



FOR LEASE



Bolton Square Offices Starting at \$12.50/RSF!

LISTING PRESENTATION | 580 MAIN STREET | BOLTON, MA

Exclusively Listed by

Duncan Chapman - Director | (978) 621-1290 | duncan@kw.com | 147900, Massachusetts

Robert Jackson - Commercial Realtor | (781) 214-0192 | rjackson@kwcommercial.com | 9587133, Massachusetts

KW Commercial | North Central

670 Mechanic Street
Leominster, MA 01453

Each Office is Independently Owned and Operated

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Property Description



Bolton Square Offices - For Lease - Starting at

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66,200 SF Office/Flex Building on \pm 6.5 Acres

Bolton Square Offices located at 580 Main Street in Bolton, Massachusetts is a prominent office/flex property offering with direct access to I-495 and Route 117. Set on approximately 6.5 acres, this three-story building features flexible space, characterized by a brick façade, expansive window lines with views of wooded areas and ponds, and an inviting interior courtyard.

This accommodating office property has great amenities and tenant common areas, creating a fresh, contemporary environment for businesses and their employees. Among the new amenities is a modern, on-site gym exclusively for tenants, supporting health and wellness in the workplace. Spacious exterior green spaces offer attractive options for outdoor gatherings, relaxation, and events.

The building features a variety of office suites on the first and second floors that can be combined or reconfigured to suit individual business requirements, while the lower level offers additional flex or lab space. Loading docks and elevators facilitate business operations throughout the property.

With its beautifully landscaped grounds, newly enhanced amenities, and adaptable layout, 580 Main Street delivers a scenic, accessible, and contemporary workspace solution in central Massachusetts. The lower level is designed for flexible lab or flex space with multiple units.

This property presents excellent potential for owner-users and accommodates a vast array of business needs.

Several available spaces ranging from approximately 2,000SF to 20,000 SF.

Call Duncan @ 978-621-1290 or Rob @ 781-214-0192 for more questions.

