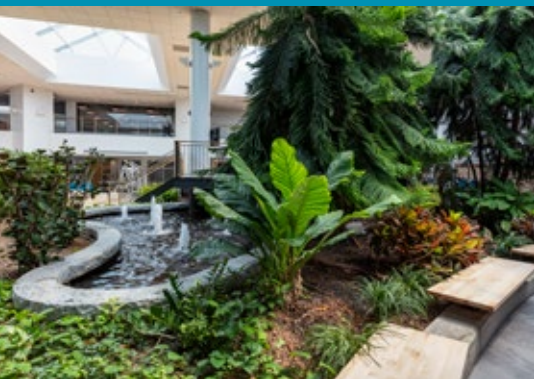


150 ROTALL STREET

CLASS A OFFICE SPACE

3,500 - 75,000 SF
AVAILABLE



150 ROYALL STREET

150 Royall Street is a 2-story, 262,000-square foot corporate headquarters facility at the intersection of I-93 and I-95. The building received a full gut rehab in 2004, transforming the asset into a Class A corporate headquarters building. Conveniently located right at the I-95/I-93 Interchange, 150 Royall Street enjoys excellent access to all of Suburban Boston's major routes including Route 128, I-93, Route 24, US Route 1 and the Mass Pike/I-90.

150 Royall Street offers market leading amenities including an on-site cafeteria, 7,900-SF fitness center, conference area and a best-in-market lobby with all new furniture, casual lounge area and outdoor seating. Bike/walking trails immediately adjacent to the site lead into the nearby Blue Hills Reservation consisting of 7,000 acres maintained by the DCR.



FLEXIBLE
SPACE OPTIONS

BUILDING FEATURES

- Fully furnished, plug & play space
- Conference center
- 2019 common area upgrade
- Branding opportunities
- Exterior building signage on Route 128
- Full-service, first class cafeteria
- 24/7 Grab n Go Food Service
- 7,900 SF fitness center with full locker rooms and multi-purpose training studio
- Locally-controlled Confidante speech privacy sound masking system
- Carport with Solar Panels



