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250 ROYALL



UNPARALLELED OPPORTUNITY

Full-service
cafeteria



Highly-efficient
floor plates



Amenity-rich University
Station & Legacy Place



Steps from
Blue Hills



Branding/
Signage
opportunity



CORPORATE HEADQUARTERS OPPORTUNITY

185,000 SF WITH ROUTE 128 SIGNAGE

70,000 SF FLOOR PLATE ON ROUTE 128



250 ROYALL
CANTON, MASSACHUSETTS

At 185,000 square feet, 250 Royall Street is the most visible large block availability along the southern corridor of Route 128. It presents a premier opportunity for a high-quality corporate headquarters, prominently located at the key intersection of I-95 and I-93 providing easy access to the South Shore, Boston, Providence, and Massachusetts Turnpike. Access is further enhanced via a shuttle service that provides transportation to the nearby 128 Commuter Rail/Amtrak Station at University Station as well as several Red Line stations.

The property is situated in a desirable, amenity-rich environment, surrounded by highly regarded corporate users, a wide variety of retail, dining, hotel, and entertainment options, highlighted by University Station and Legacy Place.

250 Royall Street presents a highly visible branding opportunity, a full service café, generous covered parking, and excellent ownership/management. Built in 2002, the property boasts extremely efficient and versatile 70,000 SF floor plates with tremendous ceiling height and ample natural light throughout.



PROPERTY OVERVIEW

Land Area: ±10.76 acres

Building Area: ±185,171 SF

Availability: 33,000 - 185,000 SF

Parking: 493 surface spaces
380 structured parking spaces
50 below-building spaces
923 total parking spaces

Parking Ratio: ±5.0 spaces per 1,000 SF (47% covered)

Architect: Spagnolo/Gisness & Associates

Year Built: 2002

Amenities: On-site cafeteria with seating for 200 employees and additional outdoor picnic seating; paved walking path on the property with nearby access to the Blue Hill Reservation. Shuttle service to adjacent public transportation at 128/University Station and Red Line MBTA stops.



UNPARALLELED LOCATION

Situated directly at the intersection of Interstates 95 and 93, 250 Royall is minutes from Route 128 Station (Amtrak and Commuter Rail), allowing easy access to Boston, Providence, New York City, and Washington, DC.



Direct shuttle service:
Route 128 Station
Red Line stops:
• John Quincy Adams
• Ashmont



Drive Times:

I-95	2 mins
Mass Pike	17 mins
I-495	18 mins
South Station	25 mins
Logan Airport	30 mins
Providence	40 mins