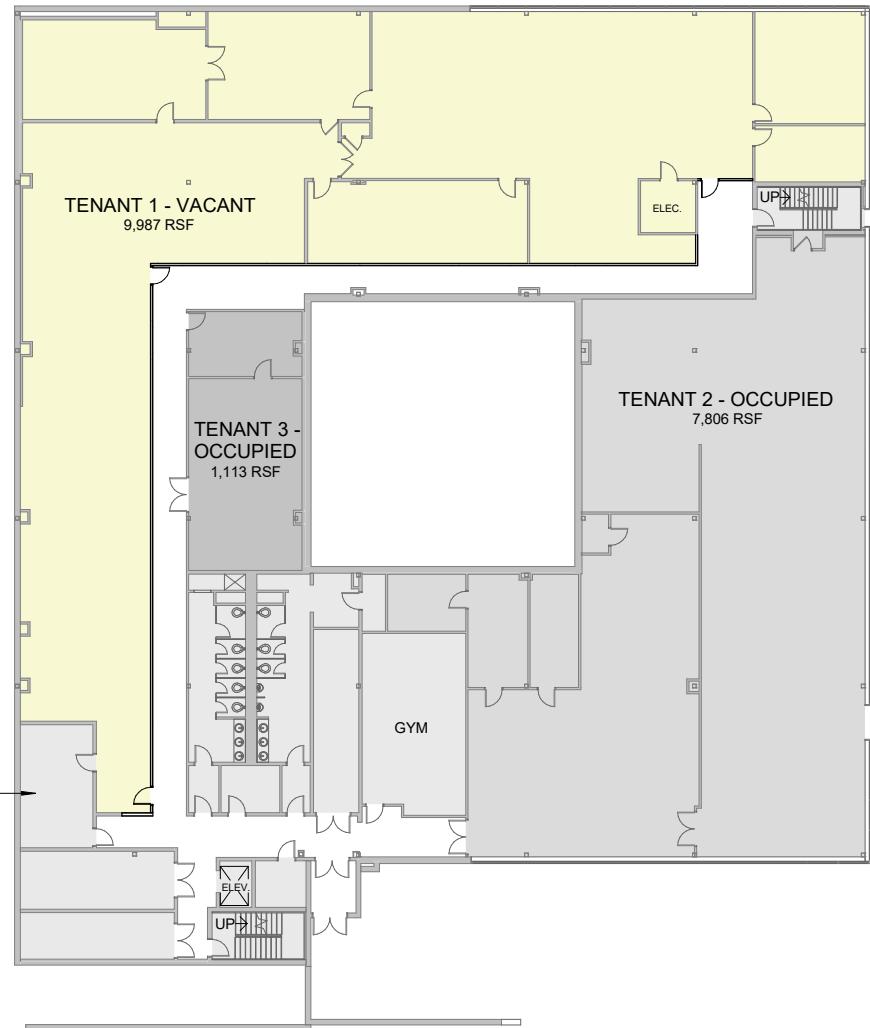
Property Photos



Property Photos



Marketing Plan

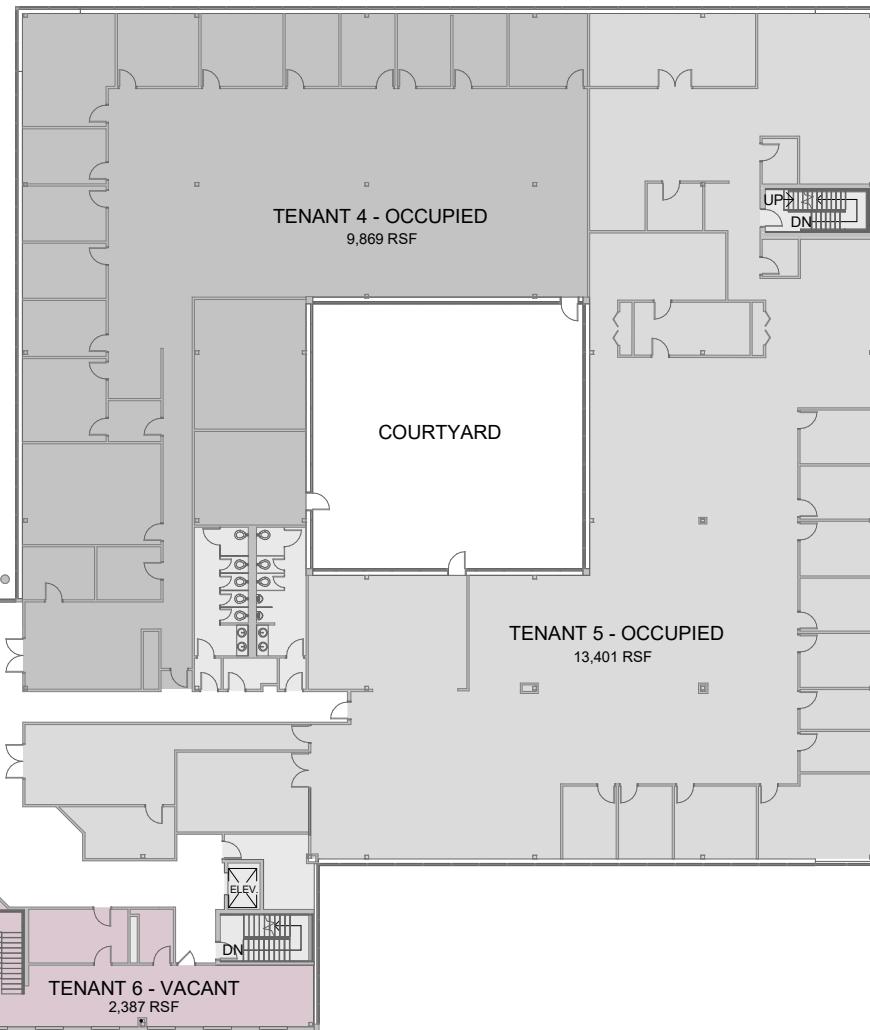


Bolton Square Offices - BOMA / Marketing Plans - Lower Level / 10/23/2025

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800



Marketing Plan

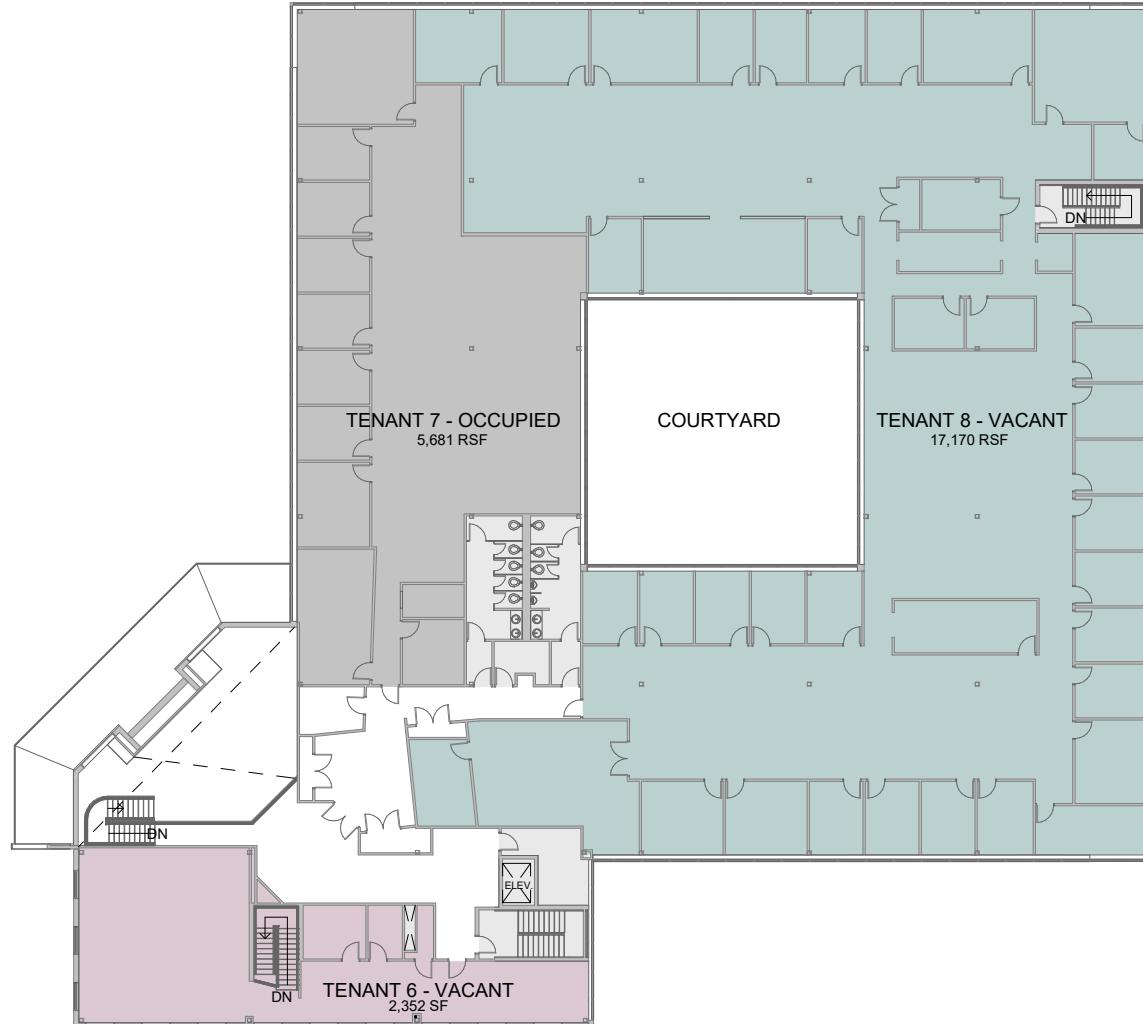


Bolton Square Offices - BOMA / Marketing