

FOR LEASE

580 MAIN STREET BOLTON, MA

FIRST CLASS OFFICE & FLEX SPACE

 **SVN** | PARSONS COMMERCIAL
GROUP | BOSTON



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First Class Office/Flex Space

580 Main Street Bolton, MA



PRIME OFFICE/FLEX SPACE

±1,660-16,814 SF of subdividable office/flex space with loading access



AMPLE PARKING

High parking ratio of 4.05/1000 SF | Over 400 Spaces



PRIME LOCATION

Located on Route 117, directly off I-495 nearby many restaurants and retailers



LOADING DOCK ACCESS

Access to a common loading dock



BOLTON OFFICE PARK

Situated in a well-known park with 100+ acres of walking paths and a scenic pond



ONSITE AMENITIES

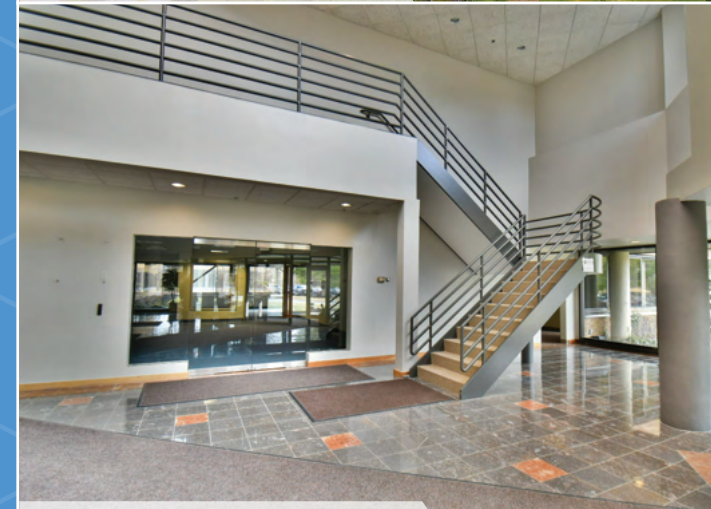
Internal courtyards with plenty of natural light, and onsite fitness center

PROPERTY HIGHLIGHTS

- SVN | Parsons Commercial Group | Boston is pleased to offer the opportunity to lease ±1,892 to 16,814 SF of subdividable office space along with ±1,660-7,290 SF of subdividable flex/R&D space at 580 Main Street in Bolton, MA.
- Conveniently located on Route 117, directly off I-495, 580 Main Street is within 15 miles of major highways I-90/Mass Pike, less than 10 miles from Route 2 and I-190, and less than 7 miles from I-290, with numerous nearby amenities including restaurants and retailers.
- Located within Bolton Office Park, an established office park with over 100 acres of walking paths, open fields and scenic ponds.



Convenient Location



Recently Renovated Lobby



Interior Courtyards

580 Main Street | Bolton, MA

SPACE AVAILABLE

Story	Size	Type	Date Available
Lower Level	1,660 - 7,290 SF	Flex Space	Available Now
First Floor	1,892 SF	Office Space	TBD
Second Floor	1,892 - 16,814 SF	Office Space	Available Now

SUGGESTED USES



Lab/R&D



Office



Storage

PROPERTY OVERVIEW

PRIME OFFICE/FLEX SPACE AVAILABLE

± **1,660 - 16,814 SF**

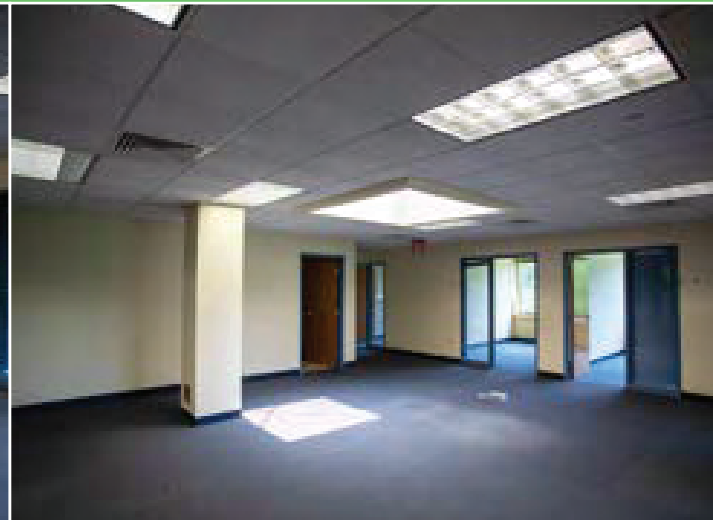
Office/Flex Space For Lease

± **4.05/1,000 SF**

Abundant parking for employees and clients.

