

mill&main

50-ACRE CREATIVE OFFICE CAMPUS · MAYNARD, MA



BEST-IN-CLASS
Brick & Beam Office
FOR SMALL USERS
————— to —————
**CORPORATE
HQ RELOCATIONS**

LINCOLN
PROPERTY
COMPANY



Envisioned to foster
ENTREPRENEURIAL DRIVE,
CREATIVE PURSUITS
& **COMMUNITY TIES.**

**500,000 SF CLASS A
SPACE AVAILABLE**

**LANDSCAPED
GARDENS &
COMMON AREA**

COVERED PARKING

**OUTDOOR CAFE &
GREEN PEDESTRIAN
WALKWAYS**

**24/7 ON-SITE
SECURITY**

ON-SITE MANAGEMENT

Property Features

Flexible Floor Plates for
New Build-outs

Up to 16' Ceilings

Suites for All Sizes

On-Site & Walkable
Amenities

Efficient Layouts

Eclectic Common Areas

Large Windows

Ample Power For Flex/
Light Manufacturing Users





1,500-175,000 SF
FLEXIBLE SPACES FOR

New Build - Outs



FULL BUILDING USER *Opportunities*



Campus Amenities



On-site covered parking garage



A rich learning environment for children at all stages of development.



Brings pop-up restaurant to serve as the office lunch vendor each day.



Bike share stations

Conference facilities can accommodate meetings from 20 to 114 people.