Plans - First Floor / 10/23/2025

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Marketing Plan

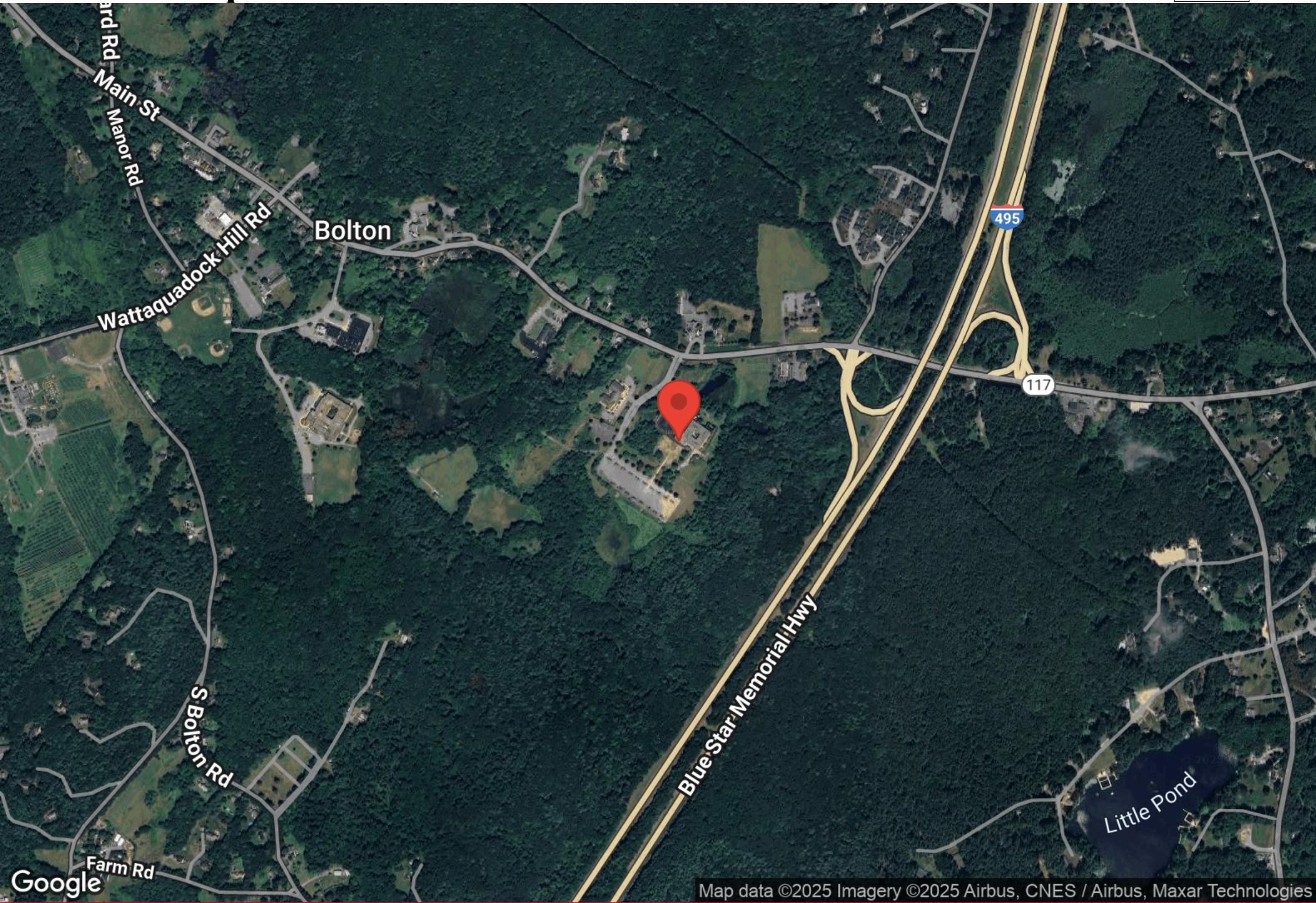


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