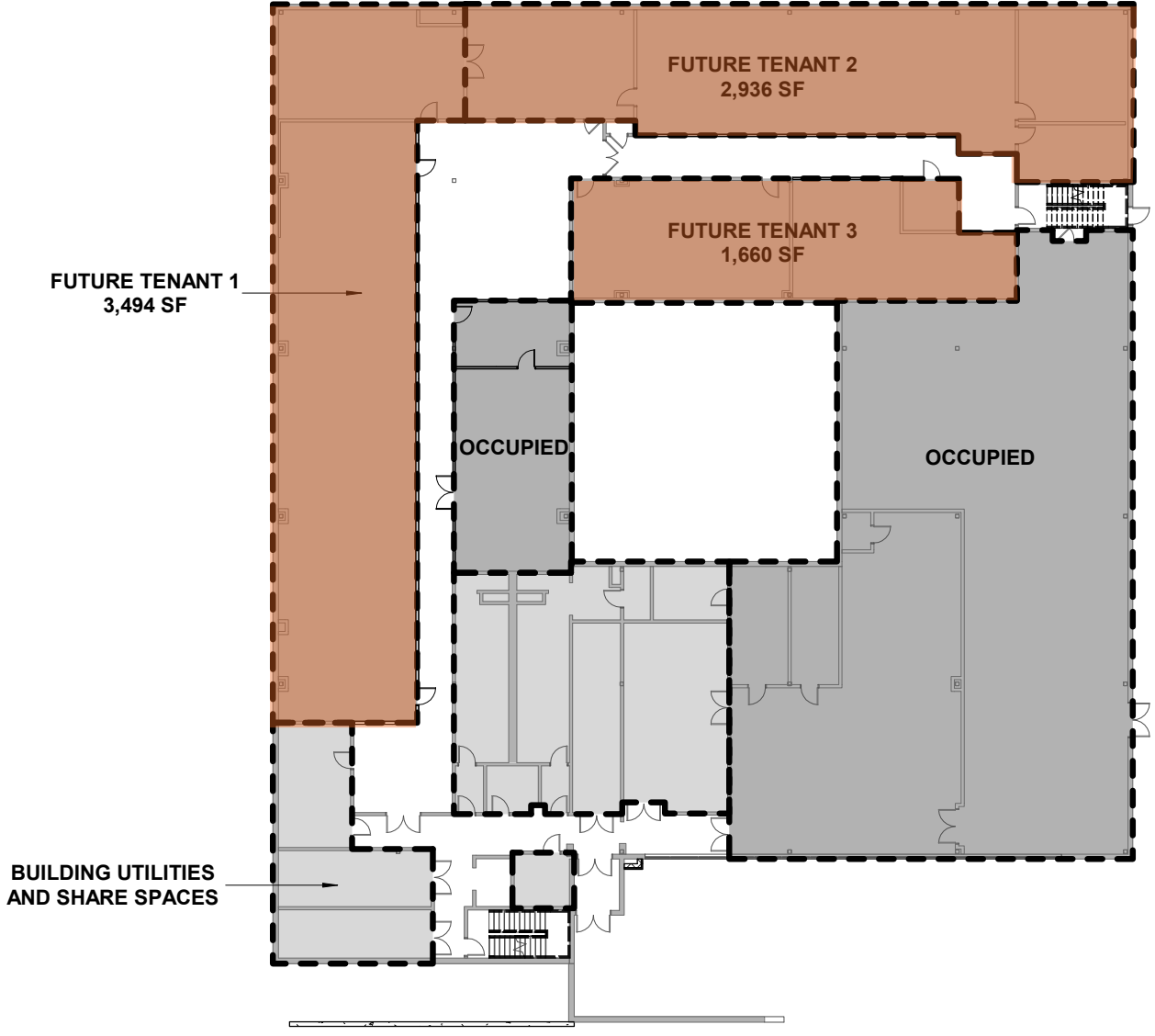
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Common Loading Dock for Use



