

# 295 CANAL STREET

MALDEN, MA 02148

55,231 SF: NEW CONSTRUCTION OFFICE SPACE



*Creating Better Places to Live, Work and Play.®*





*Live, Work & Play*



**New Construction**

Open floor plates allow you to customize your space to reflect your brand, culture and style, enhancing productivity and recruiting efforts.



**Convenience**

Amenity-rich location. Walk to Malden Center's eclectic mix of retail, dining, housing, entertainment and fitness options!



**Accessibility**

4 blocks to the MBTA Orange line & commuter rail, easy access to I 93, Routes 1, 16 & 5 Miles from Boston's Government Center and Logan.



**Wellness**

295 Canal is parallel to the Malden River and Northern Strand Bike Path allowing for immediate access to outdoor seating, walking or biking!



**SPECIFICATIONS**

**Building Total:** 55,231 SF

**Available Space:** 45,134 SF contiguous on 4 floors

**Floor 1:** 1,946 SF

**Floors 2-4:** 14,396 SF

**Floor 5:** 10,112 SF (Leased)

**Construction:** Steel frame, Stone & Glass Window Exterior

**Ceiling Height:** Floor to Floor- 12' 8", Finished- 9' 10"

**Column Spacing:** Central Columns: 30'x30' Grid

**Elevator:** (1) 3,500 lb Elevator

**Loading:** 1 in Common

**Bicycles:** Secure Bicycle Station

**Parking:** 171 total spaces

**Roof:** Fully-Adhered Membrane Roof

**Green:** Kawneer Energy Efficient Windows and LED Lighting

**HVAC:** Rooftop Units (RTU) with Variable Air Volume Fan-Powered Terminals with Hydronic Reheat Coils

**Fire Protection:** Wet Sprinkler System

**Electricity, Gas:** National Grid

**Water & Sewer:** City of Malden

**Teledata:** Comcast & Verizon

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**Floor 1**



**Floor 2-4**



**Floor 5  
 (Leased)**



**Site Plan**



**Available: 45,134 SF**

**New Construction Office**

*295 Canal Street is a newly constructed, state-of-the-art office building situated along the scenic Malden River. This beautiful 5-story structure features a soaring window line, an abundance of natural light and open floor plates allowing you to create unique and inspiring work space.*

*295 Canal combines classic architectural elements with a modern vibe, infused with lightning-fast tel/data and the energy-efficient systems today's office users demand. Your team will also love that their new office space is just 4 blocks from the MBTA's rapid transit Orange Line and Malden's red hot Central Business District, featuring an eclectic mix of retail, dining, entertainment, housing and fitness options.*

**LOCAL AMENITIES**

*Just 5 miles from Harvard, MIT & Government Center in downtown Boston, 295 Canal Street offers companies the perfect combination of new construction, an awesome neighborhood and attractive rents that will together enhance productivity, recruiting efforts and your bottom line!!*

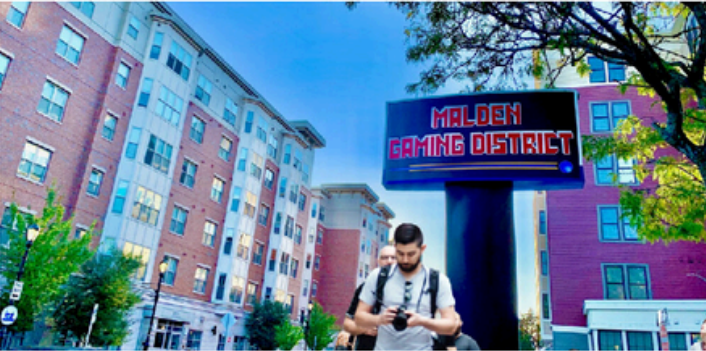
**CONTACT**

**Greg Regazzini**  
 Senior Vice President, Director of Leasing  
 gregazzini@combinedproperties.com  
 781.321.7800 x318  
 www.combinedproperties.com

*Creating Better Places to Live, Work and Play.®*



*The Neighborhood of Malden, MA*



*Creating Better Places to Live, Work and Play.®*



295 CANAL STREET  
MALDEN, MA

FLOOR 1: 1,946 SF

FLOOR 2: 14,396 SF

FLOOR 3: 14,396 SF

FLOOR 4: 14,396 SF

FLOOR 5: 10,098 SF  
(LEASED)

