



350GRANITE

BRAINTREE, MASSACHUSETTS



A FIRST-CLASS WORK ENVIRONMENT TO
PROPEL YOUR COMPANY FORWARD



BUILDING SPECIFICATIONS

LOCATION

Located within the South Shore Plaza shopping complex at the intersection of I-93, Route 3 and Route 128.

AVAILABILITY

1st Floor: 11,230 SF
2nd Floor: 9,767 - 32,381 SF
3rd Floor: 2,709 SF

PARKING

3.5/1,000 SF (50% covered)

PUBLIC TRANSPORTATION

- MBTA bus stop is located adjacent to the property, and connects with the MBTA Red Line train and Commuter Rail at Braintree Station and Quincy Center Station
- Boston Logan Express bus is minutes away

ELECTRICAL CAPACITY

2,000 amps, 480/277 volt 3 phase

HVAC

257 ton gas fired rooftop air
120 ton Leibert split units

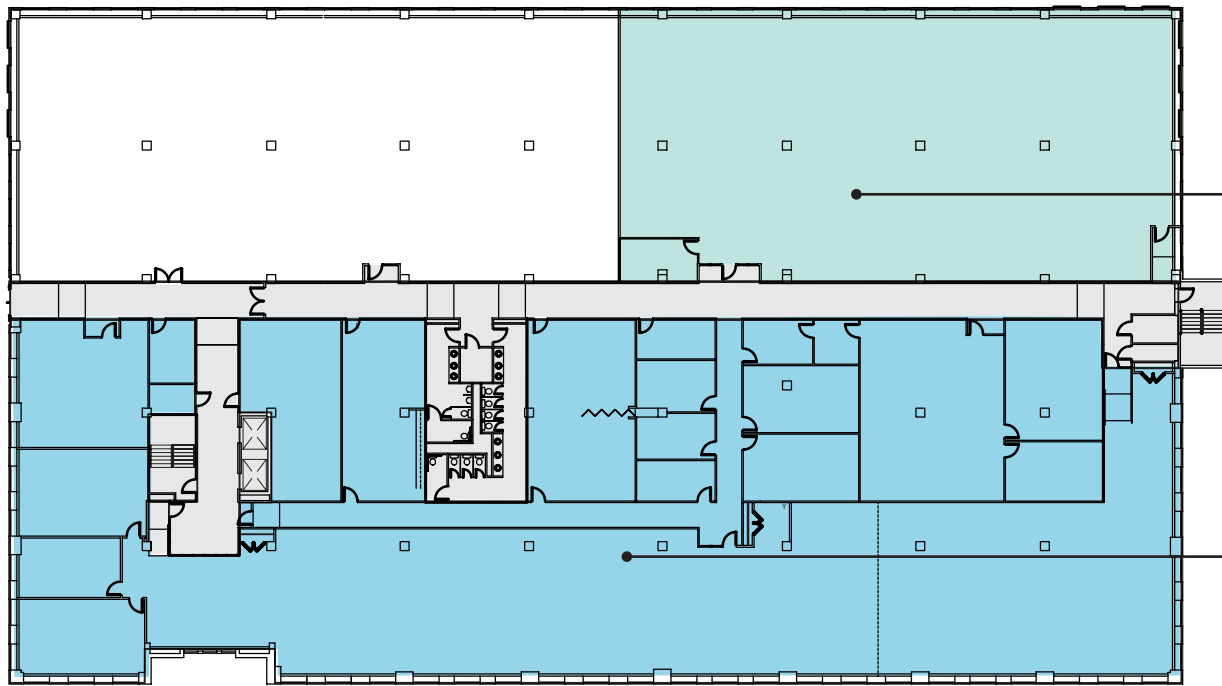
UTILITIES

Electric: Braintree Electric Light Department
Sewer: Town of Braintree
Telecom: Verizon and Comcast

AMENITIES

- Located adjacent to the South Shore Plaza, offering over 180 retail shops & restaurants
- Food service on-site
- Covered parking
- Outdoor picnic area overlooking Braintree Reservoir
- On-site property management
- Hyatt Place Braintree and Marriott Quincy are minutes away, featuring conferencing & dining facilities

