



295 CANAL STREET

MALDEN, MA

New Construction Office Space

BOLD. CREATIVE. NEW.
BUILD YOUR VISION
MATCH YOUR AMBITION



Total Square Footage: 55,231 SF



EASILY ACCESSIBLE



BOSTON VIEWS



COFFEE/DINING



BIKABLE



WALKABLE



RETAIL



LIVE MALDEN

WALKING DISTANCE TO ALL YOUR FAVORITE AMENITIES



New Construction

Open floor plates allow you to customize your space to reflect your brand, culture and style, enhancing productivity and recruiting efforts.



Convenience

Amenity-rich location. Walk to Malden Center's eclectic mix of retail, dining, housing, entertainment and fitness options!



Accessibility

4 blocks to the MBTA Orange line & commuter rail, easy access to I 93, Routes 1, 16 & 5 Miles from Boston's Government Center and Logan.



Wellness

295 Canal is parallel to the Malden River and Northern Strand Bike Path allowing for immediate access to outdoor seating, walking or biking!



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New Construction Office Space



Total Square Footage: 55,231 SF

Floor 1: 1,946 SF | Floors 2-4: 14,396 SF | Floor 5: 10,098 SF

Parking: 171 Total Parking Spaces

Construction: Steel & Brick Exterior

Ceiling Height: Floor to Floor- 12' 8", Finished- 9' 10"

Column Spacing: Central Columns are on a 30'x30' Grid

Teledata: Comcast & Verizon

Elevator: (1) 3,500 lb Elevator

HVAC: Rooftop Units (RTU) with Variable Air Volume Fan-Powered Terminals and Hydronic Reheat Coils

Loading Space: 1 in Common

Bicycles: Secure Bicycle Station

Roof: Fully-Adhered Membrane Roof

Green: Kawneer Energy-Efficient Windows and LED Lighting

Fire Protection: Wet Sprinkler System

Electricity, Gas: National Grid

Water & Sewer: City of Malden

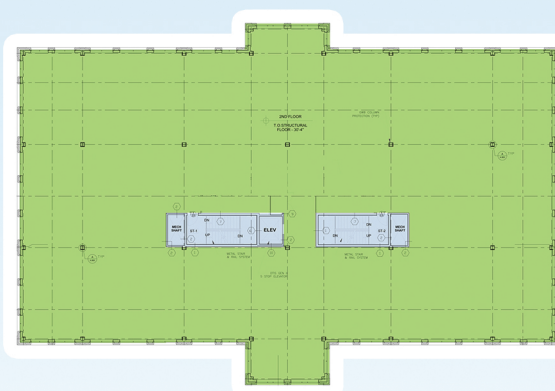
www.295canal.com

A PREMIER OFFICE BUILDING CUSTOMIZED TO YOUR EXACTING NEEDS

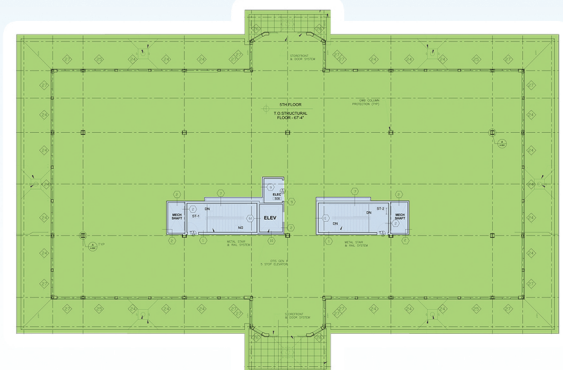
Floor Plans



Floor 1: 1,946 SF Available



Floors 2-4: 14,396 SF Available



Floor 5: 10,098 SF (Leased)



Site Plan



THE NEIGHBORHOOD

MALDEN, MA



Just 3 blocks from the MBTA Orange line rapid transit and commuter rail.

