



A wide-angle photograph of a two-story brick office building with a large glass entrance canopy. The building is surrounded by a well-maintained lawn and mature trees. A paved walkway leads to the entrance. The sky is blue with light clouds.

**FOR
SALE /
LEASE**

580 MAIN STREET

BOLTON, MA

FIRST-CLASS OFFICE SPACE

150 - 37,753 SF AVAILABLE

580 Main Street is a two-story, 105,600 square foot office building, located in Bolton Office Park. This 36 acre park includes wooded area, ponds and walking paths. The building offers a variety of suite and single office options.

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 70. 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 Eric O'Brien at 978-369-5500



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



336 Baker Avenue | Concord, MA



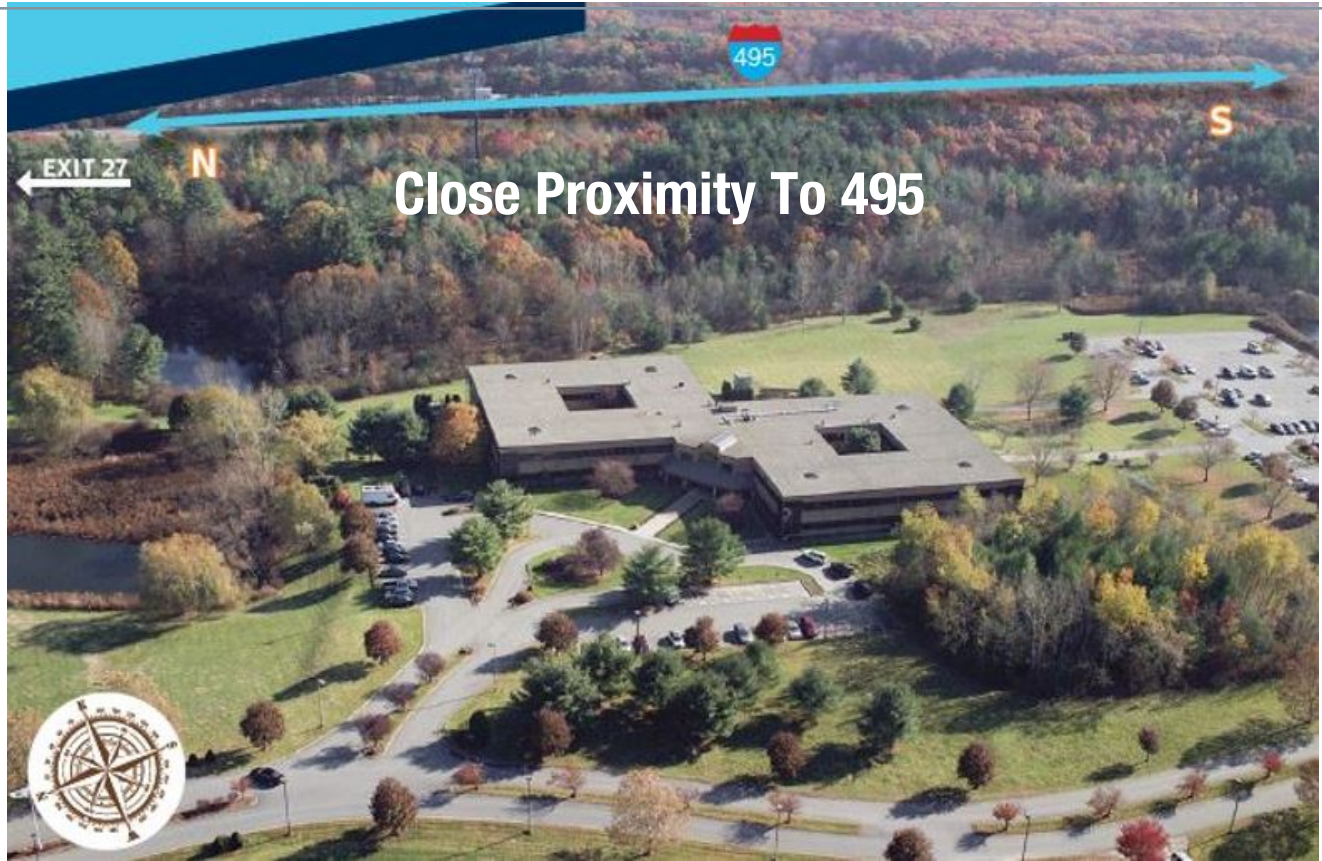
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580 MAIN STREET, BOLTON

