

## CANTON CORPORATE PLACE

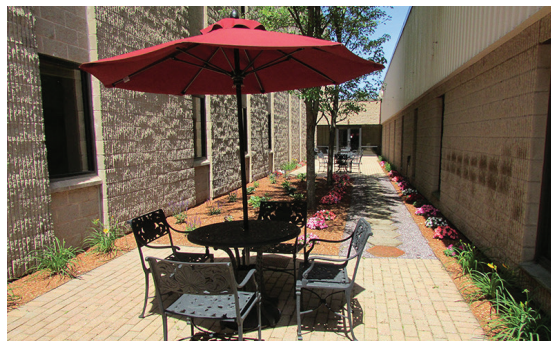
OFFICE SPACE FOR LEASE

1,997 - 32,875 SF



15-45 Dan Road | Canton, MA

Conveniently located only 2.5 miles from Exit 2 on Interstate I-93 (Route 128), 15-45 Dan Road is a first-class, three-story office building located within Canton Commerce Center. This 278,922 SF complex is located on 20 acres with ample parking for all tenants and offers many unique on-site amenities including a full-service café, fitness center, and conference center. Dan Road is surrounded by a broad array of retail, restaurant, and entertainment amenities.



## Building Specifications:

### TOTAL BUILDING AREA:

278,922 SF

### ELEVATORS:

Two (2) hydraulic, 2,500-lb passenger elevators.  
One (1) hydraulic, 3,000-lb freight elevator located in the multi-level portion of 45 Dan Road.

### SEWER & WATER:

Town of Canton

### ELECTRIC:

NStar

### GAS:

Bay State Gas

### FIBER:

Verizon & AT&T

### PARKING:

4.0 spaces per  
1,000 SF

### POWER:

Two (2) separate electrical services of 2500 Amps, 277/480 Volt, 3-Phase.

### HVAC:

60 gas-fired rooftop units.

### AMENITIES:

On-site cafeteria, fitness center, ATM, conference center, locker rooms with showers, outdoor seating area.

## Availabilities:

### 45 Dan Road:



Suite 110:	4,954 SF
Suite 128:	2,790 SF (9/1/2024)
Suite 130:	3,212 SF
Suite 210:	32,875 SF*
Suite 270:	1,997 SF**
Suite 290:	2,417 SF**
Suite 340:	7,642 SF
Suite 370:	6,963 SF

