

# 295 CANAL STREET

MALDEN, MA 02148

55,231 SF: NEW CONSTRUCTION OFFICE SPACE



Creating Better Places to Live, Work, and Play®



#### New Construction

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



#### 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.



#### Convenience

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



#### Wellness

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



## SPECIFICATIONS

**Building Total:** 55,231 SF

**Available Space:** 45,134 SF contiguous on 4 floors

**Floor 1:** 1,946 SF

**Floors 2-4:** 14,396 SF

**Floor 5:** 10,112 SF (Leased)

**Construction:** Steel frame, Stone & Glass Window Exterior

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

**Column Spacing:** Central Columns: 30'x30' Grid

**Elevator:** (1) 3,500 lb Elevator

**Loading:** 1 in Common

**Bicycles:** Secure Bicycle Station

**Parking:** 171 total spaces

**Roof:** Fully-Adhered Membrane Roof

**Green:** Kawneer Energy Efficient Windows and LED Lighting

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

**Fire Protection:** Wet Sprinkler System

**Electricity, Gas:** National Grid

**Water & Sewer:** 4" water, 4" sewer connections

**Teledata:** Comcast & Verizon

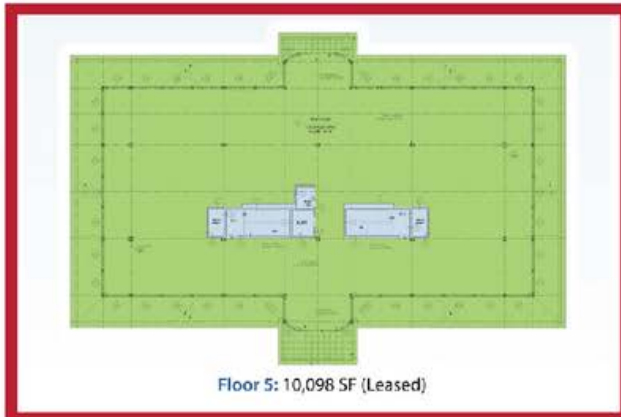
Floor 1



Floor 2-4



Floor 5  
(Leased)



Site Plan



## Available: 45,134 SF

### New Construction Office

*295 Canal Street is a newly constructed, state-of-the-art office building situated along the scenic Malden River. This beautiful 5-story structure features a soaring window line, an abundance of natural light and open floor plates allowing you to create unique and inspiring work space.*

*295 Canal combines classic architectural elements with a modern vibe, infused with lightning-fast tel/data and the energy-efficient systems today's office users demand. Your team will also love that their new office space is just 4 blocks from the MBTA's rapid transit Orange Line and Malden's red hot Central Business District, featuring an eclectic mix of retail, dining, entertainment, housing and fitness options.*

### LOCAL AMENITIES

*Just 5 miles from Harvard, MIT & Government Center in downtown Boston, 295 Canal Street offers companies the perfect combination of new construction, an awesome neighborhood and attractive rents that will together enhance productivity, recruiting efforts and your bottom line!!*

### CONTACT

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295 CANAL STREET  
MALDEN, MA

FLOOR 1: 1,946 SF

FLOOR 2: 14,396 SF

FLOOR 3: 14,396 SF

FLOOR 4: 14,396 SF

FLOOR 5: 10,098 SF  
(LEASED)

Available



Not Available

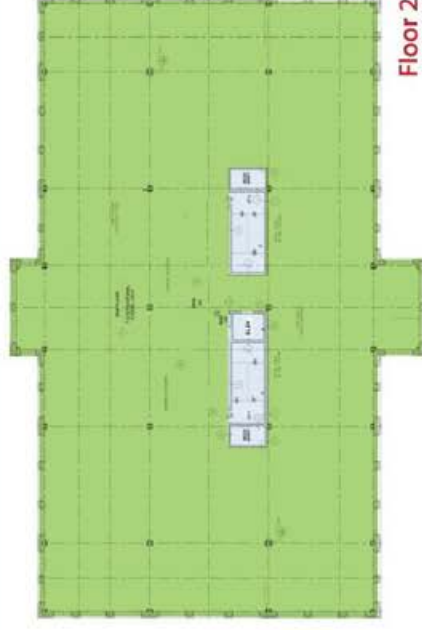


Lobby



**CP**  
**COMBINED PROPERTIES**  
Celebrating Our 75th Year

*A full service real estate firm.  
Creating better places to live,  
work and play*



