



CONNECT

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250 ROYALL

CANTON, MA

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PROPERTY OVERVIEW



Building Area: 185,171 SF; 3 Stories

SF Available: 33,000 - 185,171 SF

Floor Plate: 70,000 SF

Year Built: 2002

Ceiling Height: Finished floor to deck heights approx. 13' 4"

Parking: 932 Spaces Total
5.0/1,000 SF

- 479 Surface Spaces
- 385 Garage Parking Spaces
- 18 Handicap Spaces
- 50 Under Building Garage Spaces

Planned Amenities:

- Cutting Edge Food Service
- Grab & Go Cafe
- Barista Coffee Bar
- Fitness Center w/ Virtual Instruction
- Wi-Fi Enabled Common Areas
- Gaming Area
- Newly Renovated Lobby and Collaboration Areas
- Conference Center

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: Century Link

Fiber Service: Verizon, AT&T

Loading: Covered loading dock & compactor

HVAC: Heating and cooling for the facility are provided via rooftop package and condenser units. 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 and is split into 2000 amperes service to each wing. The main electrical switchgear and distribution panels are housed in the main electric room in each wing.

Emergency 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.

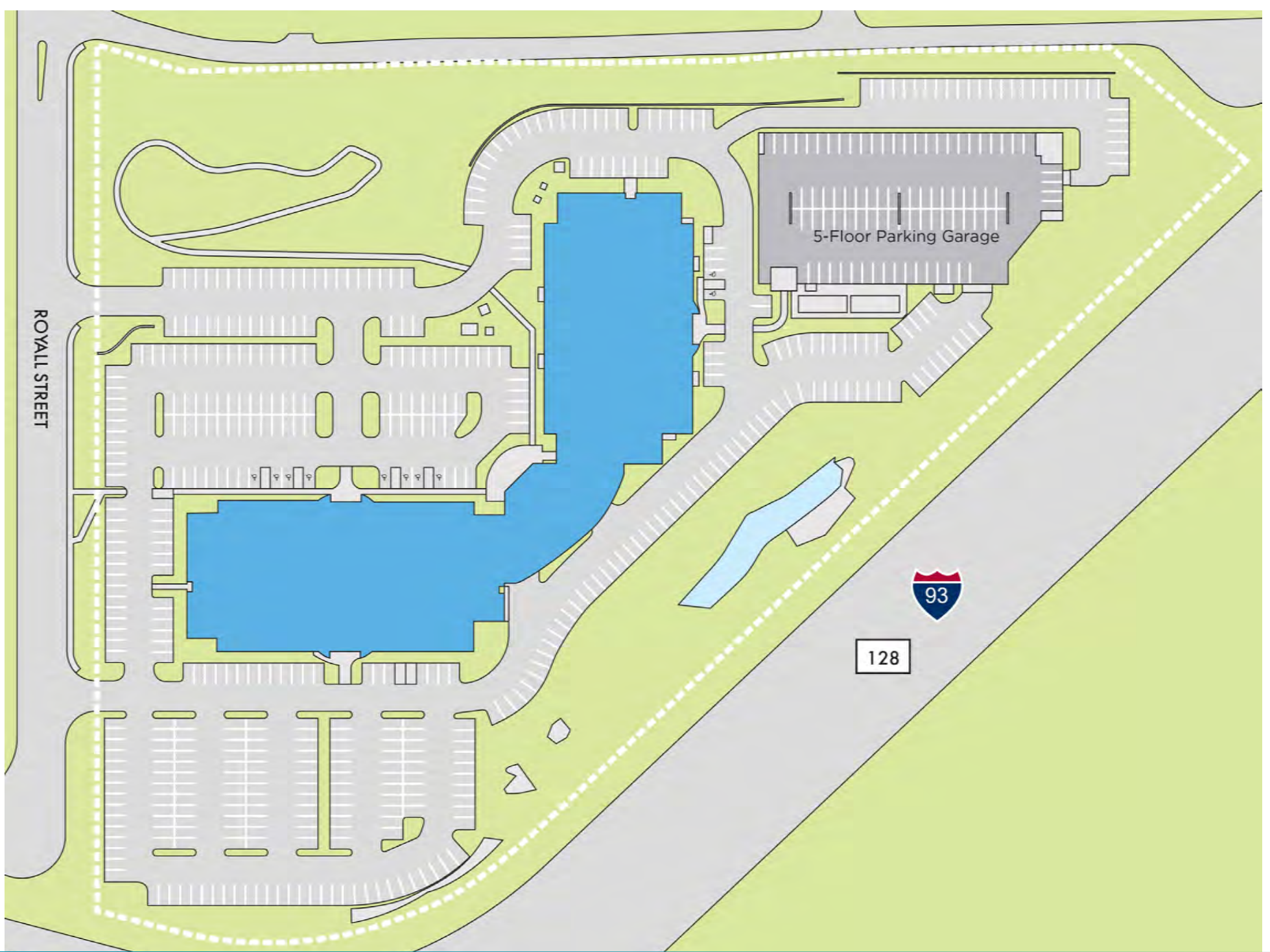
Structure: Vertical load transfer is accomplished by reinforced concrete piers, reinforced CMU walls and steel columns. Elevated decks are composite concrete on metal deck with structural steel girder and beam framing. The second and third floors and the roof feature corrugated steel decking covered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