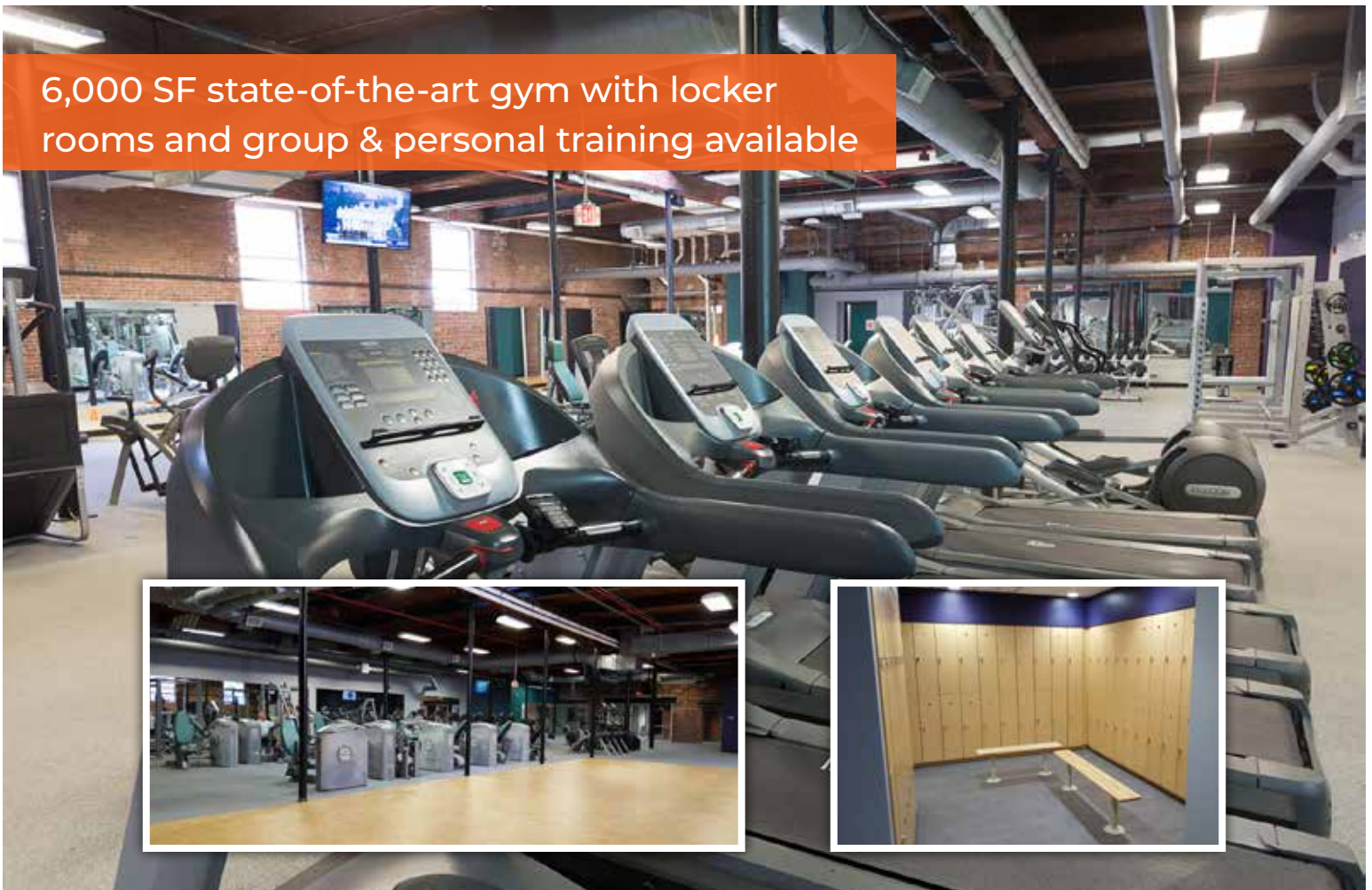
Grab & Go Mini Mart



Heart & Core Pilates offers free classes to Mill & Main tenants



6,000 SF state-of-the-art gym with locker rooms and group & personal training available





2018 AWARD WINNER

mill&main

MID-RISE SUBURBAN OFFICE CAMPUS

The TOBY® (The Outstanding Building of the Year) Awards recognize the best and brightest in property management, building operations, and service in the commercial real estate industry. Nominees are evaluated on tenant-relations programs, community involvement, security standards, emergency preparedness, and continuing education for building personnel.

Located in the heart of the Metro West's Golden Triangle, Mill & Main offers easy access from Route 128, Interstate 495, Route 2, and the Greater Boston area.

Nearby MBTA commuter rail stations in South Acton and West Concord along with a direct connection to the Assabet River Rail Trail make Mill & Main appealing to urban and suburban commuters alike.

Maynard is surrounded by some of Boston's most desirable and affluent north/west suburban towns including Sudbury, Stow, Weston, Hudson, Acton and Concord.

AREA ACCESS

- Nearby MBTA Commuter Rail stations in South Acton and West Concord
- Shuttle access to MBTA Commuter Rail
- Easy Access from Routes 128, 495, and 2 and the greater Boston area