\*Contiguous up to 32,875 SF

\*\* Contiguous up to 4,414 SF



# Floor Plans:

-  AVAILABLE
-  LEASED

### 3rd Floor



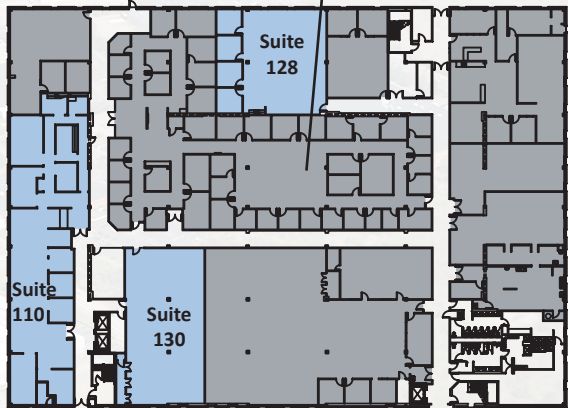
### 2nd Floor



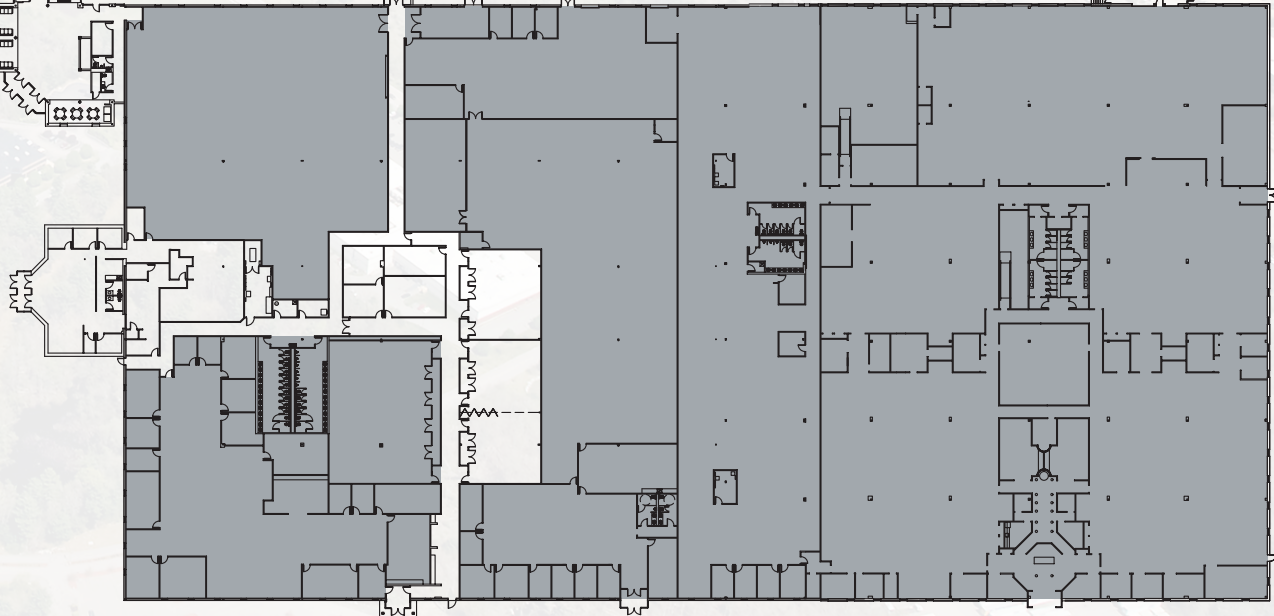
**Workspace@45**

**Executive Suites  
67 SF - 391 SF**

### 45 Dan Road 1st Floor



### 15 Dan Road 1st Floor





BOSTON

Logan Airport



CANTON

Reservoir Pond



Commuter Rail to Boston



138

**LOCAL AMENITIES**

**RESTAURANTS:**

- ① Trillium Brewing Company
- ② Alfredo's Restaurant
- ③ Mai Place
- ④ D'Angelo Grilled Sandwiches
- ⑤ Grand Slam Deli
- ⑥ Dunkin'
- ⑦ Polpetto's Cafe
- ⑧ Crisp Canton

**LODGING:**

- ⑨ Homewood Suites by Hilton  
Courtyard Boston

**SERVICES:**

- ⑩ Fuzion Sports Club
- ⑪ Bank of Canton  
Bank of America
- Visions Salon
- Hair Cuttery
- Prime Cleaners
- ⑫ Kids & Company
- ⑬ Primrose School
- ⑭ Prestige Gas/Car Wash
- ⑮ Wampatuch Country Club
- ⑯ Ponkapoag Golf Course

Dan Road

John Road

**JOHNFLATLEY**  
Company

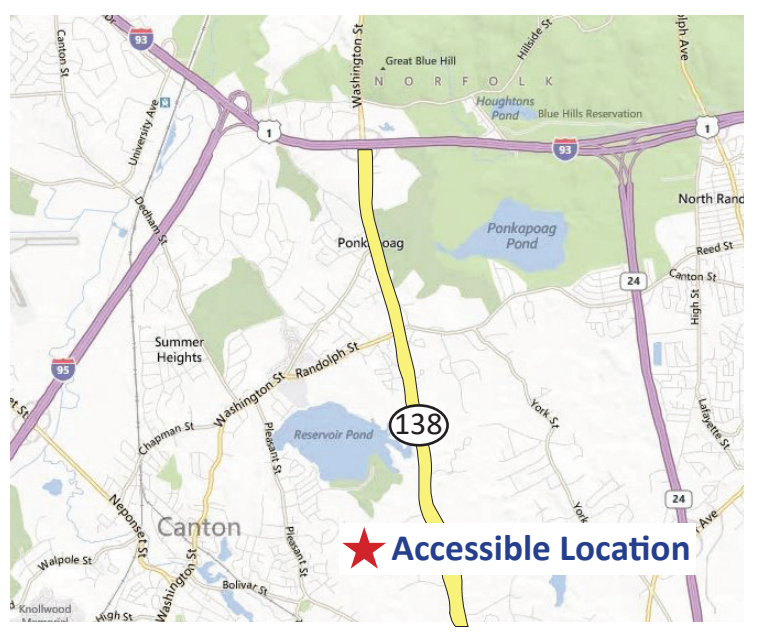
**For more information,  
or to schedule a tour, please contact:**

**Tom Maregni**

Direct 781.917.5306

Office 781.380.7731

[thomas.maregni@johnflatleyco.com](mailto:thomas.maregni@johnflatleyco.com)



★ Accessible Location

Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731  
[www.johnflatleyco.com](http://www.johnflatleyco.com) | [info@johnflatleyco.com](mailto:info@johnflatleyco.com)