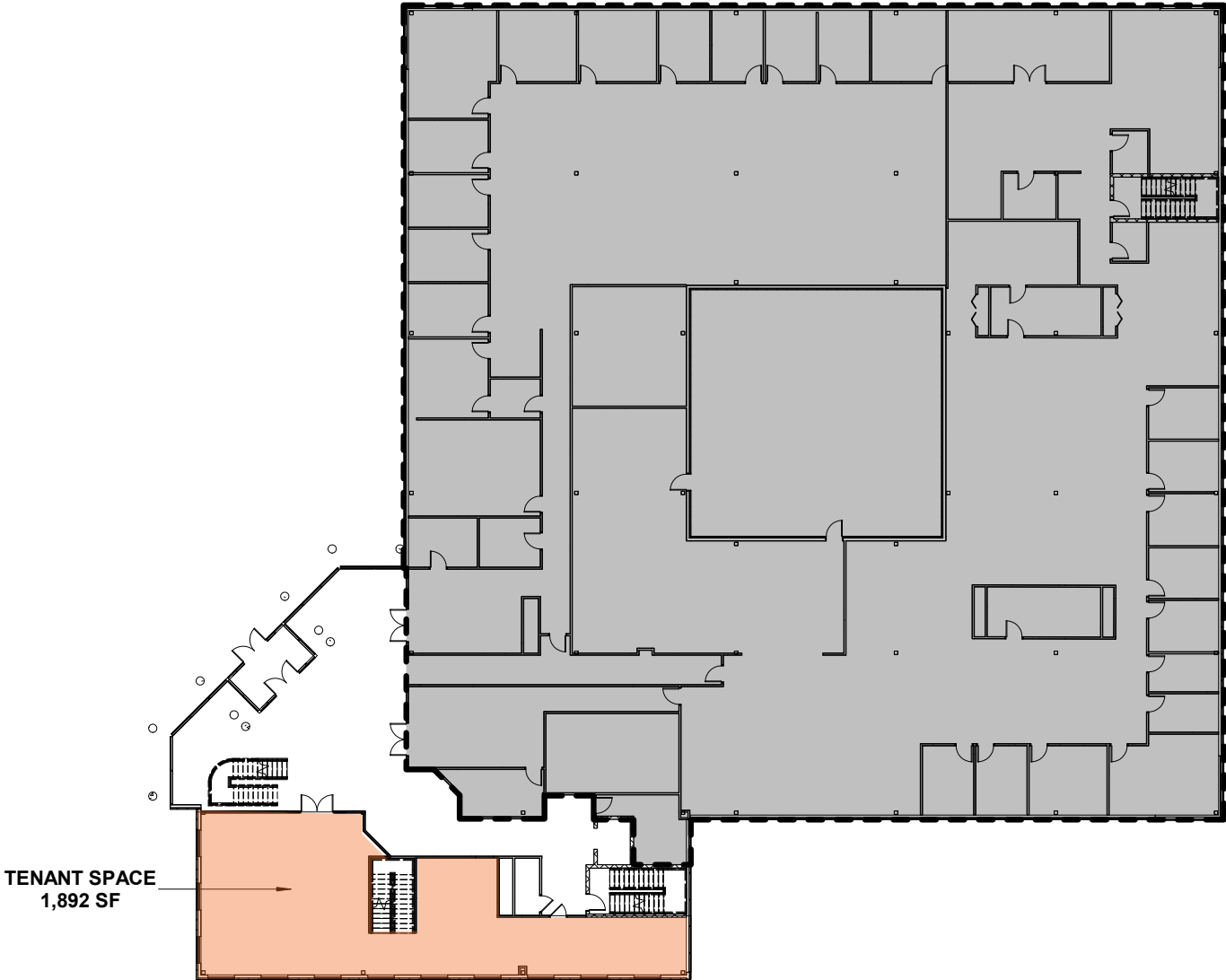
Lower Level | ±1,660 - 7,290 SF Flex Space