Available



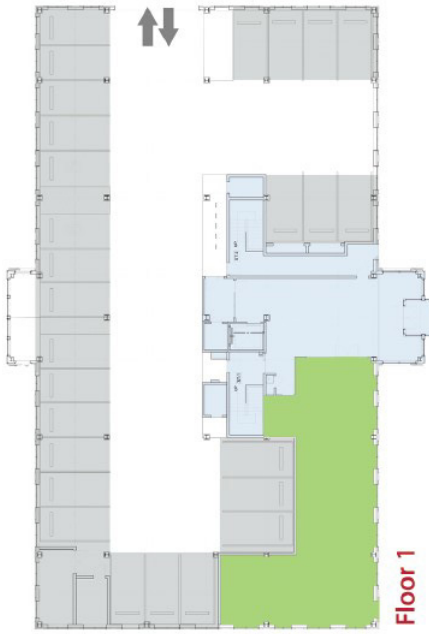
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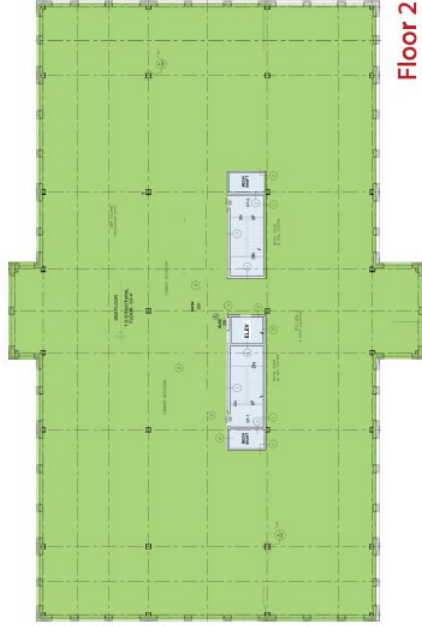
Lobby



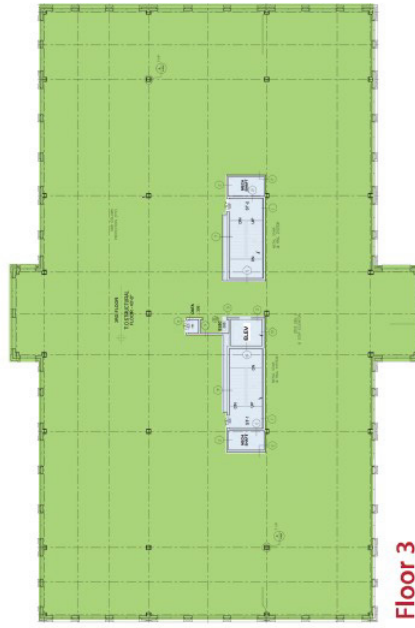
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Creating better places to live,  
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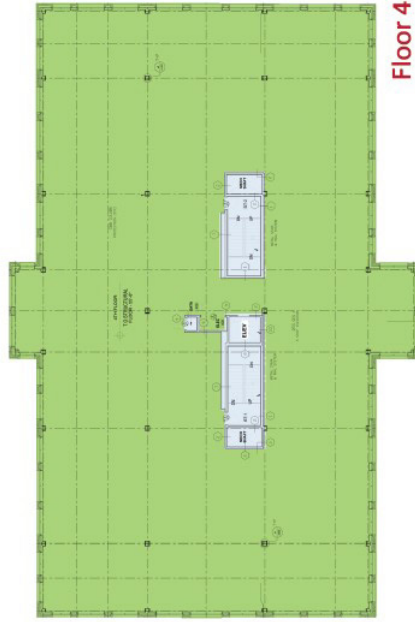
Floor 1



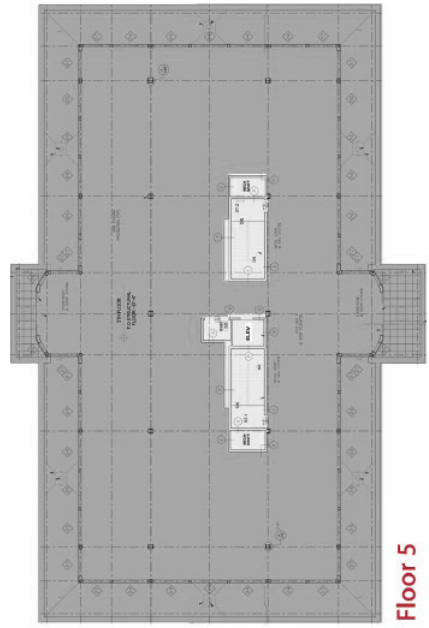
Floor 2



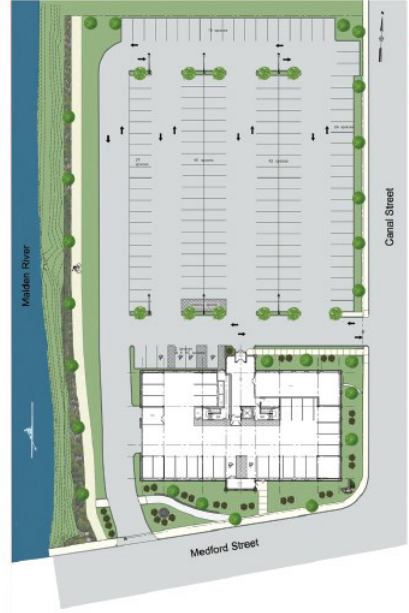
Floor 3



Floor 4



Floor 5



Site Plan