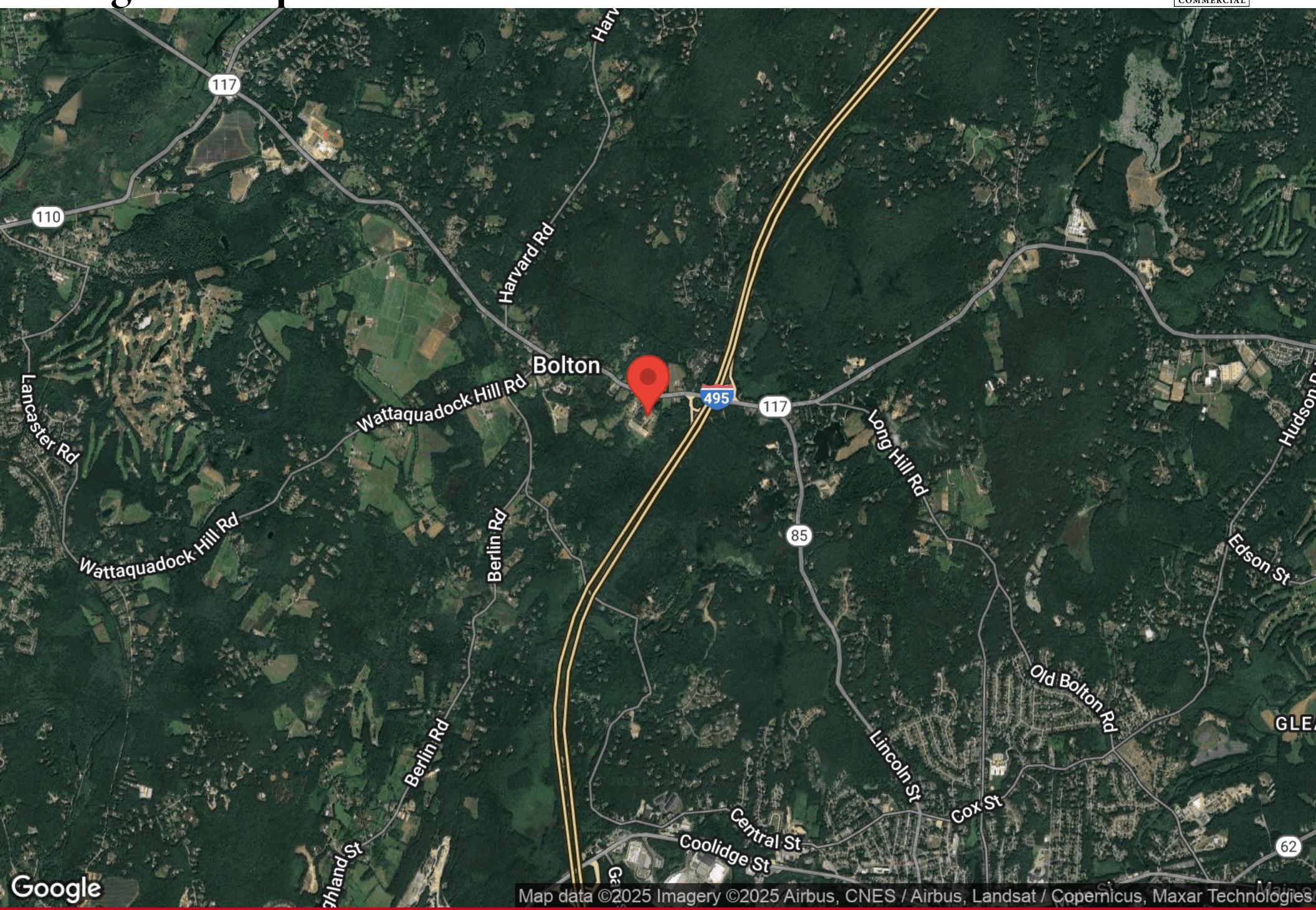


Aerial Map



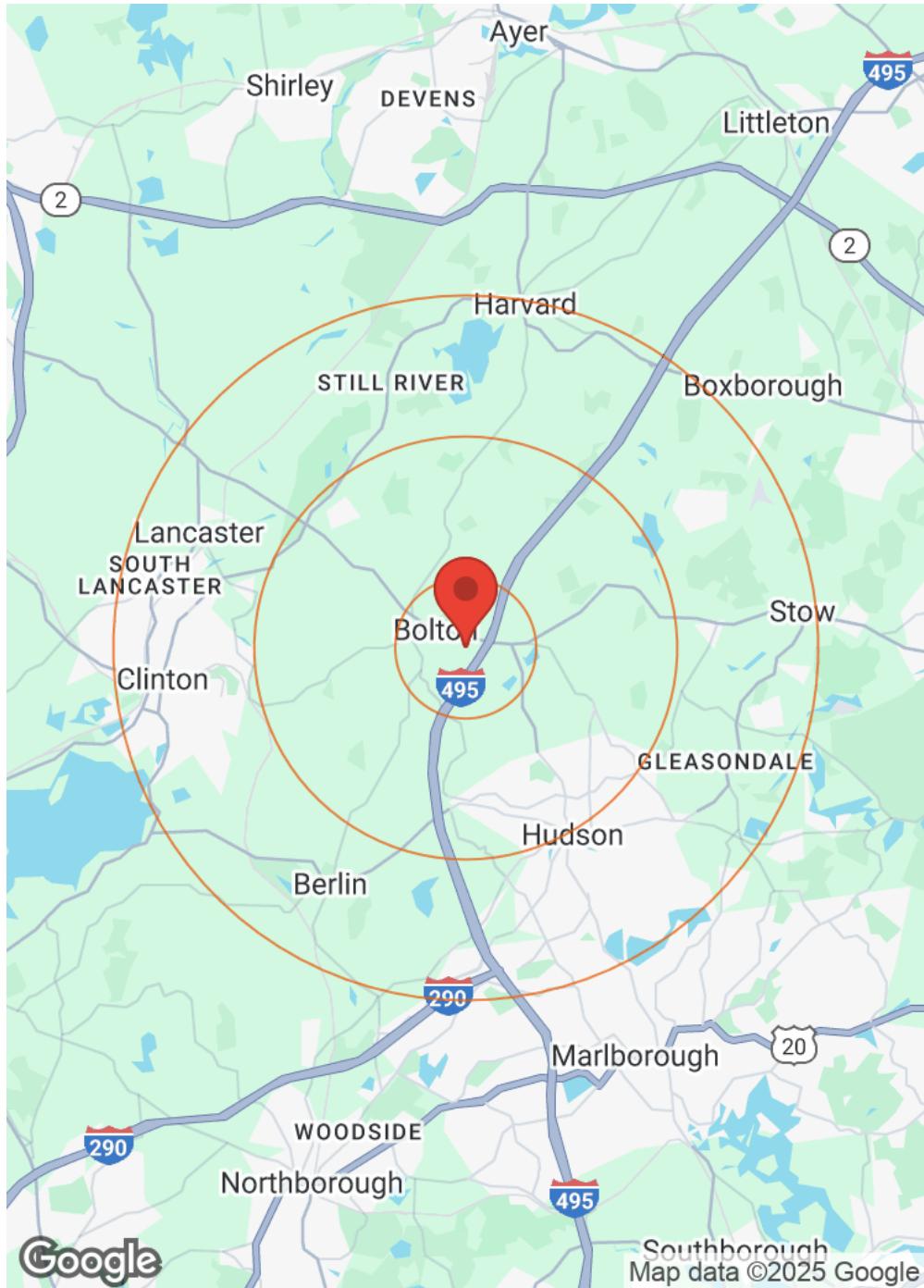
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Regional Map



