



**FOR
SALE /
LEASE**

580 MAIN STREET

BOLTON, MA

FIRST-CLASS OFFICE SPACE

3,000 - 46,180 SF AVAILABLE

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 facade 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.

For more information, contact Nate Nickerson at 978-369-5500 Ext 124.



EXCLUSIVE LISTING AGENT:
O'BRIEN COMMERCIAL PROPERTIES, INC.



336 Baker Avenue | Concord, MA



978-369-5500



www.obriencommercial.com

580 MAIN STREET, BOLTON

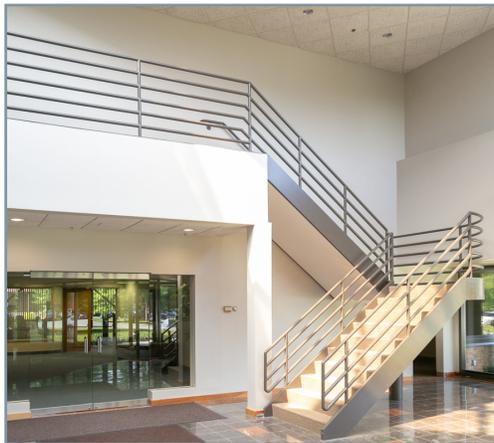
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AERIAL VIEW

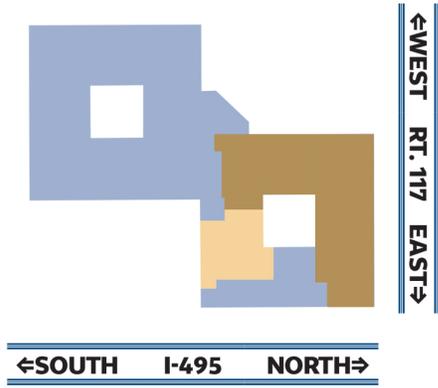


>> SPECIFICATIONS

Year Built:	1988
Building Size:	105,600 SF
Type:	Office
Stories:	Two Floors
Land:	100 Acres
Construction:	Masonry
Roof:	Rubber membrane ballasted
Zoning:	Commercial
Parking:	422 Spaces
Waste Water:	Private
Electric:	National Grid
Gas:	Propane
Power:	2000 Amps, 480 volt, 3-phase
Fire Protection:	Wet System