DRIVING TIMES

I-495/MA-117E 12 min

I-495/MA-2 13 min

I-495/MA-111 16 min

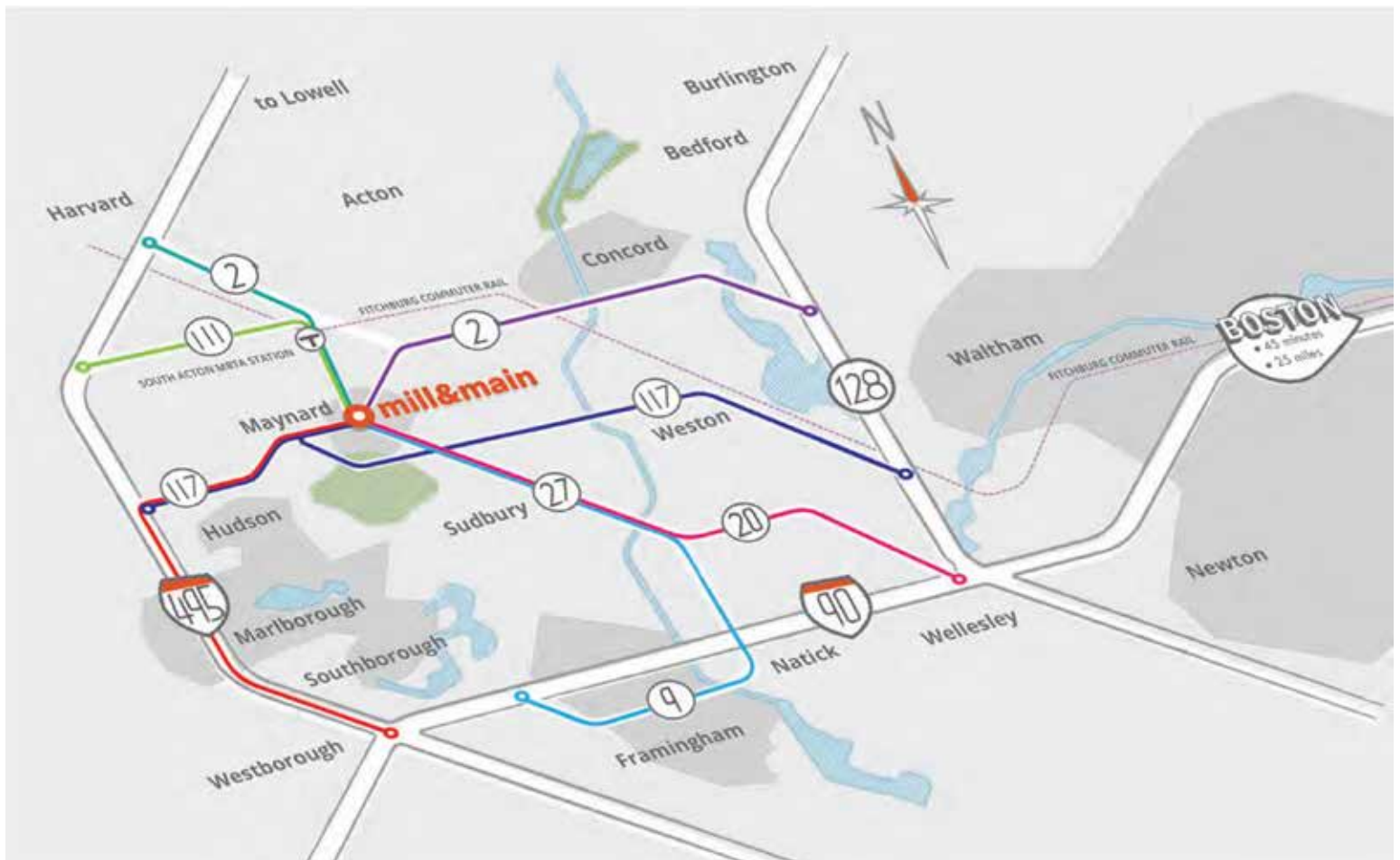
I-95/Rt-128/MA-2 W 20 min

I-90/I-495 25 min

I-90, Exit 14 26 min

I-90, Exit 12 27 min

Rt-128/MA-117 W 29 min



Maynard

- 1 Amory's Tomb Brewing 76 Main Street
- 2 Subway 95 Main Street
- 3 Maynard Pizza House 149 Main Street
- 4 McDonald's 4 Main Street
- 5 Dunkin Donuts 5 Waltham Street
- 6 CVS 105 Main Street
- 7 The Paper Store 36 Nason Street
- 8 John's Cleaners 125 Main Street
- 9 Blue Coyote Grill 137 Main Street
- 10 Anytime Fitness 52 Nason Street
- 11 Boston Bean House 102 Main Street
- 12 Post Office 143 Main Street
- 13 Citizens Bank 47 Nason Street

- 14 Middlesex Bank 17 Nason Street
- 15 Little Pusan 83 Main Street
- 16 Roasted Peppers 65 Main Street
- 17 El Huipil 69 Main Street
- 18 Thai Chilli 40 Main Street
- 19 The Pleasant Café 36 Main Street
- 20 The Flower Pot 46 Waltham Street
- 21 Sugar Snap 53 Main Street
- 22 Denault Studios 55 Main Street
- 23 Pizza Express 62 Main Street
- 24 Serendipity Cafe 1 Nason Street
- 25 China Ruby 42 Nason Street
- 26 Cafe of India 155 Main Street

Maynard has been recognized as one of the best places to live in the greater Boston area by *Boston Magazine*.





Mill & Main is 1.1 million square-foot, eight-building suburban office campus in Maynard, MA. The property, which just completed a multi-million-dollar capital improvement program, is currently home to tenants including Stratus Technologies, Acacia Communications and Kuebix, and has up to approximately 500,000 SF of office space available with offerings ranging from 1,500 SF to over 150,000 SF.

Located in downtown Maynard, Mill & Main is situated amongst walkable retail amenities including charming local restaurants and a variety of convenience retail including fast-casual dining options, banks, the Post Office and more.

The combination of the location, stunning brick & beam office space, value and strong ownership provides a best-in-class office space solution for small users to corporate headquarter relocation tenancies.

QUICK STATS

SPACE:

10 Buildings / 1,084,000 SF

LOT SIZE:

49.42 acres

YEAR BUILT:

1864-1918

RENOVATED:

1980-84, 1998-2002 and 2015-ongoing

HVAC:

Steam perimeter baseboard heat; Air Handler Units located within the premises provide cooling capacity from a central cooling plant; Auto Logic Building Management System provides control of all equipment.

FIBER/TELCO:

Verizon/Comcast

POWER:

2,000-4,000 Amp, three phase, four wire, 277/480 volts



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