COMMERCIAL
O'BRIEN
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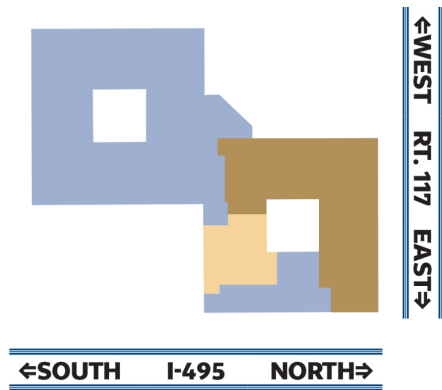


>> SPECIFICATIONS

Year Built:	1988
Building Size:	105,600 SF
Type:	Office
Stories:	Two Floors
Land:	36 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

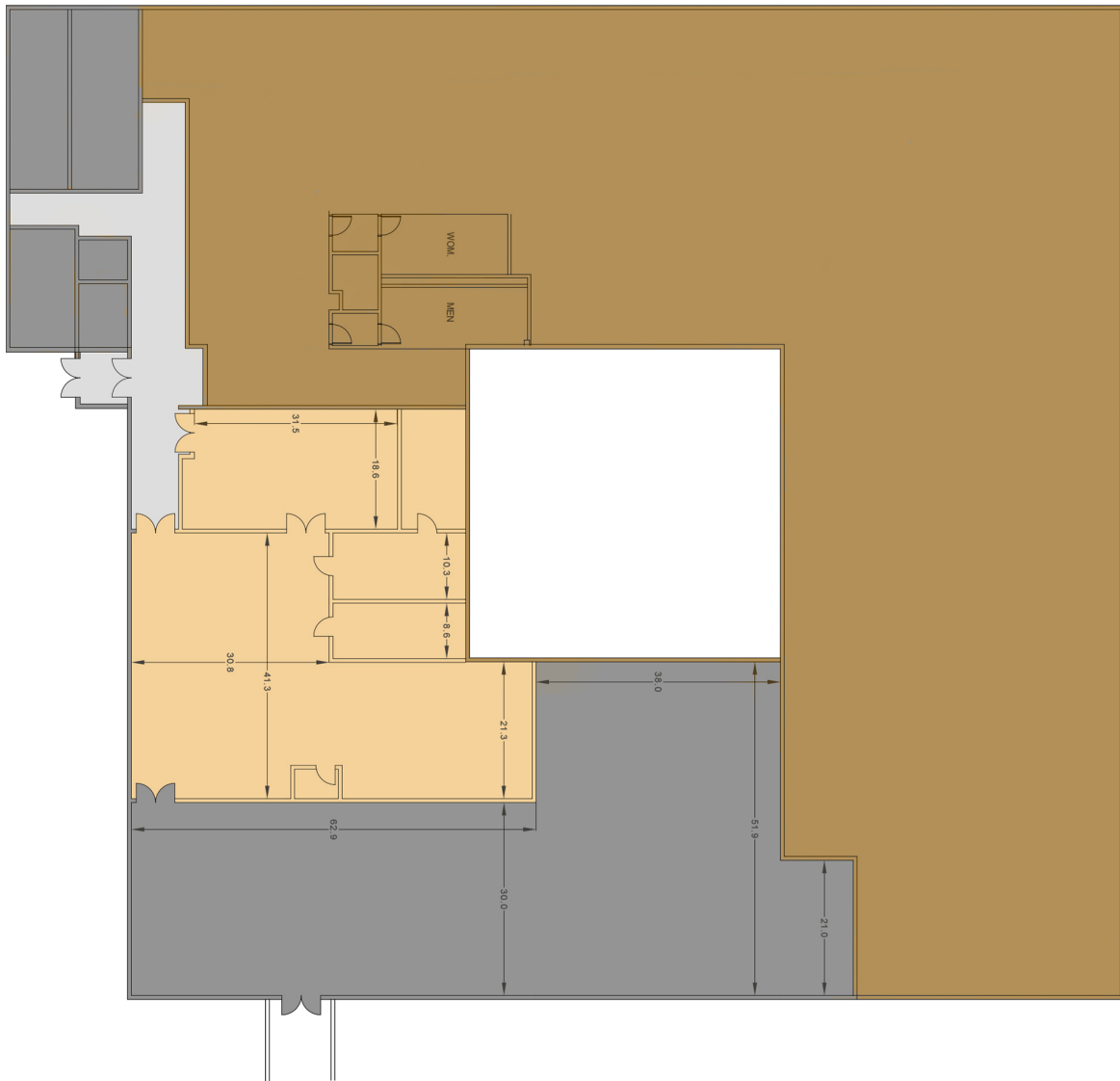


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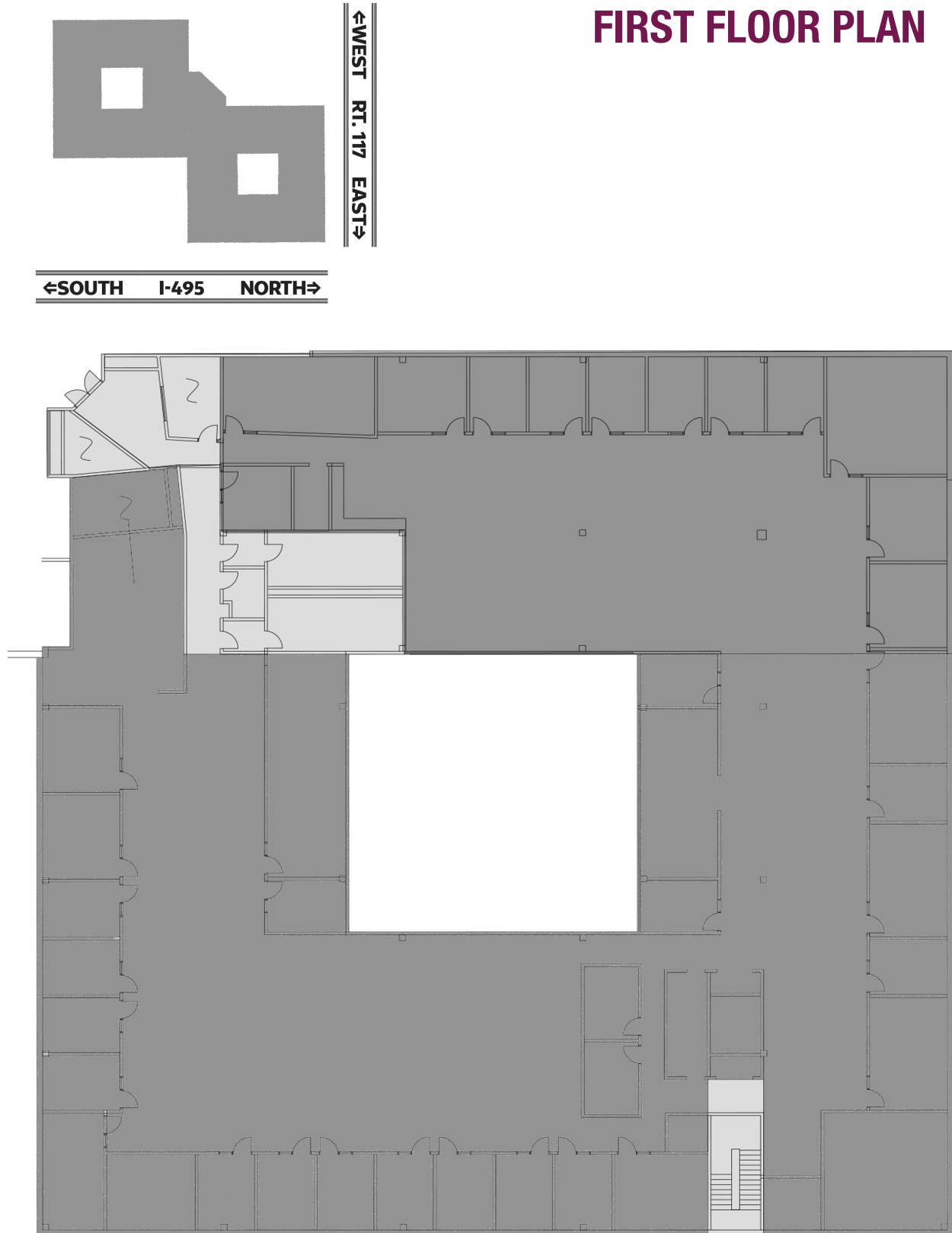
GROUND FLOOR PLAN