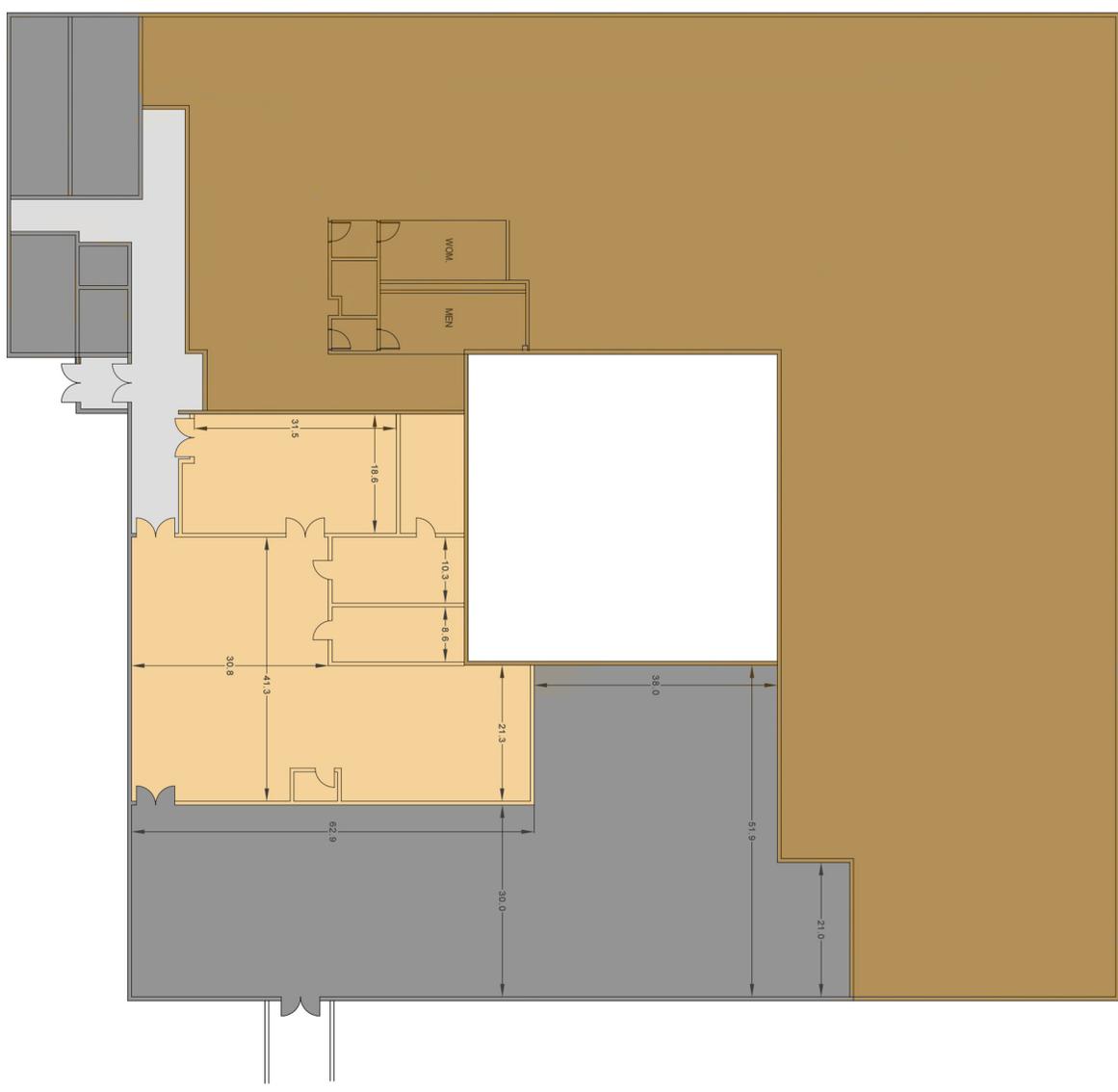


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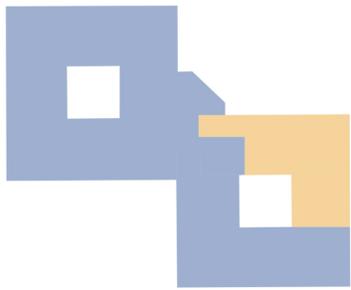