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



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GLAD YOU'RE HERE



DRIVE TIMES



3 MINUTES



17 MINUTES



18 MINUTES

ROUTE 128/
UNIVERSITY STATION

7 MINUTES

SOUTH STATION

25 MINUTES

LOGAN AIRPORT

30 MINUTES

PROVIDENCE, RI

40 MINUTES

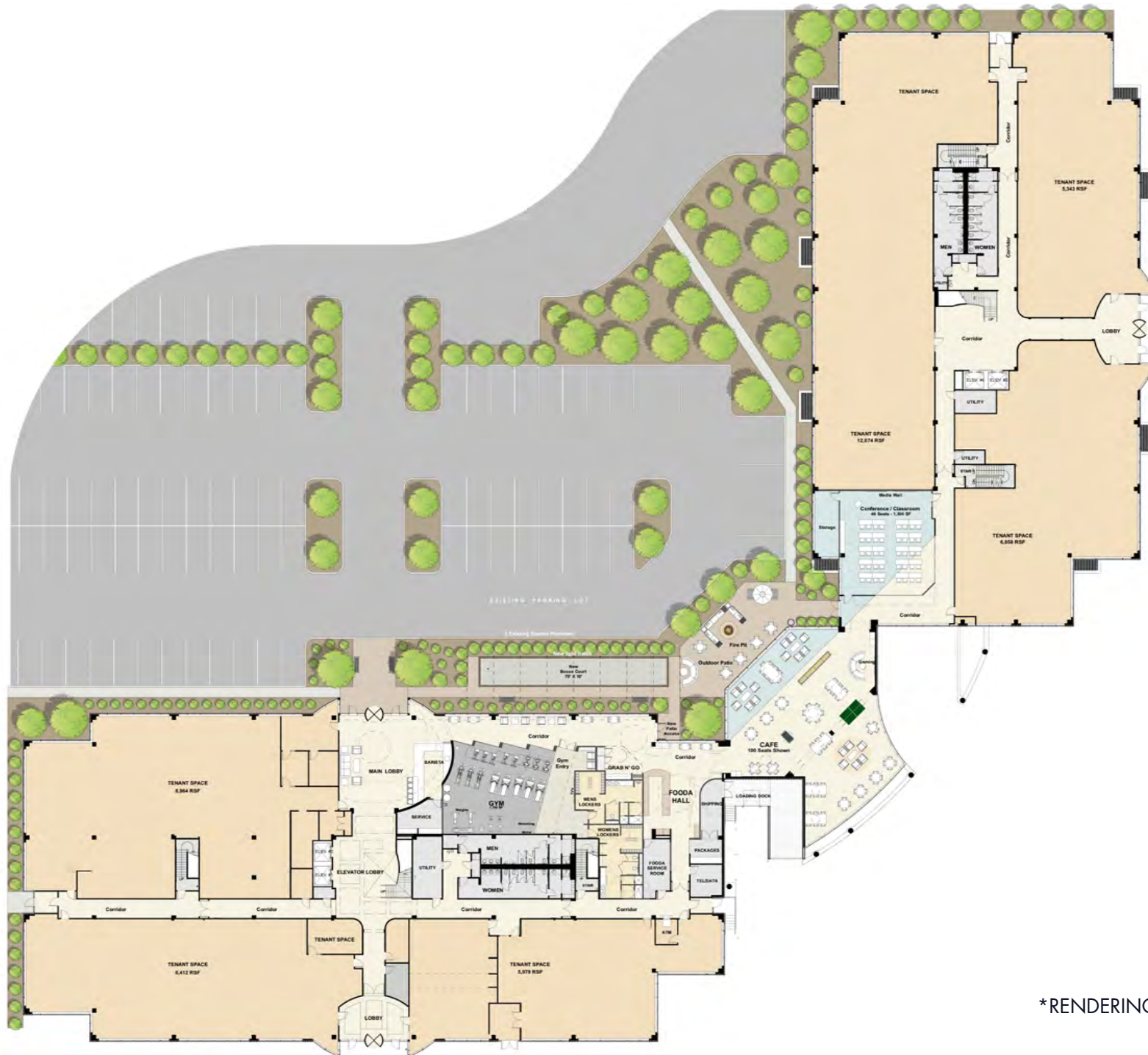
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AMENITIES UPGRADE