UP TO 75,000 SF AVAILABLE



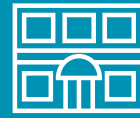
MARKET-LEADING
ON-SITE
AMENITIES



HIGHWAY
SIGNAGE



FULLY FURNISHED/
PLUG & PLAY
POTENTIAL



PROXIMITY TO
FIRST CLASS
AMENITIES



IMMEDIATE ACCESS
TO 7,000-ACRE
BLUE HILLS
RESERVATION

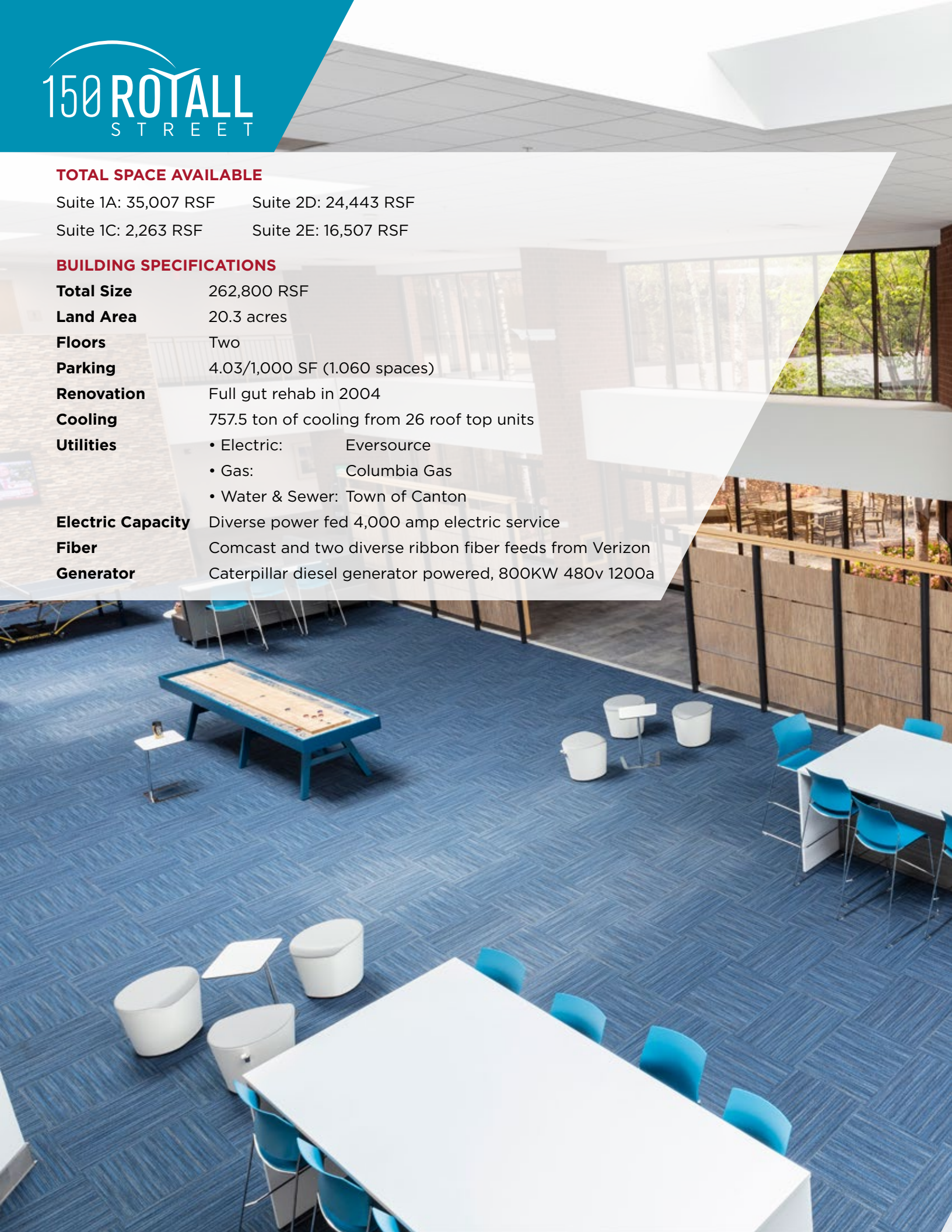


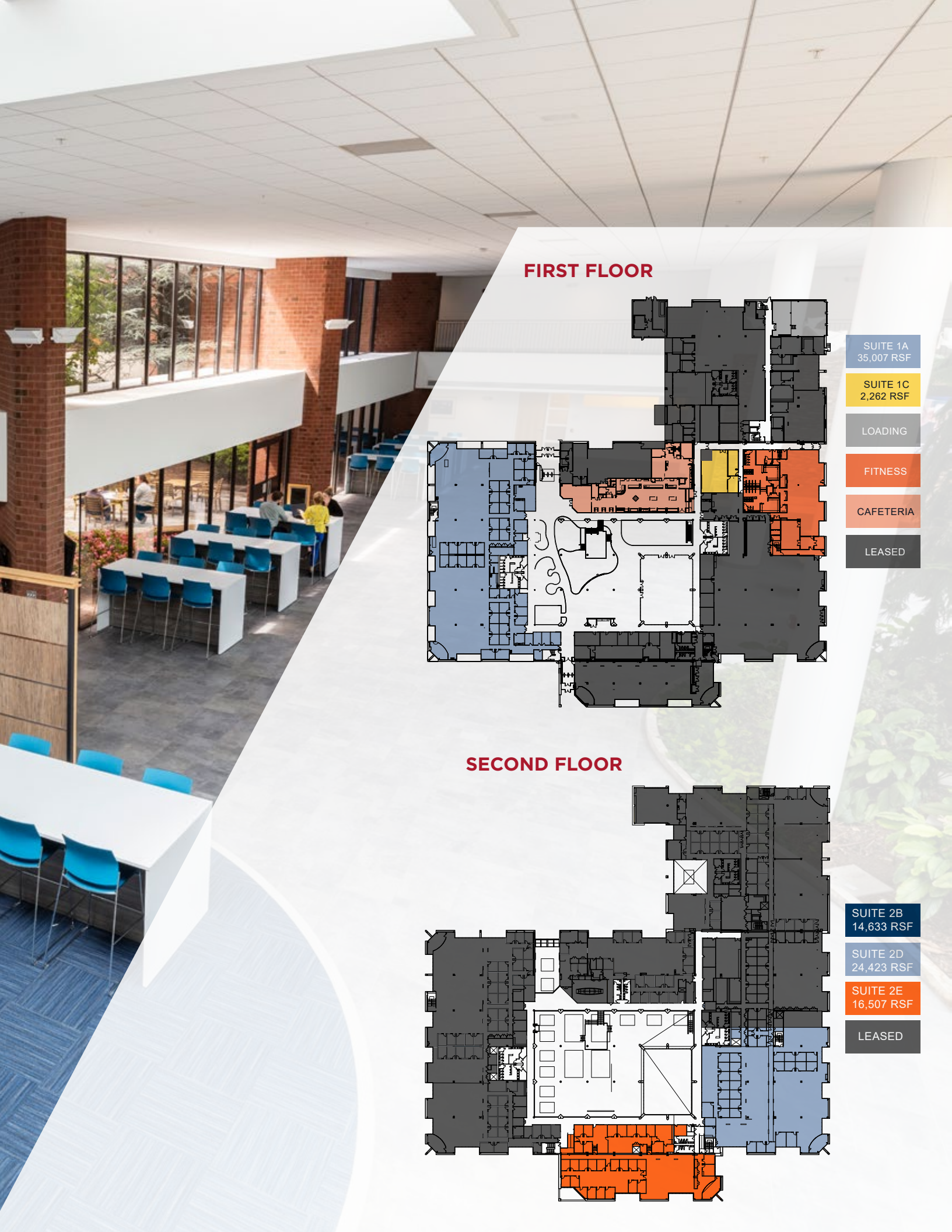
TOTAL SPACE AVAILABLE

Suite 1A: 35,007 RSF Suite 2D: 24,443 RSF
Suite 1C: 2,263 RSF Suite 2E: 16,507 RSF

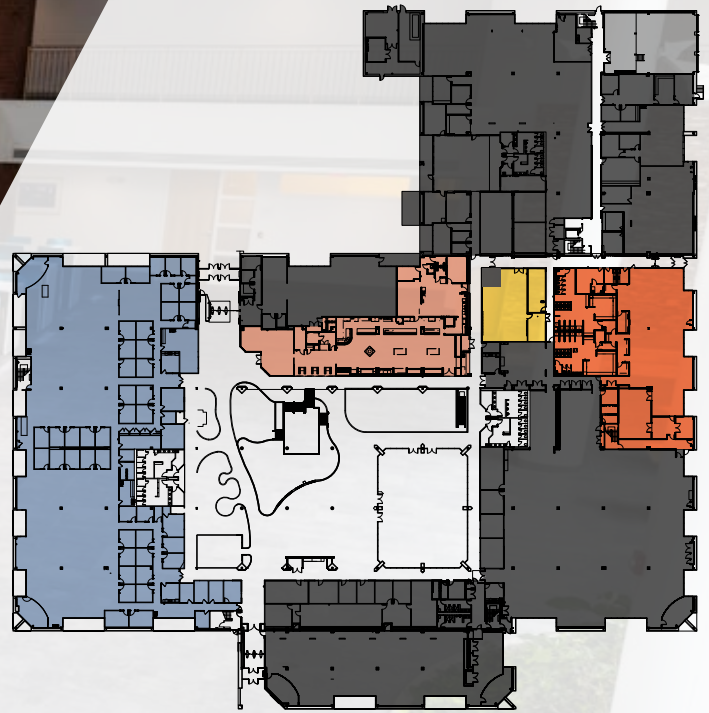
BUILDING SPECIFICATIONS

Total Size	262,800 RSF
Land Area	20.3 acres
Floors	Two
Parking	4.03/1,000 SF (1,060 spaces)
Renovation	Full gut rehab in 2004
Cooling	757.5 ton of cooling from 26 roof top units
Utilities	<ul style="list-style-type: none">• Electric: Eversource• Gas: Columbia Gas• Water & Sewer: Town of Canton
Electric Capacity	Diverse power fed 4,000 amp electric service
Fiber	Comcast and two diverse ribbon fiber feeds from Verizon
Generator	Caterpillar diesel generator powered, 800KW 480v 1200a





FIRST FLOOR



- SUITE 1A
35,007 RSF
- SUITE 1C
2,262 RSF
- LOADING
- FITNESS
- CAFETERIA
- LEASED

SECOND FLOOR



- SUITE 2B
14,633 RSF
- SUITE 2D
24,423 RSF
- SUITE 2E
16,507 RSF
- LEASED

150 ROTALL STREET

BOSTON



READVILLE STATION
FAIRMOUNT LINE
FRANKLIN LINE



NORDSTROM
rack

Marshalls

Wegmans



BLUE HILLS RESERVE
7,000+ ACRES
125 MILES OF BIKING/HIKING



SKYLINE TRAIL

2 MINUTE WALK



EXIT 1

150 ROTALL STREET



BLUE HILLS COUNTRY CLUB



MILTON

LOGAN AIRPORT

BY CAR



I-95	1 min
Mass Pike	15 mins
I-495	20 mins
South Station	30 mins
Logan Airport	35 mins

