

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

Creating Better Places to Live, Work and Play.®

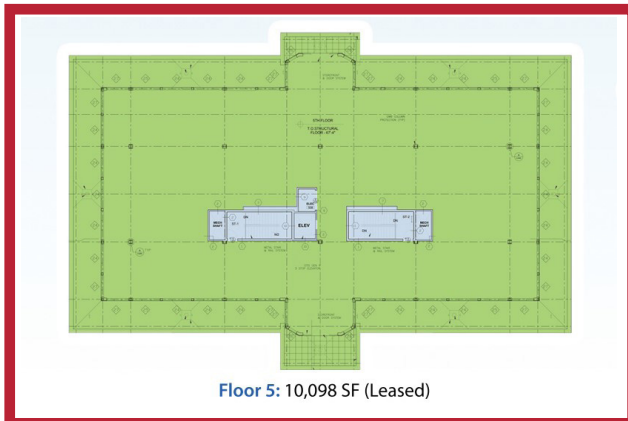
Floor 1



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

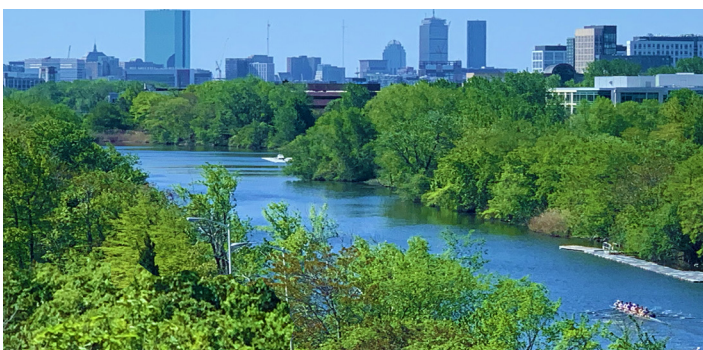
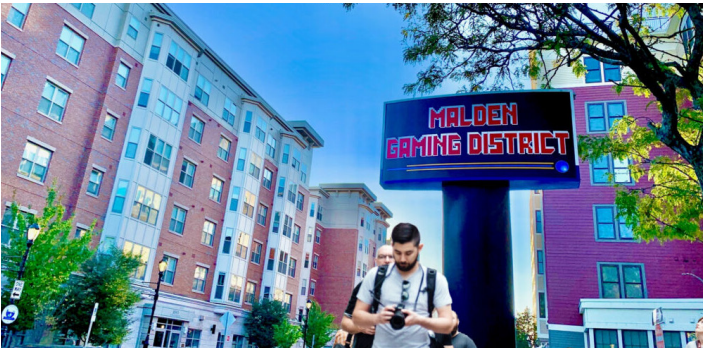
Just 5 miles from Harvard, MIT & Government Center in downtown Boston, 295 Canal Street offers companies the perfect combination of new construction, an awesome neighborhood and attractive rents that will together enhance productivity, recruiting efforts and your bottom line!!

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.®