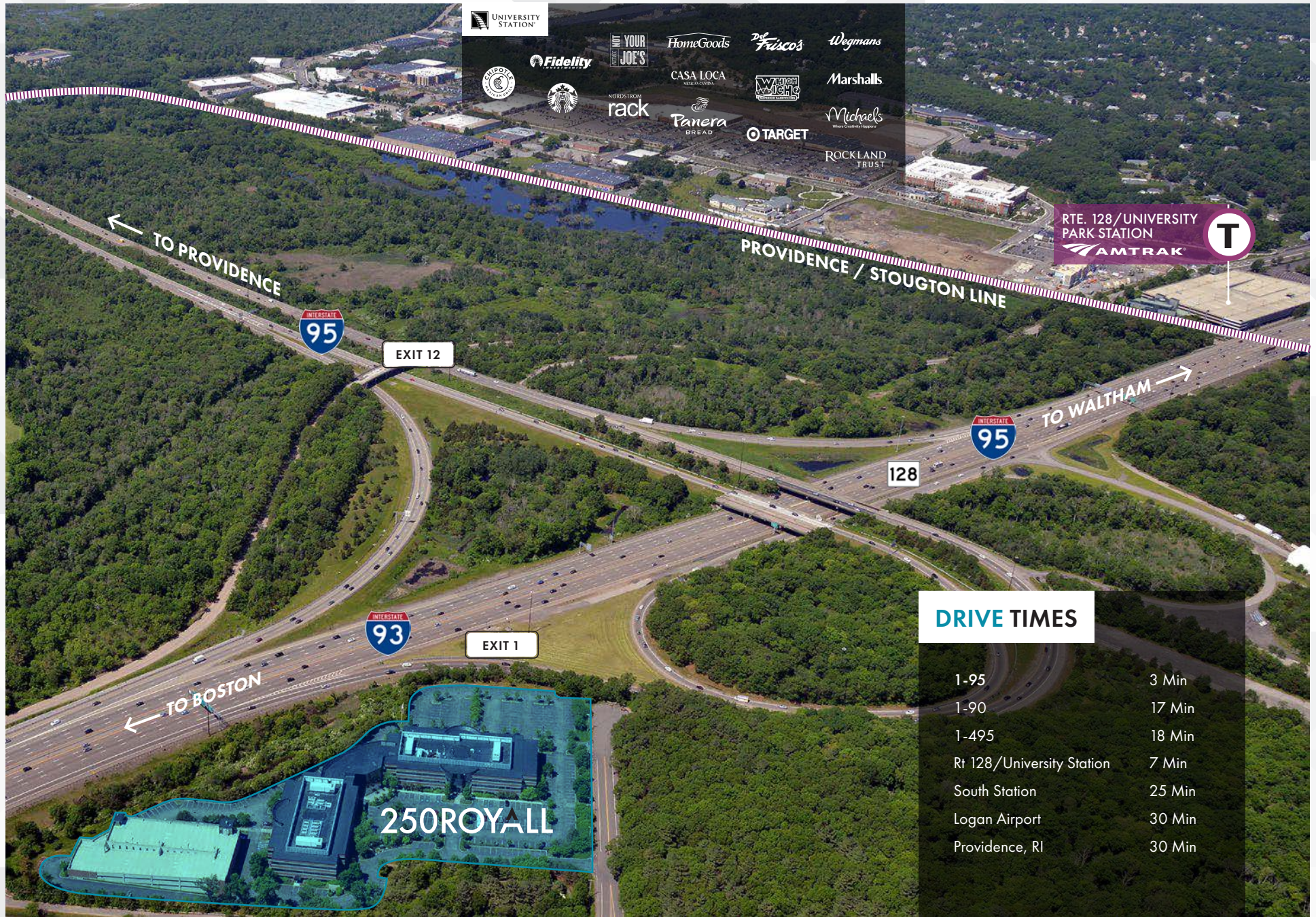
INSPIRE.