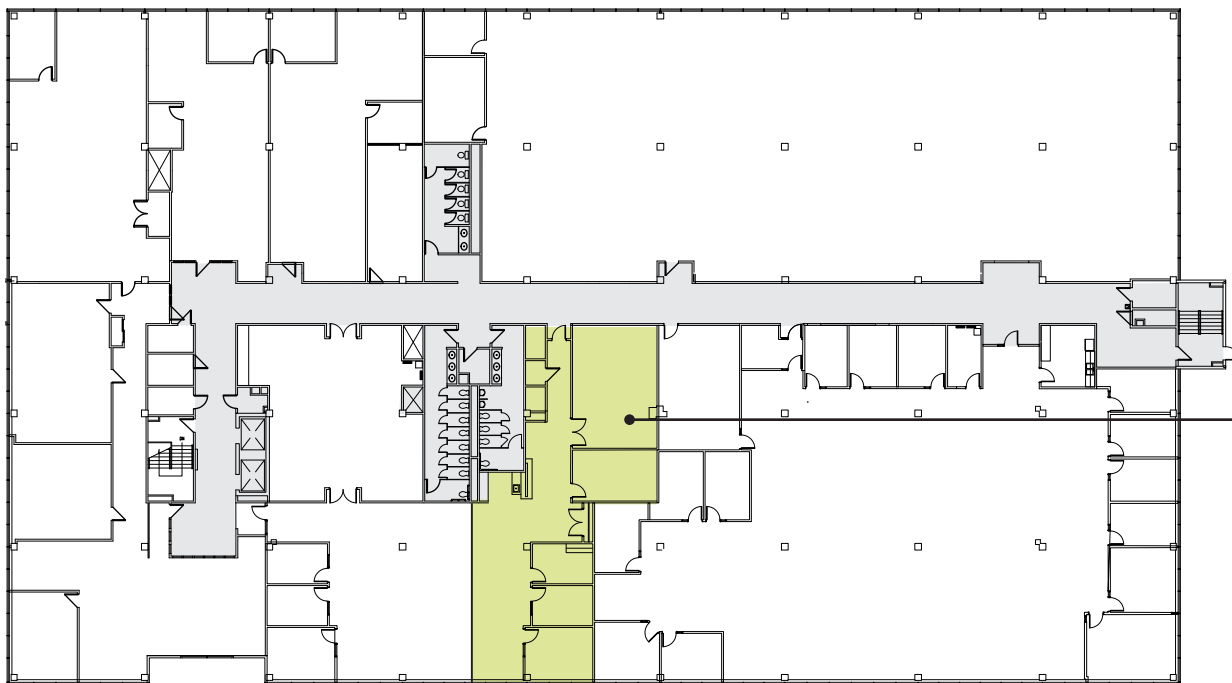




Floor 2

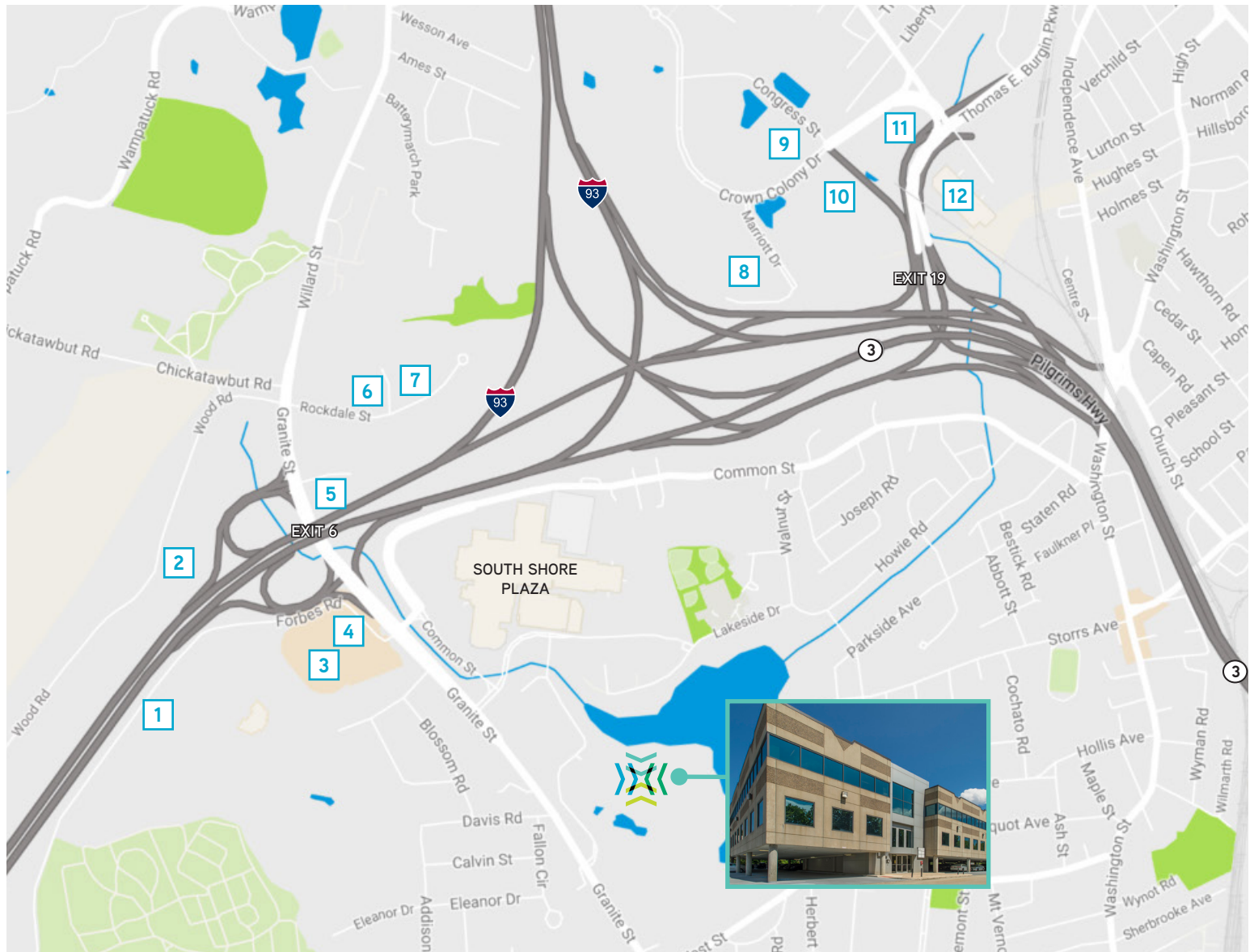
9,767 SF

23,204 SF



Floor 3

2,709 SF



SOUTH SHORE PLAZA



AMENITIES

- | | |
|------------------------------|--------------------------------|
| 1 AMC Theatres | 7 Extended Stay America |
| 2 Holiday Inn Express | 8 Marriott Hotel |
| 3 Starbucks | 9 Bright Horizons |
| 4 TGI Fridays | 10 BJ's |
| 5 Barnes & Noble | 11 Dunkin' Donuts |
| 6 FedEx Office | 12 Home Depot |

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