- 3,600 SF
- 12,000 SF



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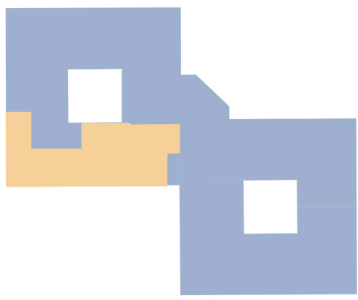
FIRST FLOOR PLAN



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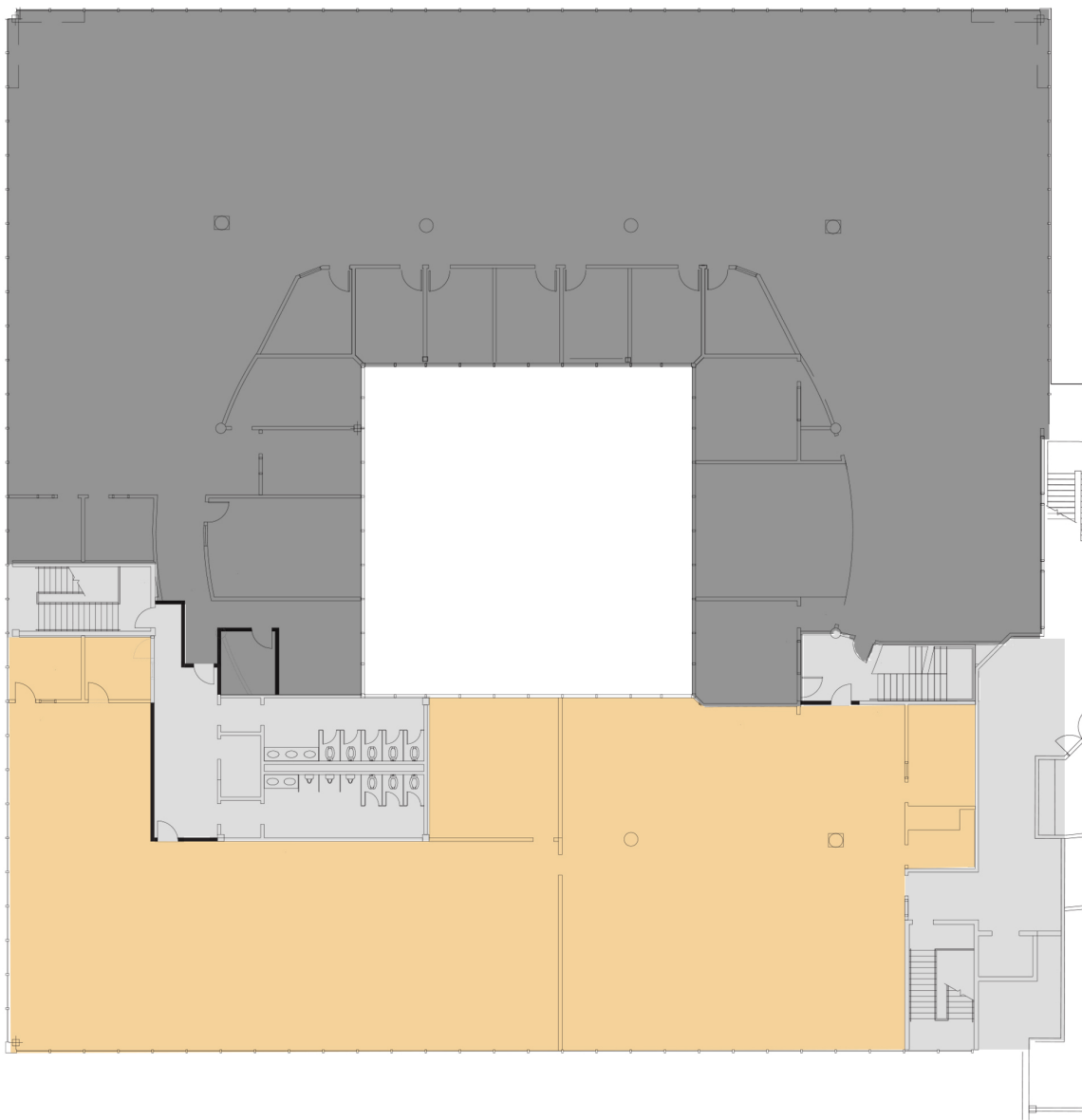
SECOND FLOOR PLAN

