

BOLTON OFFICE PARK 580 MAIN STREET

BOLTON, MASSACHUSETTS



FIRST CLASS OFFICE SPACE WITH EXCELLENT INFRASTRUCTURE

On behalf of Condyne Real Estate Development, JLL is pleased to present First Class Office Space for lease at 580 Main Street in Bolton, MA. 580 Main Street is a two-story, 105,600 square foot office building, located in Bolton Office Park. This 100-acre park includes wooded area, ponds and walking paths.

580 Main Street has an attractive brick façade with ribbon windows and a large bright marble atrium lobby. The building features two internal courtyards, which bring natural light streaming into the building's interior.

The building is conveniently located on Route 117, directly off I-495 Exit 27. 580 Main Street is less than 7 miles from I-290, less than 10 miles from Route 2 and I-190 and less than 15 miles from I-90/Mass Pike. There are many restaurants, daycare centers and hotels located within 5 miles of the building.

**3,000 TO
36,000 SF**

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BUILDING SPECIFICATIONS

BUILDING SIZE	105,600 SF
STORIES	2 floors
YEAR BUILT	1988
PARKING	4.0 cars per 1,000 SF
ZONING	Business
HVAC	Cooling tower with dedicated heat pumps; office suites have dedicated heat controls
UTILITIES	Waste Water: Private Electric: National Grid Gas: Propane
POWER	2000 AMPS, 480 volt, 3-phase
FIRE PROTECTION	Wet system
ROOF	Rubber membrane ballasted

Owned & Operated by:

1150 West Chestnut Street, Suite 3. Brockton, MA 02301

P: 508.510.6100
F: 508.857.4821
www.condyne.com



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

JAMEY LIPSCOMB
+1 617 531 4109
James.Lipscomb@am.jll.com

BRIAN TISBERT
+1 617 531 4115
Brian.Tisbert@am.jll.com

CHRIS LAWRENCE
+1 617 316 6529
Christopher.Lawrence@am.jll.com

ANDREW SHERMAN
+1 617 531 4147
Andrew.Sherman@am.jll.com



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