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 DISTROT
BOSTON

citibank

CAVA
Mezzo Grill

SOULCYCLE

WHOLE
FOODS
MARKET

250 ROYALL

128



UNIVERSITY
STATION

WHICH
WICH
SUPERIOR SANDWICHES

Fidelity
INVESTMENTS

CASA LOCA
MEXICAN CANTINA

NORDSTROM
rack

Panera

Michaels
Where Creativity Happens



NOT YOUR
JOE'S



De
Frisco's

ROCKLAND
TRUST

HomeGoods

Marshalls

SOUTH SHORE PLAZA
A SIMON MALL

NORDSTROM

TARGET



HYATT
PLACE

FIVE GUYS
BURGERS and FRIES

The Cheesecake Factory



california
PIZZA KITCHEN

DAVIO'S

37

INTERSTATE
93

138

INTERSTATE
95

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PROPERTY OVERVIEW

BUILDING AREA: 186,752 SF; 3 Stories

SF AVAILABLE: 5,375 - 143,264 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

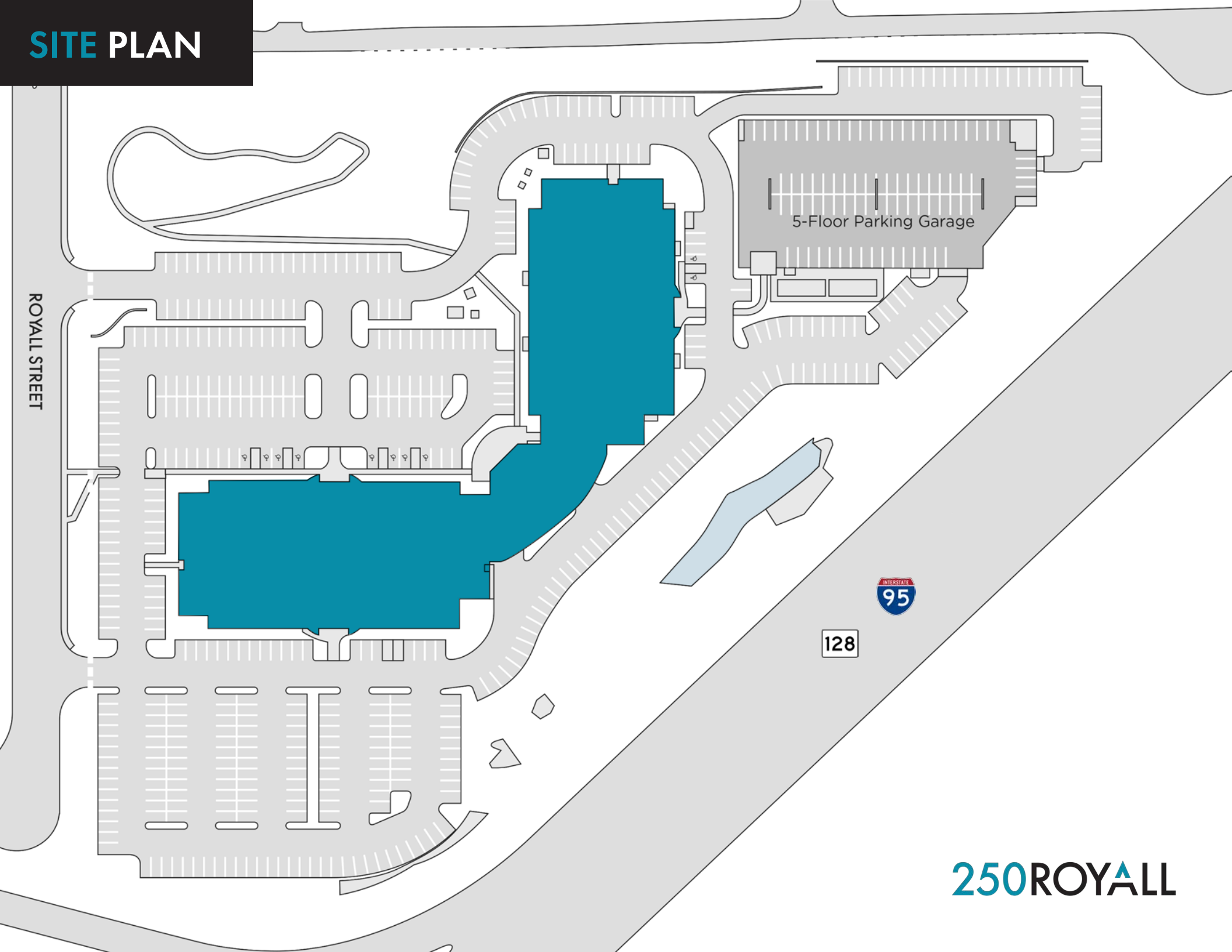
AMENITIES

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



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SITE PLAN



ROYALL STREET

5-Floor Parking Garage

INTERSTATE
95

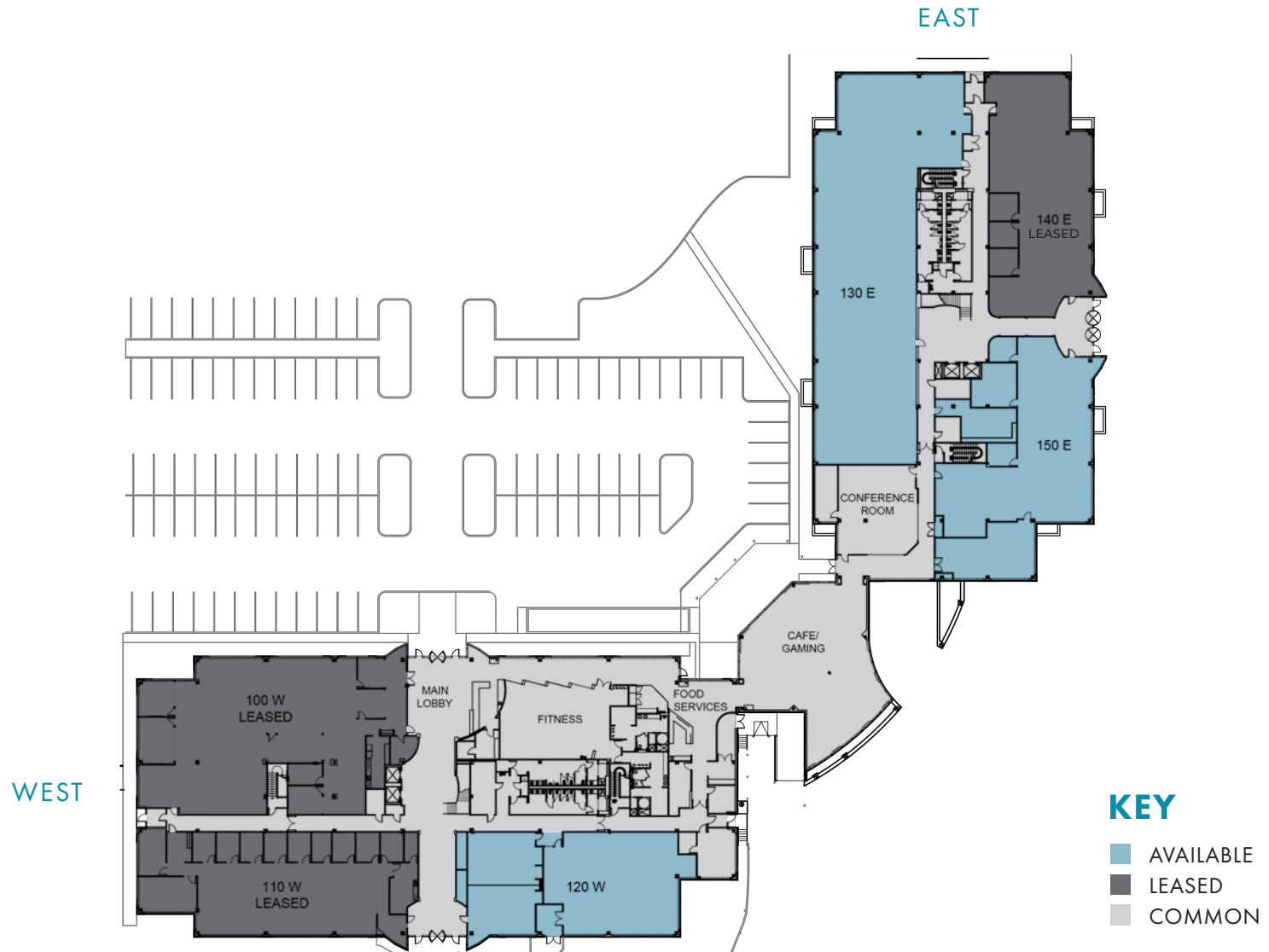
128

250ROYALL

FIRST FLOOR AREA PLAN

250ROYALL

- > SUITE 130 E
10,040 SF
- > SUITE 150 E
6,853 SF