7,648 SF



←WEST RT. 117 EAST→

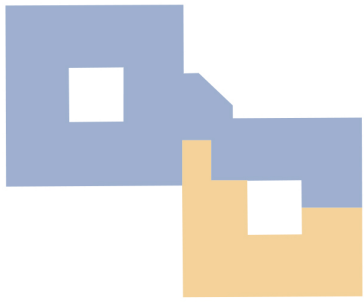
←SOUTH I-495 NORTH→



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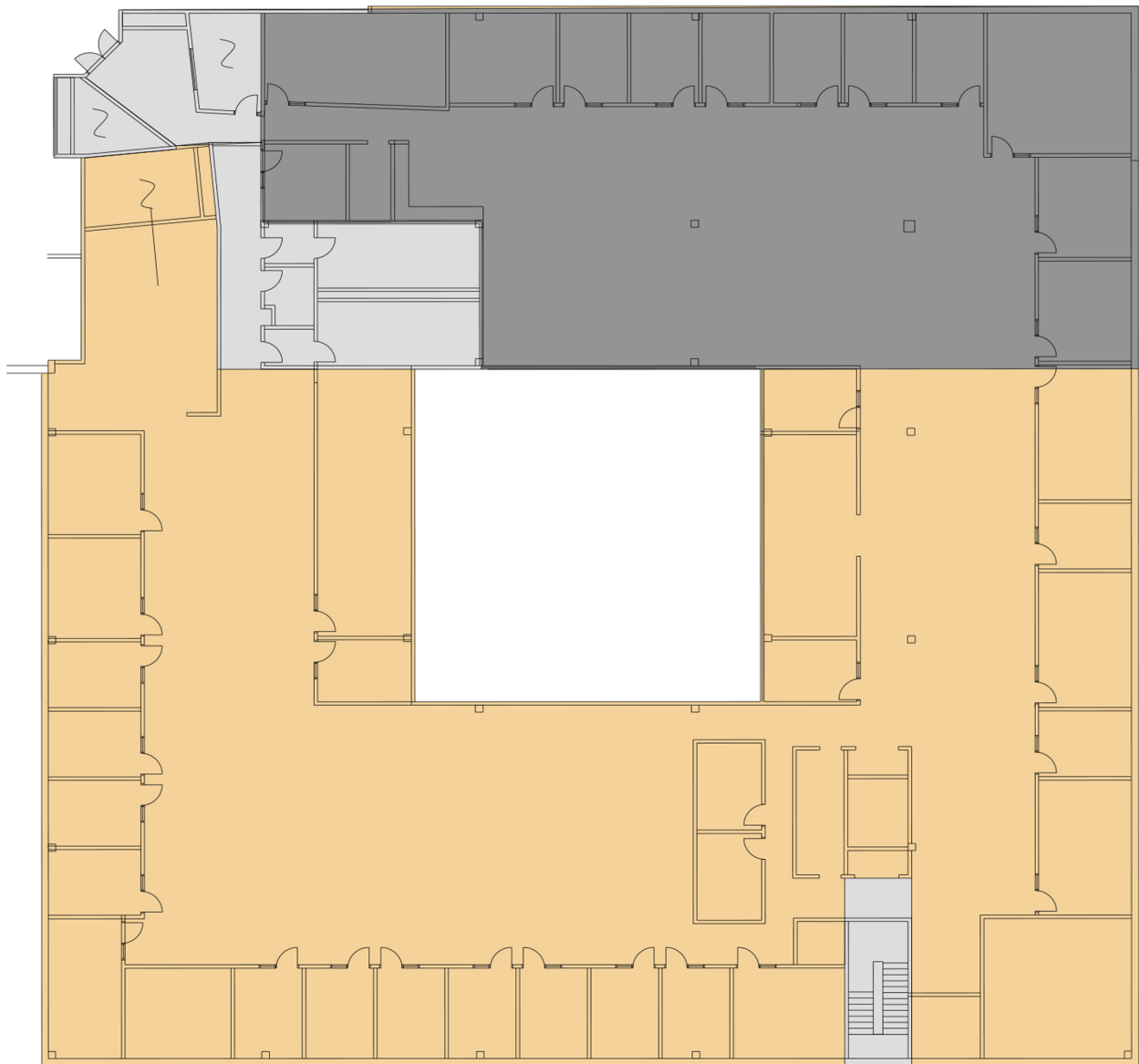
SECOND FLOOR PLAN

