

## For Lease - Two Granite Avenue - Milton, MA

3,294 SF Class A Office Space



### PROMINENT LOCATION

Surrounded by the Neponset River Estuary, Two Granite Avenue in Milton, MA is located at exit 11 off of the Southeast Expressway (I-93), only 4 miles from Boston's Seaport and Financial Districts. This unique combination of conservation land with stand-out visibility and proximity to Boston, makes it the perfect location for any business. Strategically located within 500 yards of the Red Line Trolley (Cedar Grove), surrounded by MDC Conservation Land, walking paths and overlooking Presidents Golf Course, Two Granite Avenue is also surrounded by a broad array of restaurants, shopping centers, and hotels.

## Building Specifications:

### BUILDING SIZE:

95,000 SF

### YEAR BUILT:

1997

### FLOORS:

4

### PARKING:

4 spaces per 1,000 SF including 54 covered

### SECURITY:

Closed circuit security system

### ELEVATORS:

Two hydraulic passenger elevators

### ENTRY SYSTEM

Proximity reader entry system

### HVAC:

Water source heat pumps, Gas boilers

### ELECTRICAL:

2,800 AMP Electrical Service, Uninterrupted Power Supply (UPS)

### FIBER:

Verizon

### ENERGY MANAGEMENT SYSTEM:

Honeywell Energy Management System installed 2011

### ROOF:

Carlisle rubber membrane installed 1997

### LOADING DOCK:

One shared

### GREEN INITIATIVES:

T-8 Energy Efficient Lighting, Single Stream Recycling, Recycling of used bulbs, ballasts and batteries

