



BOSTON PORTFOLIO

THE FUTURE OF OFFICE

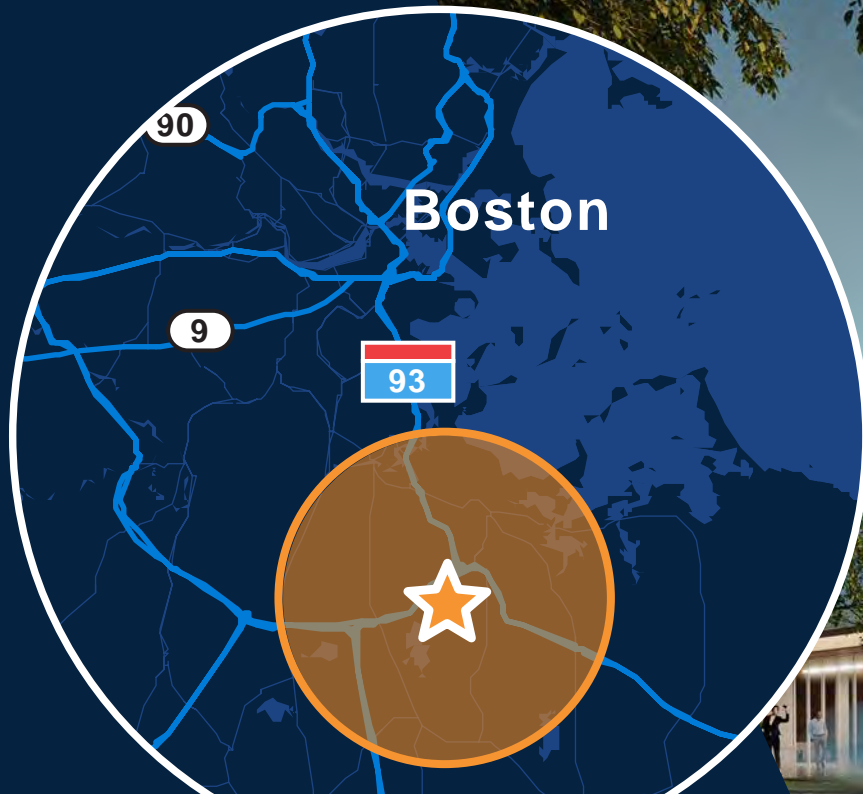


**250 GRANITE STREET
BRAINTREE, MA**

REIMAGINED OFFICE OPPORTUNITIES

SUMMARY

ONE DISTINCT LOCATION



**250 GRANITE STREET
BRAINTREE, MA**



1

BUILDING

120K

TOTAL RSF

2

STORIES

17-23FT

SLAB TO SLAB

30FT

COLUMN SPACING

LOCATED WITHIN A DYNAMIC MARKET

250 GRANITE STREET — BRAINTREE, MA

1  **abveris**

2 **americanBIO** 

3  **AMPHASTAR**
PHARMACEUTICALS

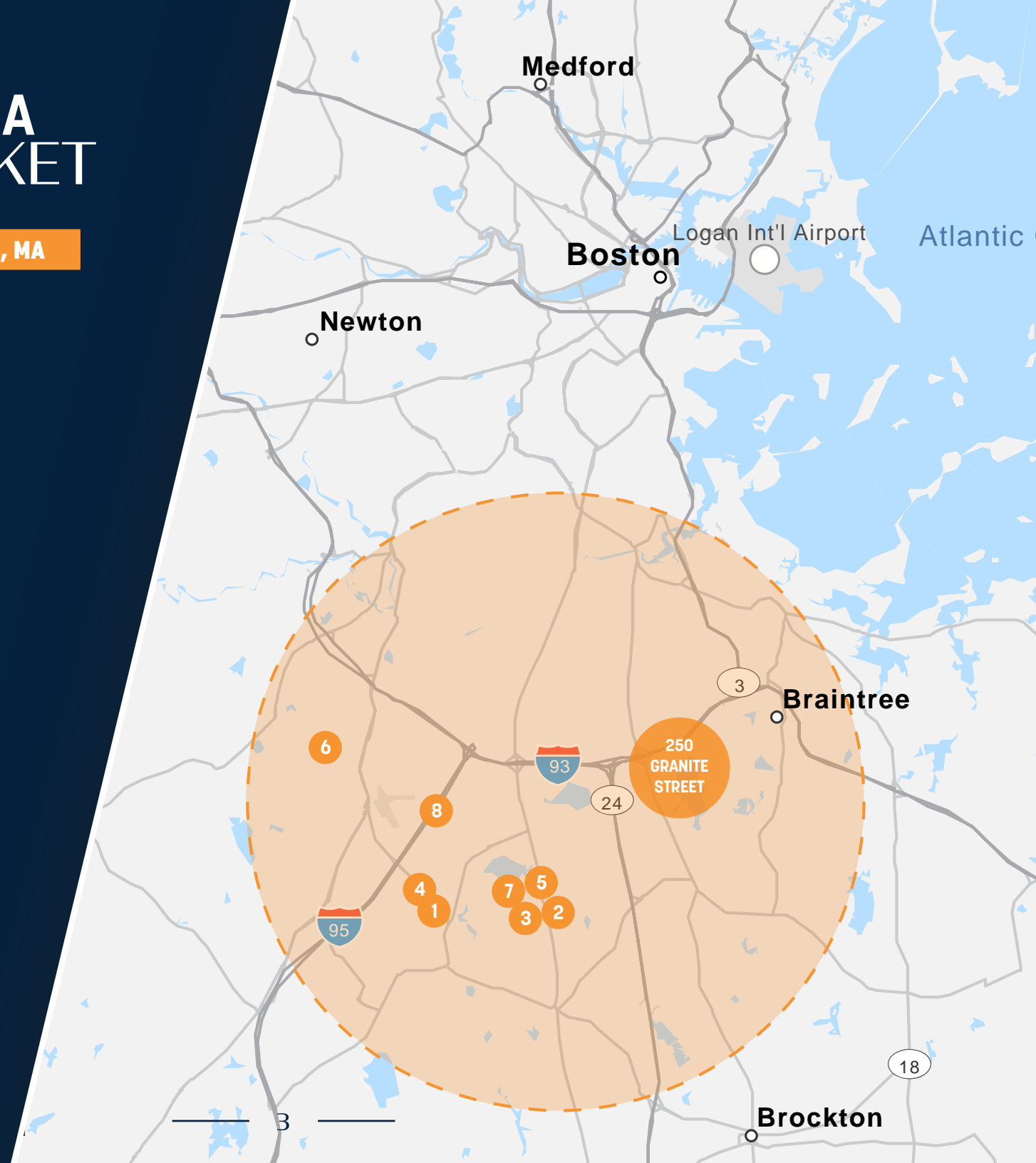
4  **CHEMIC**

5  **FRESENIUS**
KABI

6 **moderna**[®]

7 **Organogenesis** inc.

8 **TRIAD** Pharmaceuticals



SURROUNDED BY SHOPPING, DINING & ENTERTAINMENT

Run errands, window shop or grab lunch or drinks after work. Participate in community events. Clear your head with an afternoon walk (indoors or outdoors) any time of year.



WALKABLE INDOOR ACCESS TO:

- top-name retailers, restaurants and suburban nightlife
- indoor spaces for cold-weather escapes
- community hub for social activities



250 GRANITE STREET BRAINTREE, MA



- 120,000 SF of office or life science space
- Excellent signage & branding opportunity
- Onsite amenities with direct mall access

BASE BUILDING INFRASTRUCTURE

120,000 SF

TOTAL RSF

60K

FLOOR PLATE RSF

1

LOADING DOCK

Level 1: 17' / Level 2: 23'
Slab to Slab

30' Square Typical Column Bays
Column Grid

Level 1: 100 PSF / Level 2: 75 PSF
Live Load

Outside air and exhaust rates of 0.20 cfm per sf
Ventilation - Office & Support Areas

6.5 watts per sf
Power Allocation - Office Areas



BRAINTREE MARKET



Undergrad /
Professional
Degree %:
Age 25+



Median
Age



2022 Millennial
Pop %



Average
Household
Income



% Commute
<30 Mins



% Commute
>30 Mins

DEMOS

250 GRANITE ST

53%

42

27

\$126,000

47

53

Source: Esri, 5-mile radius

PREMIER LOCATION

- Robust, multi-modal public transportation accessibility
- Wide range of eating and retail experiences
- Proximity to a wide variety of housing cost ranges