14,505 SF

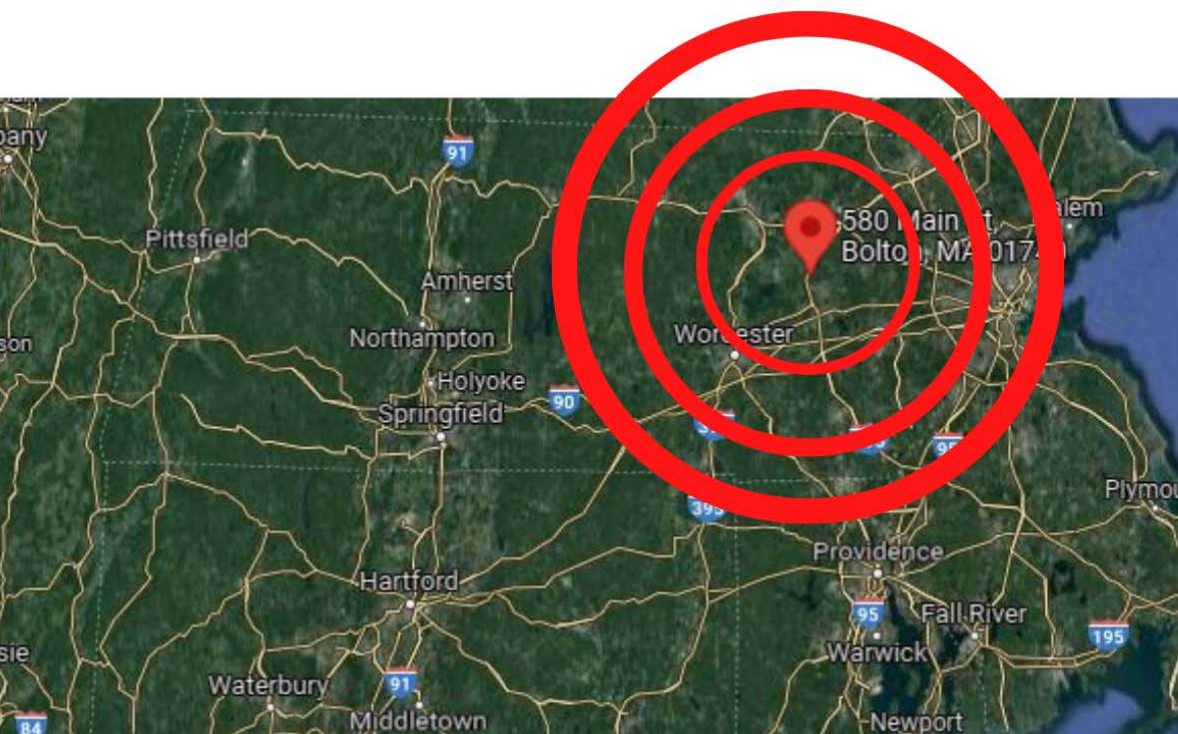


←WEST RT. 117 EAST→

←SOUTH I-495 NORTH→



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DRIVE TIMES

Boston - 1 hour

Worcester - 24 Minutes

Providence - 1 hour

Manchester - 1 hour

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