580 Main Street Bolton, MA



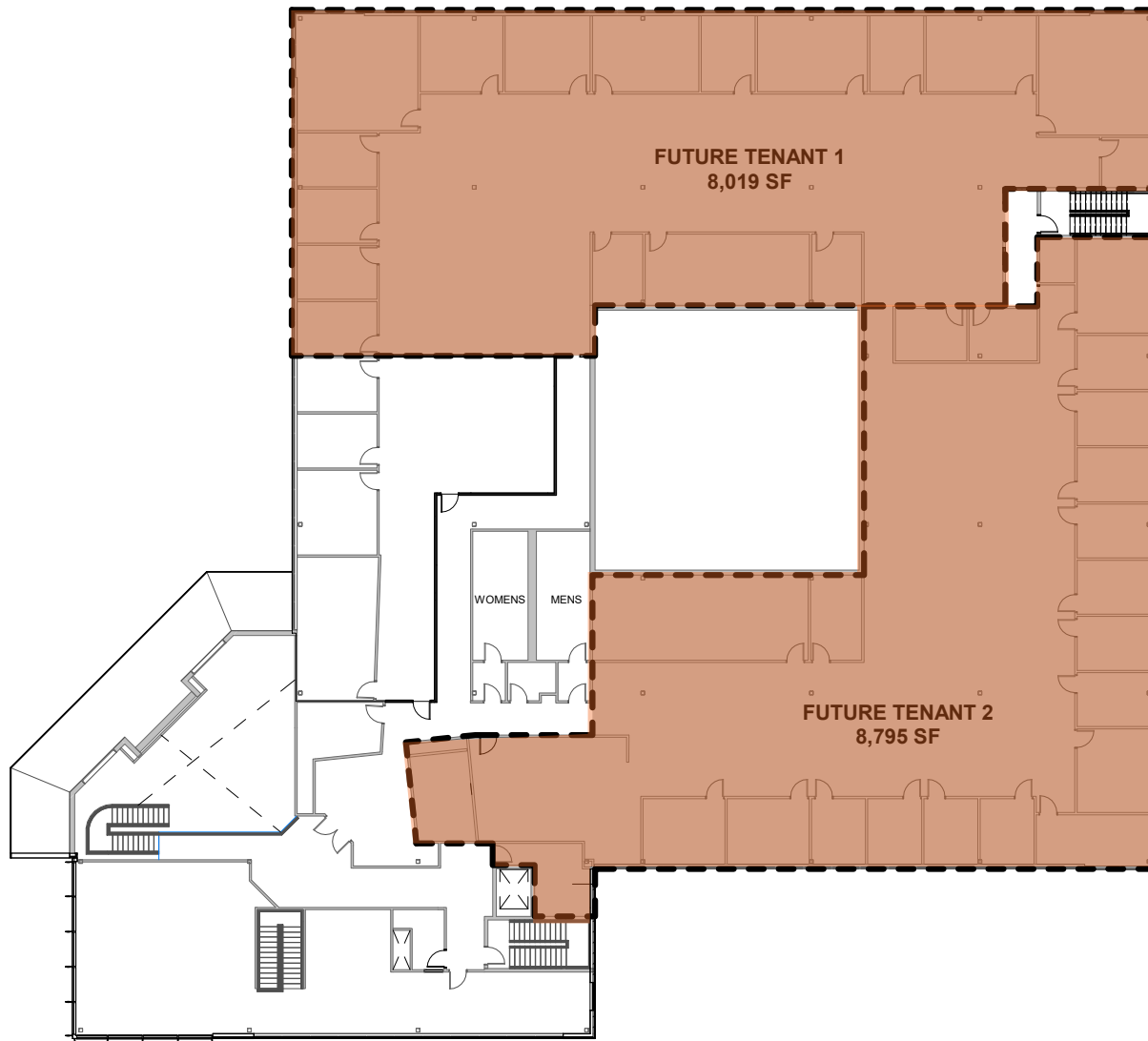
First Floor | ±1,892 SF Office Space

580 Main Street Bolton, MA



Second Floor | ±8,019 - 16,814 SF Office Space

580 Main Street Bolton, MA



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