- > SUITE 120 W
5,375 SF

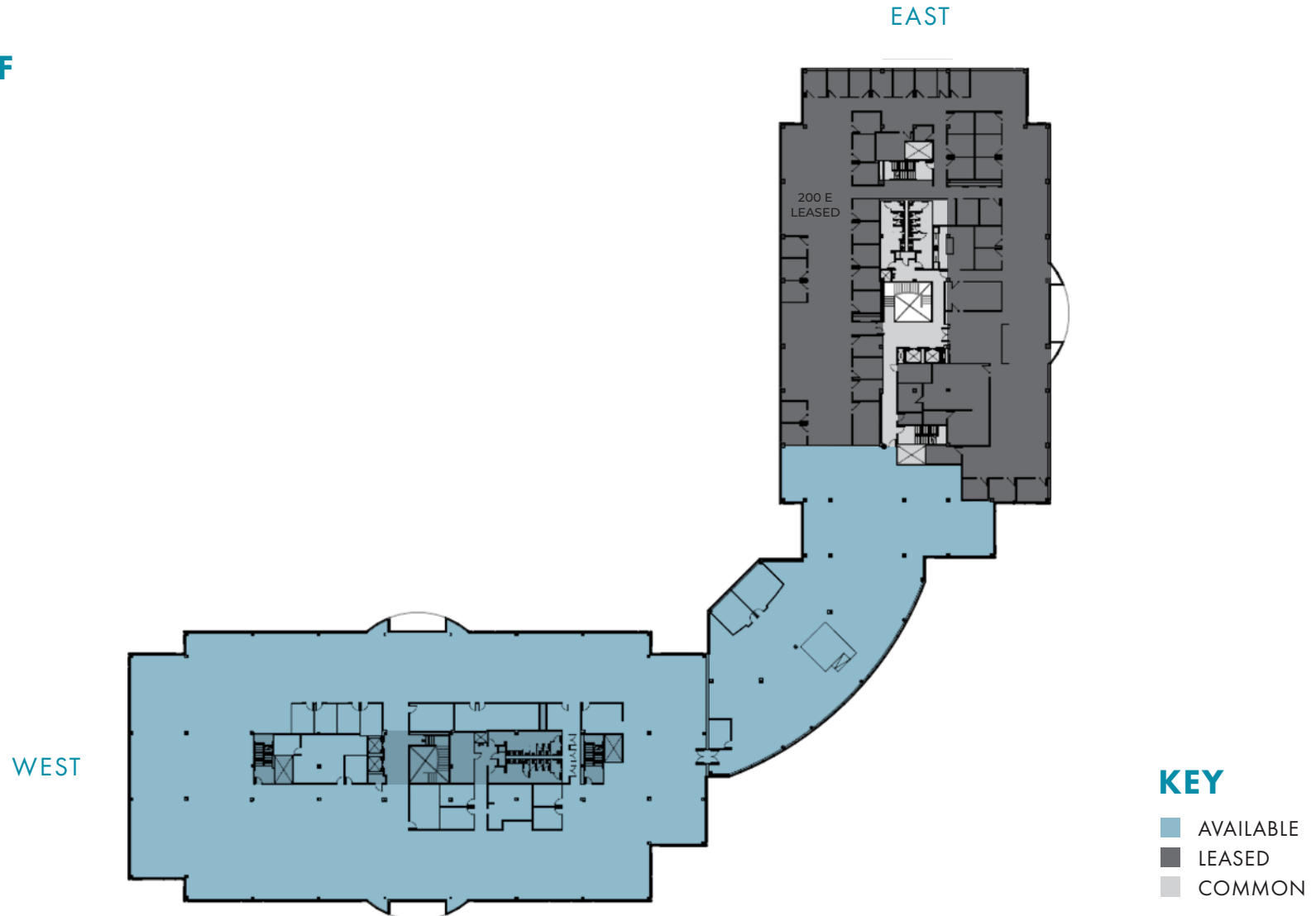


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SECOND FLOOR AREA PLAN

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> 48,226 SF



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THIRD FLOOR AREA PLAN

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> 72,730 SF



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CANTON, MA

WWW.250ROYALL.COM

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NEWMARK


Campanelli

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