

For Lease - Canton Corporate Place
90 - 60,241 SF Office/Flex Space

NEW!
WorkSpace@45
Executive
Office Suites



ACCESSIBLE LOCATION

Conveniently located off of Route 138 and only 2.5 miles from Exit 2 on Interstate I-93 (Route 128), 15-45 Dan Road is a first-class, interconnected, two-building office/R&D complex within Canton Commerce Center. This 278,922 SF complex is located on 20 acres with ample parking and offers many unique on-site amenities including a full-service café, fitness center and conference center. Dan Road is surrounded by a broad array of retail, restaurant and entertainment amenities.

Building Specifications:

TOTAL BUILDING AREA:

278,922 SF

YEAR BUILT:

15 Dan Road: 1978

45 Dan Road: 1989

LAND AREA:

19.66 Acres (856,187 SF)

FLOORS:

15 Dan Road: One

45 Dan Road: Three

ELEVATORS:

Two (2) hydraulic, 2,500-lb passenger elevators.

One (1) hydraulic, 3,000-lb freight elevator located in the multi-level portion of 45 Dan Road.

EXTERIOR:

Architectural block exterior walls with a prefabricated metal panel façade along the front of 15 Dan Road.

FRAME:

Steel Frame

ROOF:

15 Dan Road: Carlisle rubber membrane, installed 2007.

45 Dan Road: Goodyear rubber membrane, installed 1985.

FIRE PROTECTION:

Fully sprinklered

WINDOWS:

Aluminum anodized fixed insulated glass.

SEWER & WATER:

Town of Canton

ELECTRIC:

NStar

GAS:

Bay State Gas

FIBER:

Verizon

ZONING:

Limited Industrial (LI)
Allows for Office.

PARKING:

4.0 spaces per 1,000 SF

POWER:

Two (2) separate electrical services of 2500 Amps, 277/480 Volt, 3-Phase.

HVAC:

60 gas-fired rooftop units.

AMENITIES:

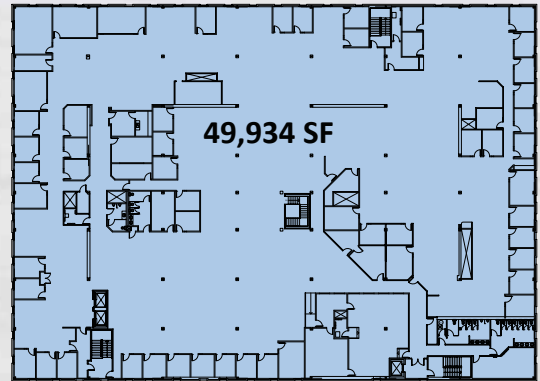
On-site cafeteria, fitness center, ATM, conference center, locker rooms with showers, and outdoor seating area.



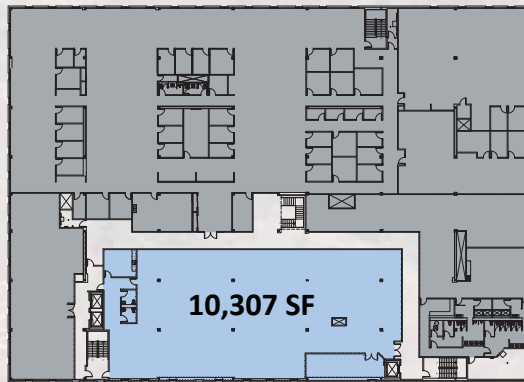
Floor Plans:

-  AVAILABLE
-  LEASED

45 Dan Road
3rd Floor

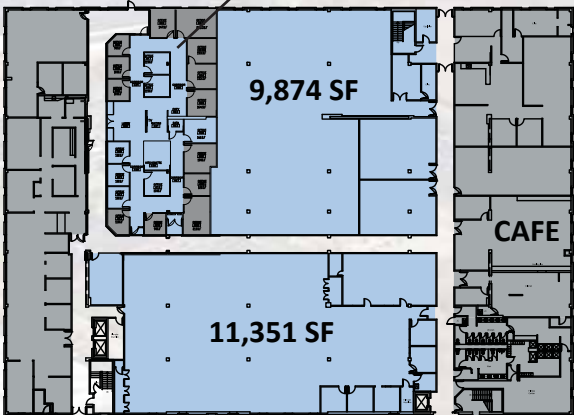


45 Dan Road
2nd Floor

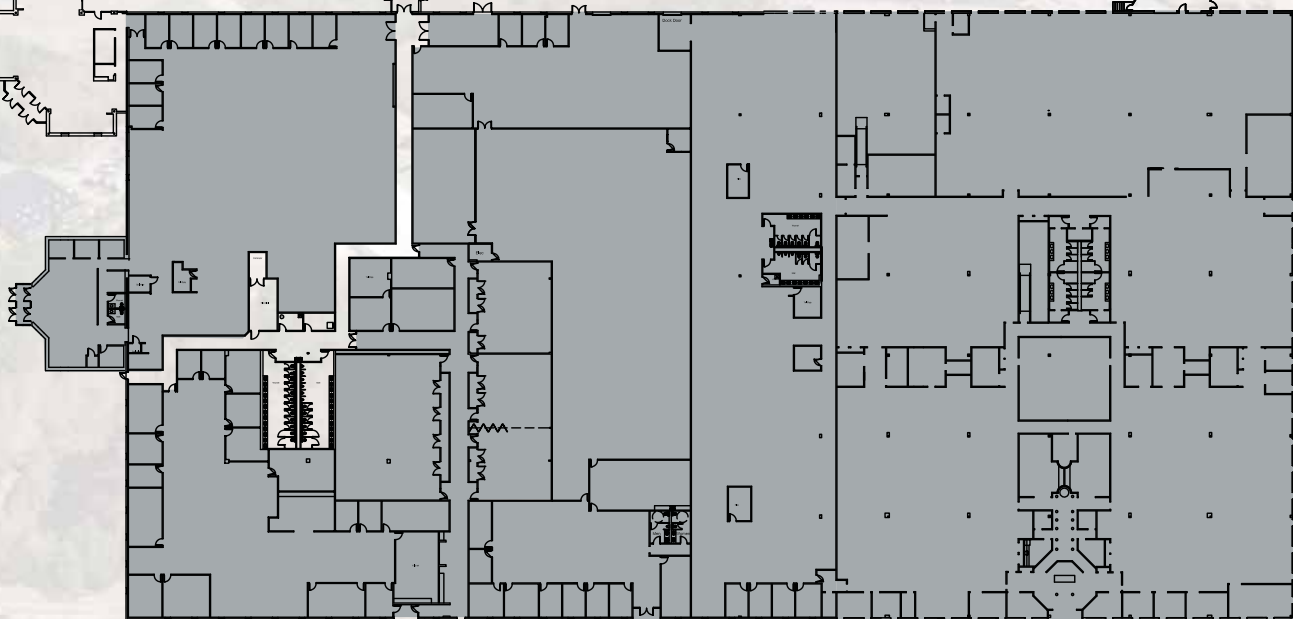


45 Dan Road
1st Floor

NOW FEATURING
WorkSpace@45
Executive Suites
90 SF - 306 SF



15 Dan Road
1st Floor



BOSTON

Logan Airport



7

1

2

3

4

5

9

CANTON

Reservoir Pond



LOCAL AMENITIES

RESTAURANTS:

- 1 Alfredo's Restaurant
- 2 Mai Place
- 3 D'Angelo Grilled Sandwiches
- 4 Grand Slam Deli
- 5 Dunkin' Donuts
- 6 Ninety-Nine
- X + O Restaurant

LODGING:

- 7 Homewood Suites by Hilton
Courtyard Boston

SERVICES:

- 8 Fuzion Sports Club
- 9 Bank of Canton
- Bank of America
- Visions Salon
- Giovanni Hair Salon
- Hair Cuttery
- Prime Cleaners

Dan Road

138

John Road

JOHNFLATLEY Company

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

Tom Maregni / Ian Pickrell
781.380.7731
info@jflatco.com



Headquarters | 50 Braintree Hill Office Park, Suite 200 Braintree, MA 02184 | 781.380.7731
Regional Office | One Tara Boulevard, Suite 302 Nashua, NH 03062 | 603.888.1300
Leasing & Marketing | 200 Innovative Way, Suite 1360 Nashua, NH 03062 | 603.598.7500