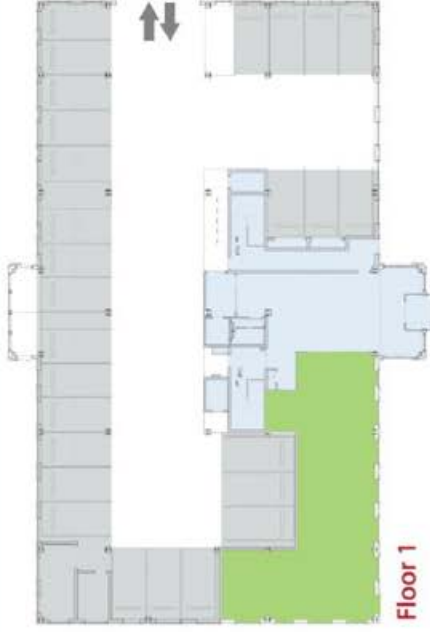
Floor 2



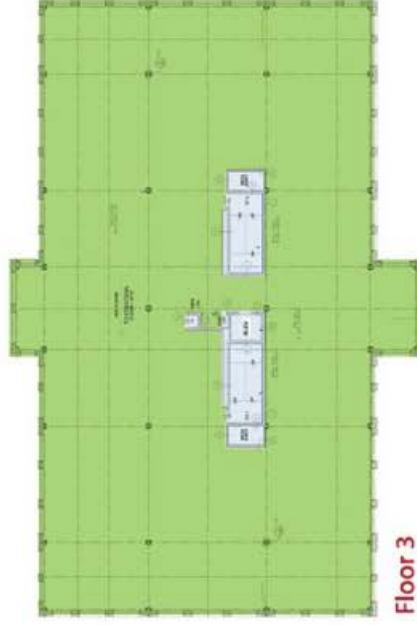
Floor 4



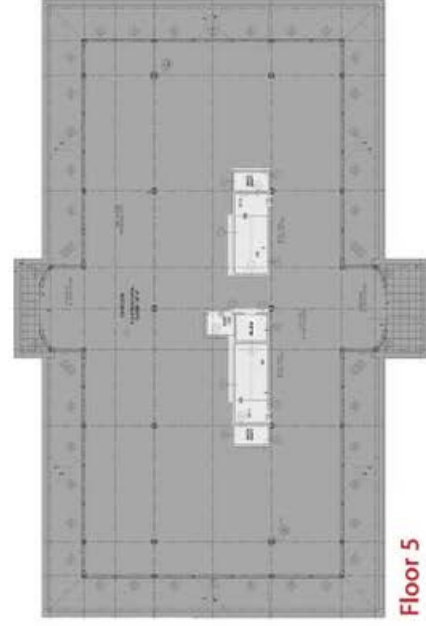
Site Plan



Floor 1



Floor 3



Floor 5

# Malden: A Neighborhood in Motion

A lively and diverse city just north of Boston, Malden, Massachusetts is home to approximately 1,800 businesses that range in type from Fortune 500 companies, national retailers, manufacturers, medical organizations, restaurants, financial institutions, non-profits, mom & pop shops, and other service-oriented companies.

The city of Malden is located just five miles northwest of Boston in Middlesex County and is bordered by Everett, Medford, Melrose, Revere, and Stoneham. Convenient to Boston by car or public transportation, the well-connected city has easy access to Logan International Airport and Routes 1, 16, 28, and 93. It's no wonder that Malden continues to appeal to a wide variety of business owners.



11%

population growth.  
double the national  
average.



96

Walk score, with 13,660  
people living within a 10-  
minute walk.



1300+

housing units  
added since 2010.



124,000+

Population living  
within a 2 mile  
radius looking to  
shop, dine, and  
explore.



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