GROUND FLOOR PLAN

- 3,600 SF
- 12,000 SF



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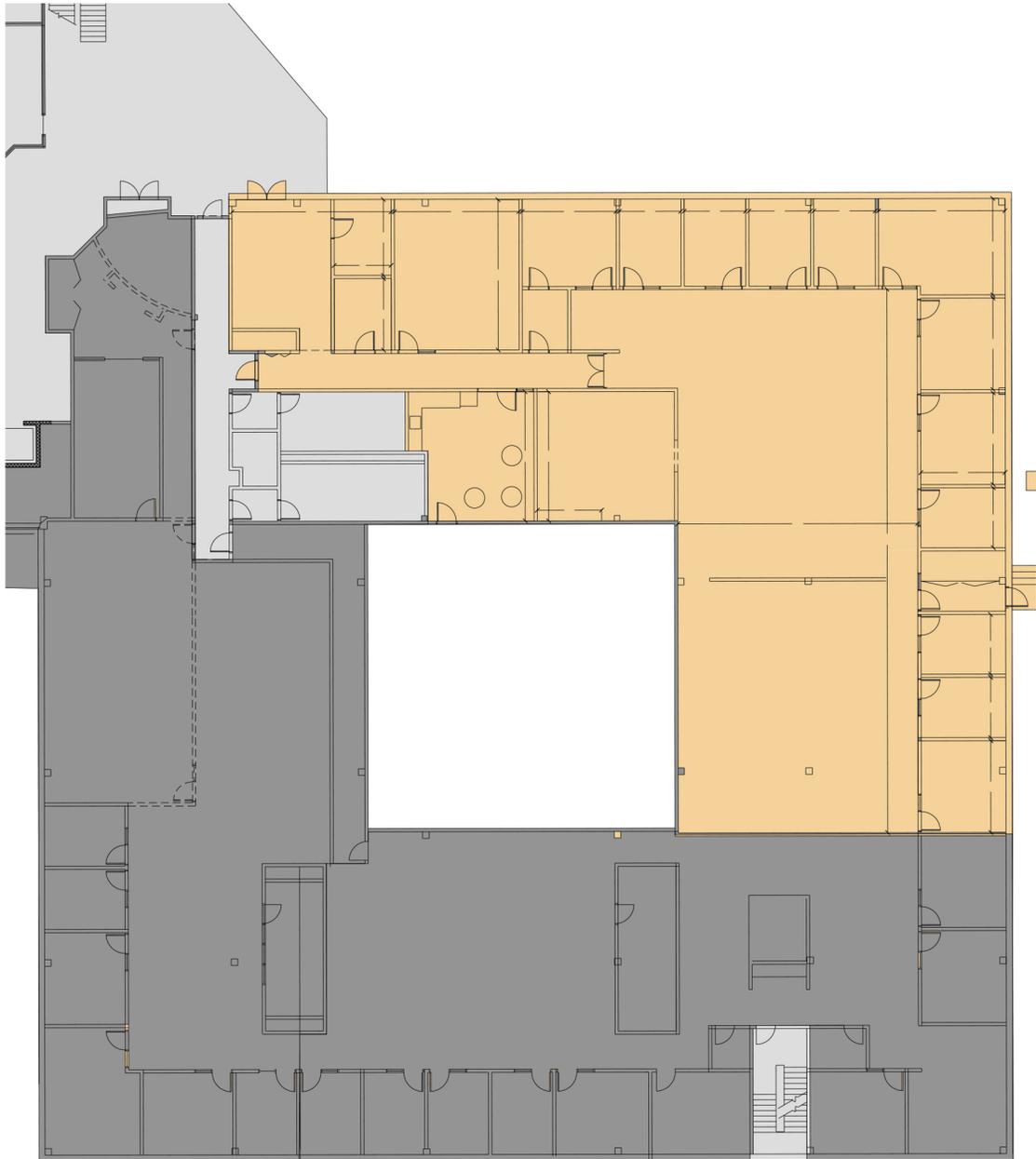