BRAINTREE AMENITY-LOADED AREA

- HEALTH CLUB / GYMS
- HOTELS
- RESTAURANTS



WALKABLE: Within 5 Minutes

 **231**
RESTAURANTS / RETAILERS

 **155**
BARSTOOLS

 **343**
HOTEL KEYS

 **2**
HEALTH CLUB / FITNESS

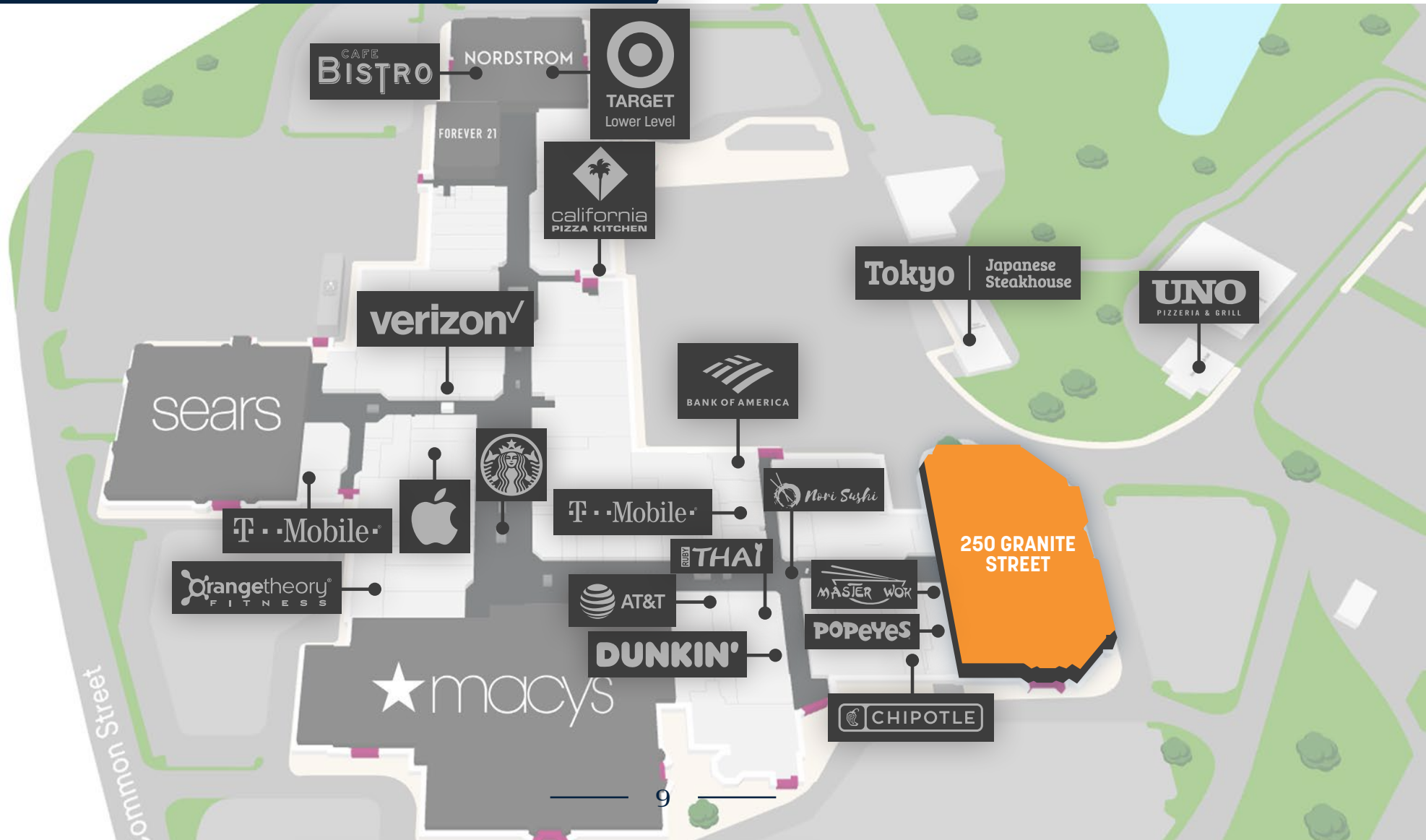
BRAINTREE MALL

STEPS AWAY FROM SERVICES
& CONVENIENCES



195

RETAIL SHOPS & RESTAURANTS





For more information, please contact:

CHRISTINE COHEN

HBC

christine.cohen@hbc.com

646-951-6778