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	460	7,850	27,928
	Female	465	8,142	28,431
	Total Population	925	15,992	56,359
Age	Ages 0-14	177	2,620	9,032
	Ages 15-24	96	1,789	6,076
	Ages 25-54	336	5,955	21,392
	Ages 55-64	155	2,527	8,805
	Ages 65+	160	3,100	11,055
Race	White	782	13,118	44,867
	Black	6	329	1,730
	Am In/AK Nat	N/A	8	34
	Hawaiian	N/A	2	6
	Hispanic	51	1,126	5,168
	Asian	65	940	2,987
	Multi-Racial	20	395	1,319
	Other	N/A	75	248
	Median	\$192,649	\$128,286	\$122,613
Income	< \$15,000	8	376	1,173
	\$15,000-\$24,999	4	197	806
	\$25,000-\$34,999	4	228	708
	\$35,000-\$49,999	5	295	1,432
	\$50,000-\$74,999	10	737	2,795
	\$75,000-\$99,999	15	570	2,392
	\$100,000-\$149,999	53	1,108	4,382
	\$150,000-\$199,999	70	767	3,381
	> \$200,000	149	1,881	5,717
	Total Units	327	6,323	23,488
Housing	Occupied	319	6,159	22,785
	Owner Occupied	297	4,663	16,044
	Renter Occupied	22	1,496	6,741
	Vacant	9	164	703



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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.



CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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SOLUTIONS

Robert E. Jackson

COMMERCIAL REALTOR®

BACKGROUND

Robert Jackson is an accomplished Commercial REALTOR® and professional engineer by trade with over 20 years of professional experience, specializing in commercial real estate, real estate development and the advanced energy markets. His diverse background includes expertise in originating, entitling, financing, constructing and operating advanced energy assets for publicly traded companies. Since 2015, Robert has been Managing Partner for Futuron LLC, focusing on real estate investment and consulting for the advanced energy market.

PROFESSIONAL EXPERIENCE

Robert is a Commercial REALTOR® with Northeast Solutions at KW Commercial, offering commercial real estate services nationally within the office, industrial, energy and infrastructure markets. Robert has over 20 years of real estate development experience ranging from interstate pipelines and transmission infrastructure to power generation plants involving conventional and renewable technologies. Robert is numbers focused and an expert in identifying developable land and evaluating project and asset proformas to evaluate both technical and financial viability.

Robert is an expert in the office, industrial and energy markets and maintains a superior concentration in these areas of commercial real estate. He is the lead listing agent for a three-building office complex located in Acton, Massachusetts. He is also leading energy and infrastructure support for KW Government Services which assists public and semi-public entities evaluate their real estate portfolios and provide solutions in energy and infrastructure.



CONTACT INFORMATION

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rjackson@kwcommercial.com

[Website](#)

[LinkedIn](#)

[YouTube](#)

SKILLS SUMMARY

- Commercial Real Estate
- Advanced Energy/Infrastructure
- Program Management
- Real Estate Development
- Strategic/Financial Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

MA, Boston University
Energy and Environmental Analysis
BS, Colorado State University,
Environmental Engineering

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