←WEST RT. 117 EAST→

FIRST FLOOR PLAN

8,427 SF

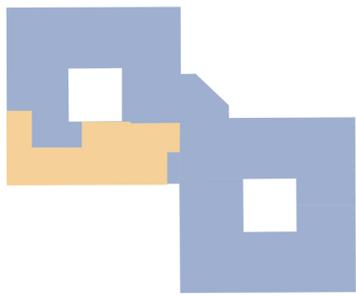
←SOUTH I-495 NORTH→



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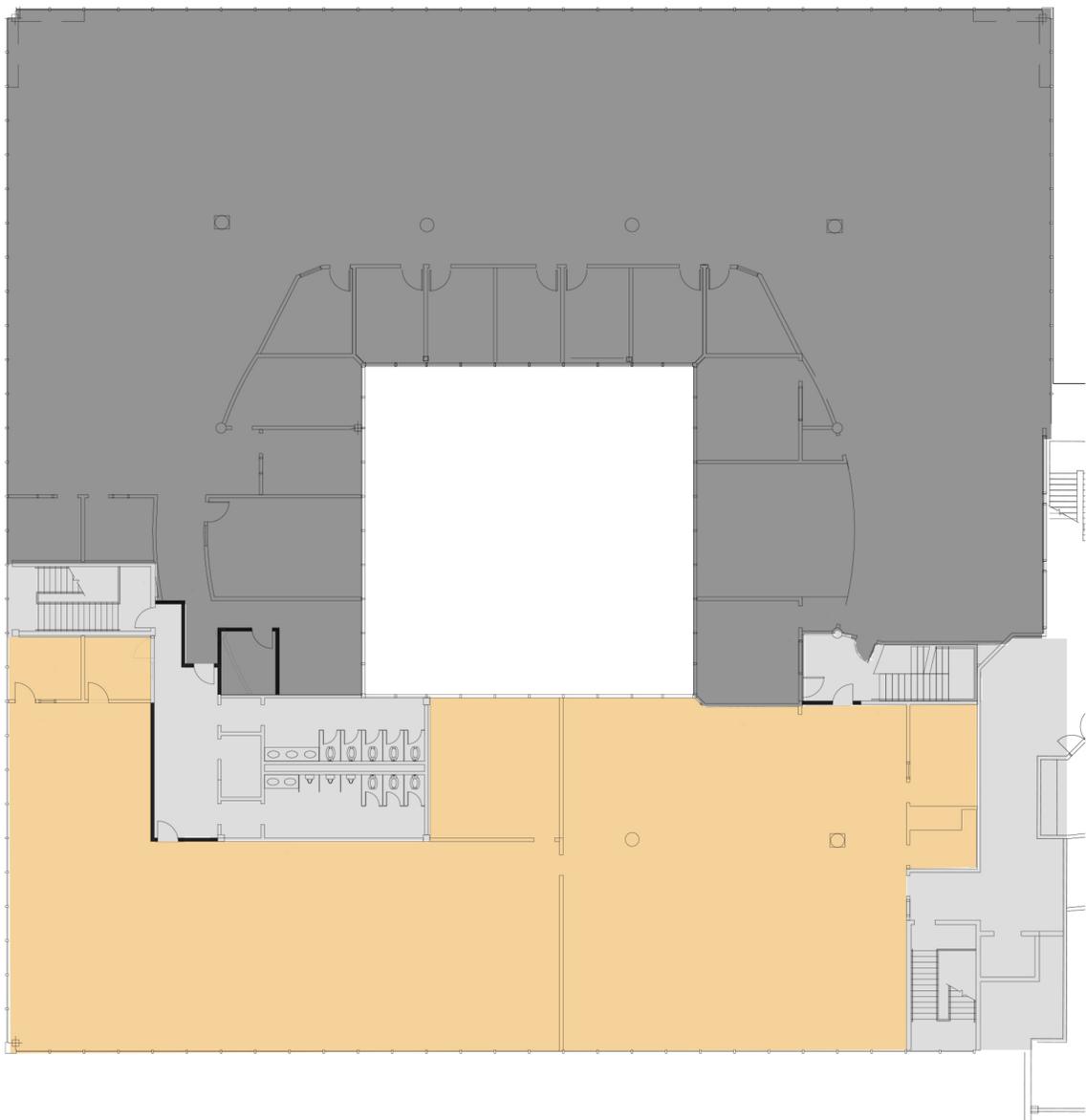
SECOND FLOOR PLAN