## Amenities:

Fitness Center

Surface and covered parking

Walking distance to MBTA Bus and Red Line

Sits along Neponset River Greenway, walking trails

Views of Boston skyline

Feet from I-93 on/off ramps

Three-story atrium

Close proximity to food, hotels, banks and more

< 1 mi. from Presidents Golf Club

< 2 mi. from Milton Academy

< 3 mi. from Marina Bay & Milton Center

< 5 mi. from South Shore Plaza & Quincy Center

4 miles from Boston's Seaport & Financial Districts

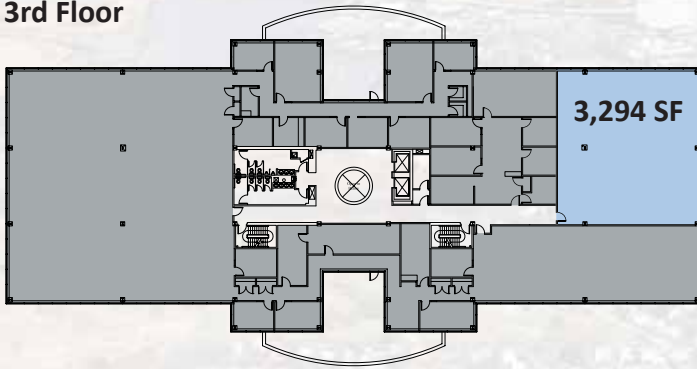


# Floor Plans:

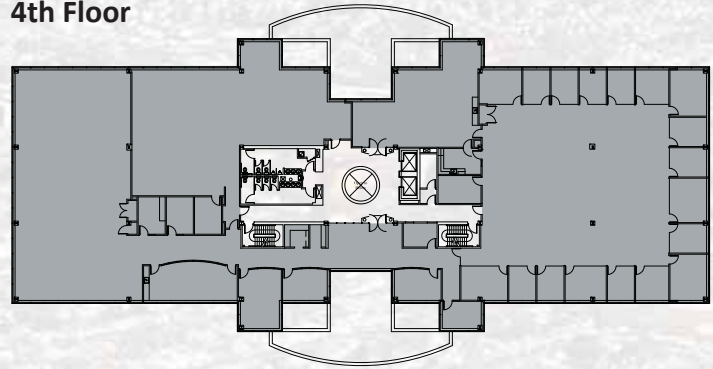
AVAILABLE

LEASED

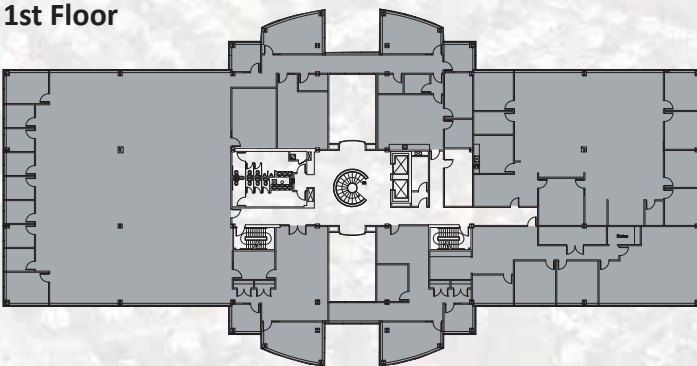
3rd Floor



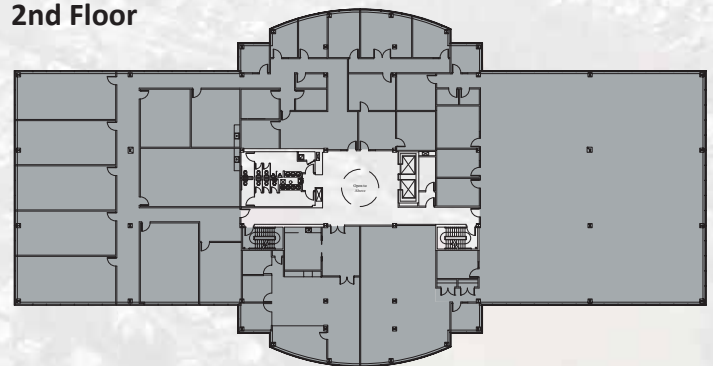
4th Floor



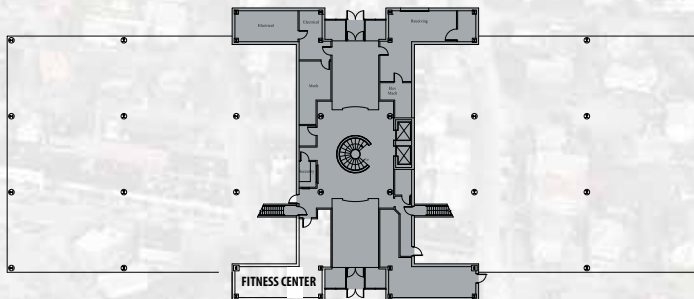
1st Floor



2nd Floor



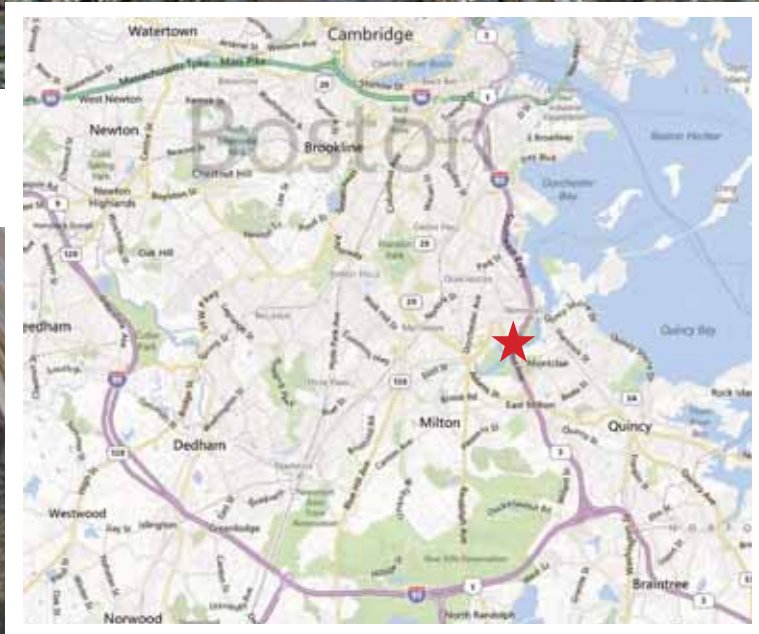
Ground Floor  
Fitness Center



# BOSTON



First Cloverleaf Exit South of Boston



## JOHN FLATLEY Company

For more information or to schedule a tour, please contact:

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