Campanelli has successfully repositioned nearly 2 Million square feet of office space South of Boston; most recently completing a multi-million dollar renovation and amenities package at 100 TECH in nearby Stoughton, MA. To learn more about their impressive portfolio of redeveloped properties, visit www.campanelli.com/development/redevelopment.

- Cutting Edge Food Service/Catering
- 24/7 'Grab 'n Go' Snack Concierge
- Coffee Bar with Barista
- New Fitness Center with Virtual Ride Instruction
- Complimentary Wi-Fi in Common Areas
- Indoor and Outdoor Gaming Areas
- Newly Renovated Lobby and Collaboration Areas
- Conference Center
- Patio with Firepit





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Revitalized Main Lobby

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*RENDERINGS BY BKA
Revitalized Main Lobby w/
Coffee Bar

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*RENDERINGS BY BKA
Revitalized Main Lobby w/
Coffee Bar & Guest Seating

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*RENDERINGS BY BKA
Hallway from Elevators to
Main Lobby

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*RENDERINGS BY BKA
Elevators and Directory,
Adjacent to Main Lobby

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Fitness Center Avenue

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Fitness Center

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Fitness Center

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Dine In! Catering Counter &
24 Hr Grab 'n Go Snack Concierge

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Grab 'n Go Snack Concierge

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Fitness Center Avenue

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Catering Counter

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Collaboration and Gaming Area