7,648 SF



←WEST RT. 117 EAST→

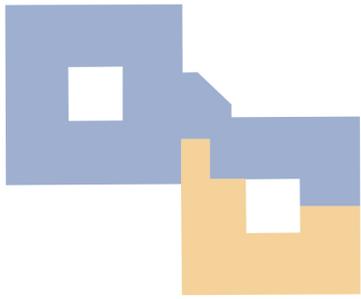
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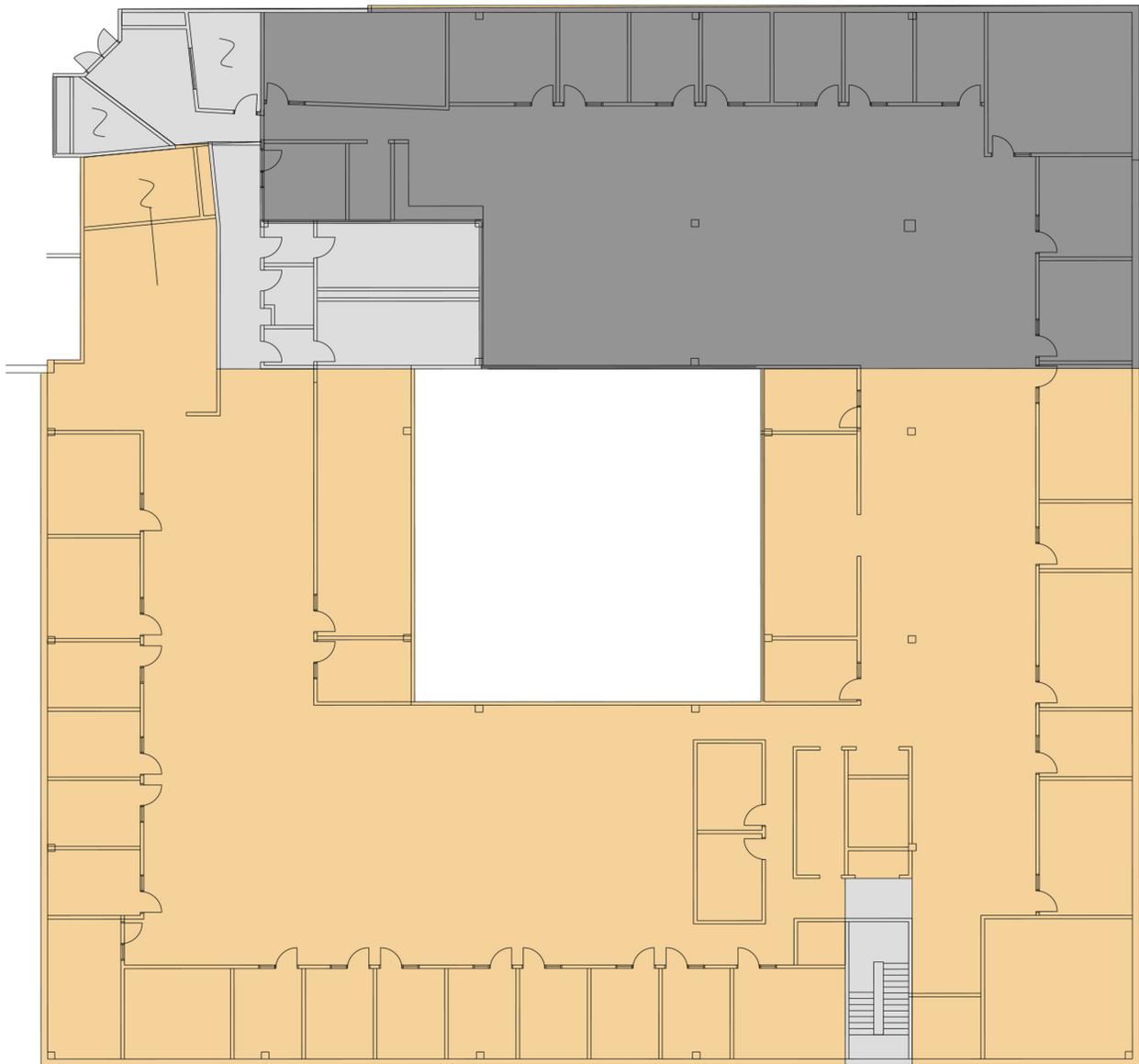
SECOND FLOOR PLAN

14,505 SF



←WEST RT. 117 EAST→

←SOUTH I-495 NORTH→



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