BY TRAIN



Back Bay Station	8 mins
South Station	15 mins

BY RAIL



Back Bay Station	15 mins
South Station	22 mins

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CONSERVATION
S
HIKING TRAILS

MEDITECH



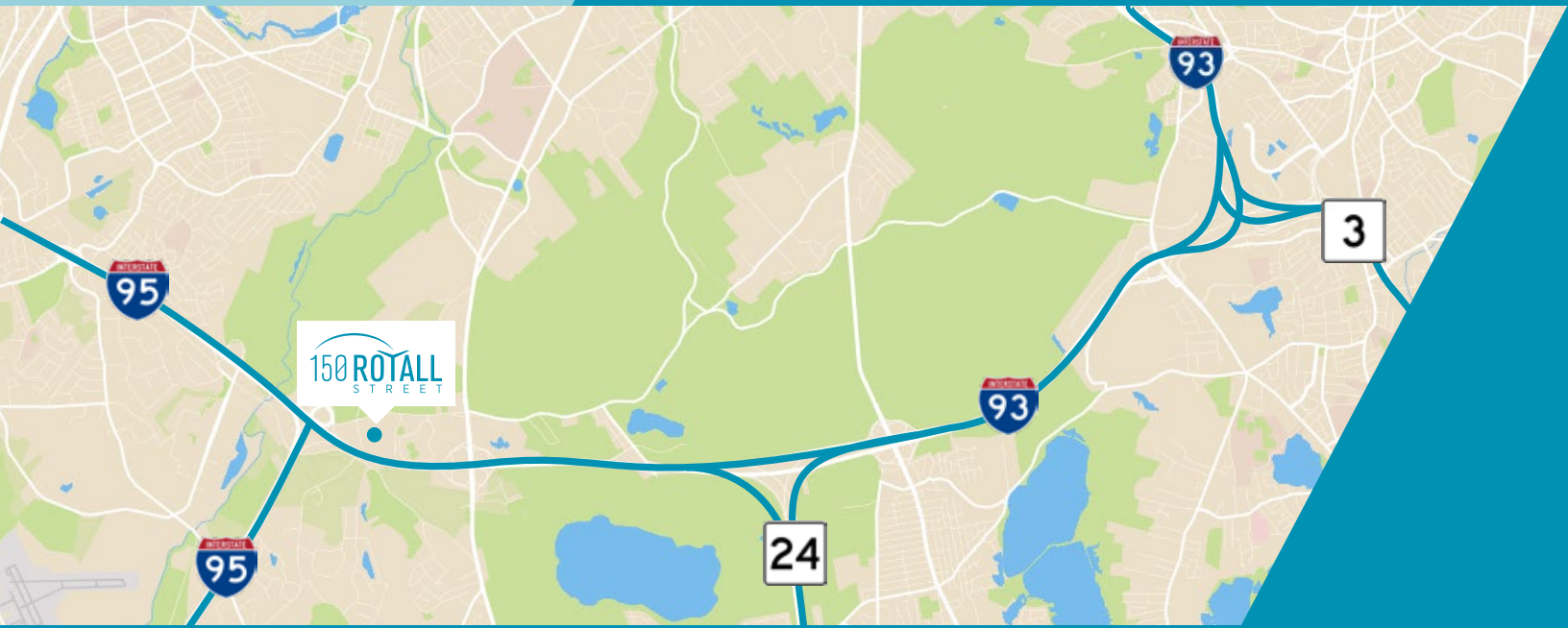
EXIT 2



HOOSIC CLUB

BROOKWOOD
COMMUNITY FARM

150 ROYALL STREET



CONTACTS

Rob Byrne

Managing Director
+1 617 204 4113
rob.byrne@cushwake.com

Paul Leone

Executive Director
+1 617 204 4127
paul.leone@cushwake.com

Pete Whoriskey

Managing Director
+1 617 204 4138
pete.whoriskey@cushwake.com

George O'Connor

Senior Associate
+1 617 279 4544
george.oconnor@cushwake.com

Rachel Igoe

Associate
+1 617 279 4547
rachel.igoe@cushwake.com