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Collaboration & Gaming Area

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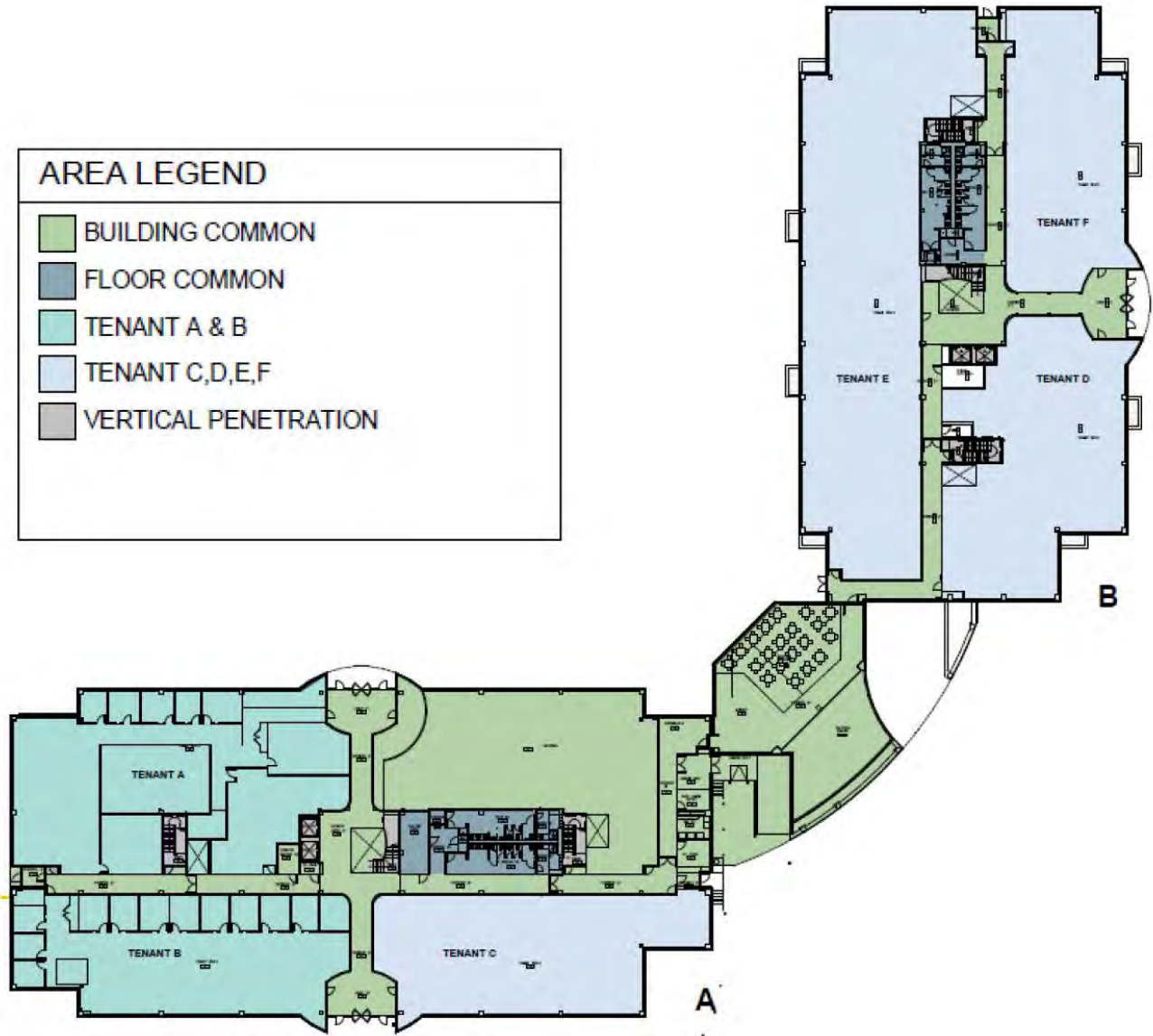
*RENDERINGS BY BKA
Collaboration and Gaming Area

