



Colliers
INTERNATIONAL

Available
For Lease

HIGHLIGHTS

- » First class three-story atrium lobby
- » Highway visibility
- » Exterior building signage opportunity
- » Continuous ribbon window line
- » Strong local ownership and management
- » Immediate access to I-95 on ramp
- » Minutes to retail, restaurants, medical, hotel amenities at University Station, as well as the commuter rail and Amtrak station

35 SHAWMUT ROAD

CANTON | MASSACHUSETTS



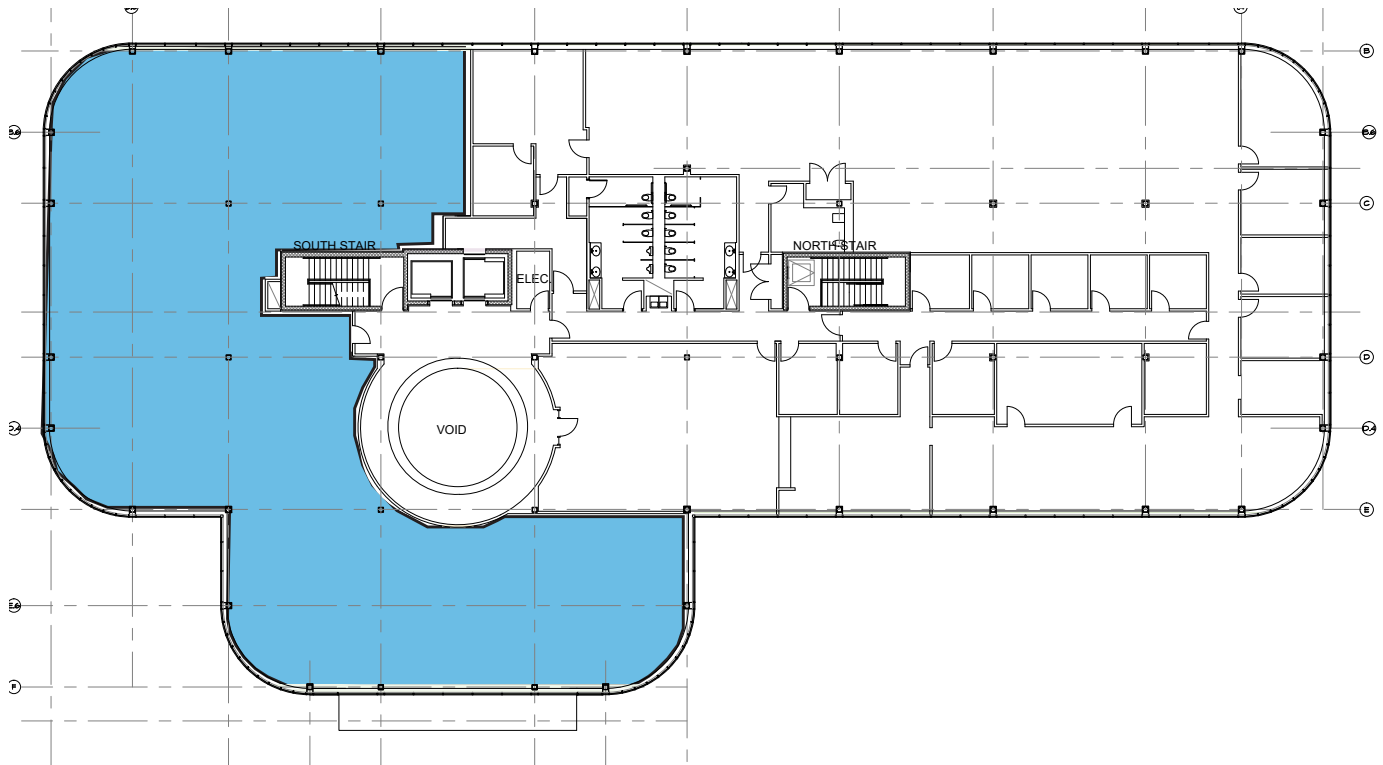
CANTON » 35 Shawmut Road

BUILDING SPECIFICATIONS

Year Built	2002
Property Type	3-Story office
Building Area	56,106 SF
Available	8,068 SF on 3rd Floor
Land Area	Shared site of 8.44 acres (with 45 Shawmut Road)
Parking	449 shared surface spaces (3.67/1,000 SF ratio)
Water	Canton Water and Sewer Department
Electrical	1,600 amp main, 277/480 volt, 3-phase, 4-wire main service.
Gas	Baystate Gas
Emergency Power	The generator unit, located on the roof, is a natural gas fueled 50 kVA, 40 kW, 277/480 volt, 3-phase, 4-wire unit manufactured by Olympian.
Fire Alarm System	Fully addressable system



Floor 3 » 8,068 SF Available



TRAVEL DISTANCES

- Immediate access to Interstate 95/Route 128
- 5 minutes to Interstate 93/128 and Providence
- 30 minutes to Boston
- 2 minutes to University Station
- 10 minutes to Legacy Place

T Commuter Rail	
South Station	20 minutes
Providence	45 minutes



UNIVERSITY STATION RETAIL

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