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FIRST FLOOR AREA PLAN

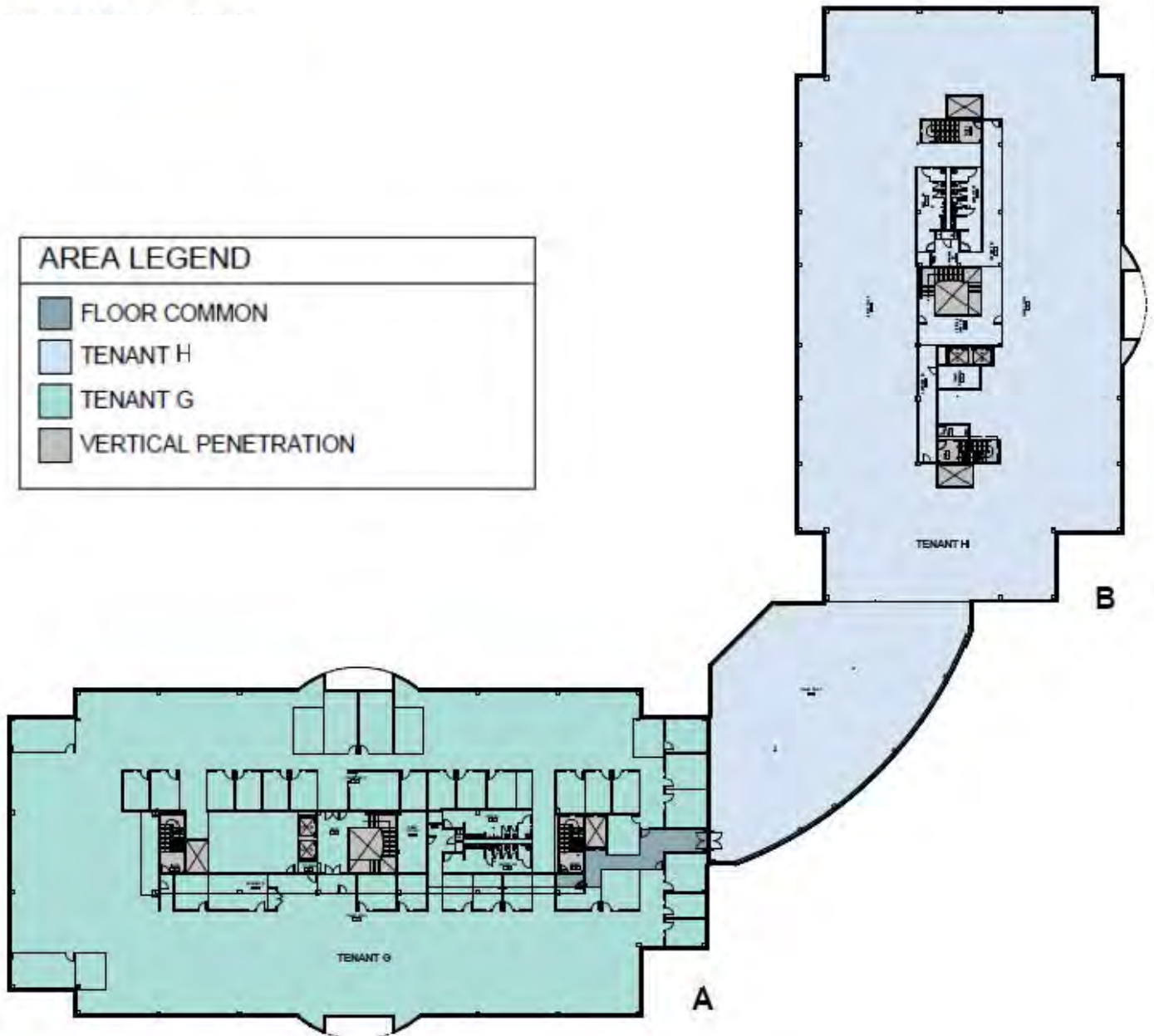
AREA LEGEND	
	BUILDING COMMON
	FLOOR COMMON
	TENANT A & B
	TENANT C,D,E,F
	VERTICAL PENETRATION





SECOND FLOOR AREA PLAN

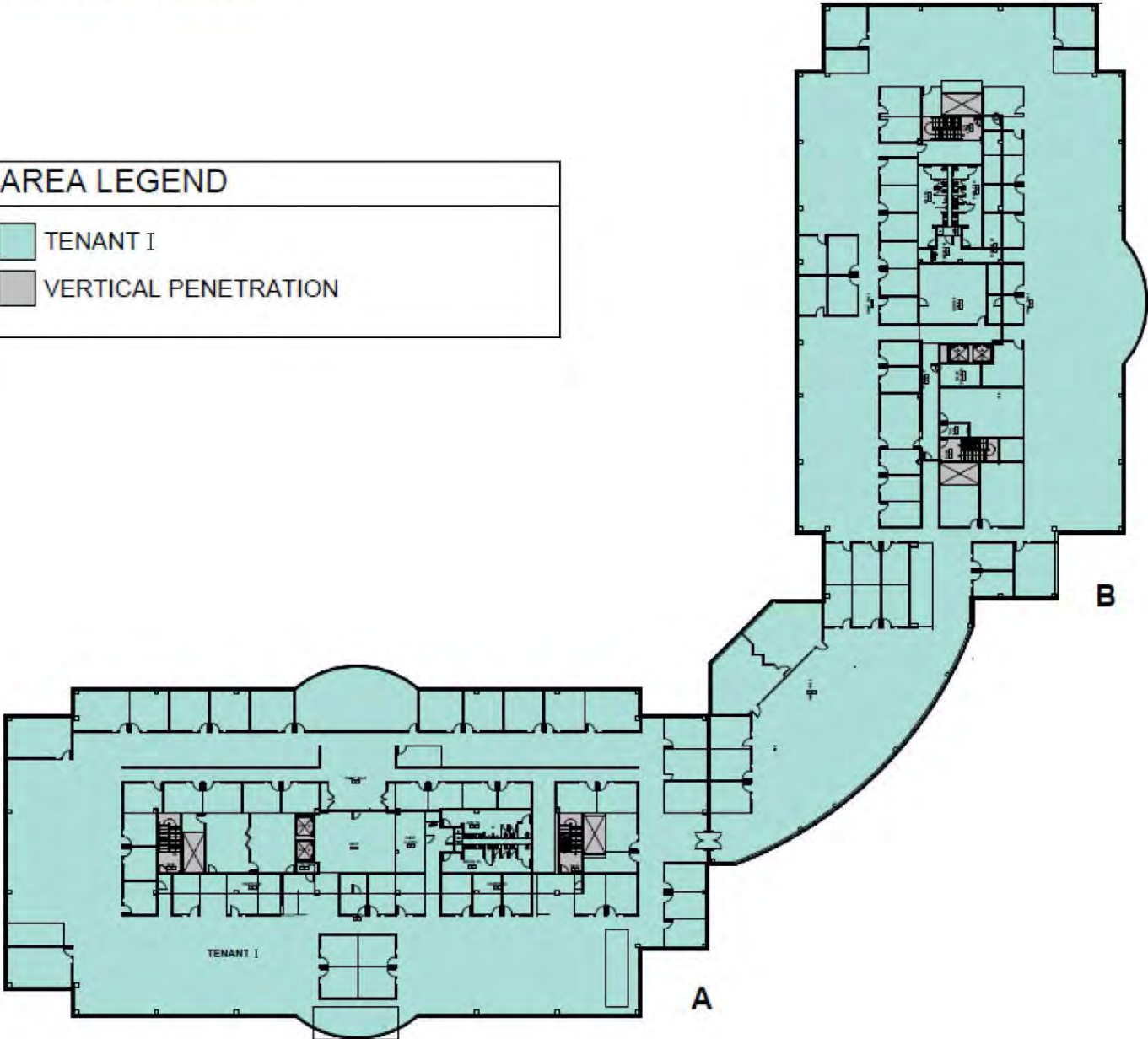
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AREA LEGEND	
	FLOOR COMMON
	TENANT H
	TENANT G
	VERTICAL PENETRATION



THIRD FLOOR AREA PLAN

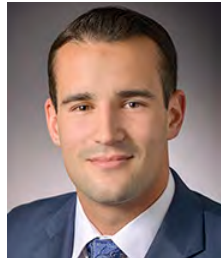
AREA LEGEND	
	TENANT I
	VERTICAL PENETRATION



CONTACT US



MIKE FRISOLI
EXECUTIVE MANAGING DIRECTOR
MFRISOLI@NKF.COM
617-863-8501



TYLER MCGRAIL
ASSOCIATE DIRECTOR
MCGRAIL@NKF.COM
617-863-8511



PETER BROWN
DIRECTOR OF LEASING
PBROWN@CAMPANELLI.COM
781-849-1440



WWW.250ROYALL.COM

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