



295 CANAL STREET

MALDEN, MA

New Construction Office Space

NOW AVAILABLE

55,231 SF | New Construction Office Space

Your Brand Your Space

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 tenants 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.

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!



Benefits of Relocating

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 Interstate 93, Routes 1, 16 & 28. 5 Miles from Boston's Government Center, MIT & Logan International Airport.

Convenience. Amenity-rich location. Walk to Malden Center's eclectic mix of retail, dining, entertainment, housing 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, jogging or biking!

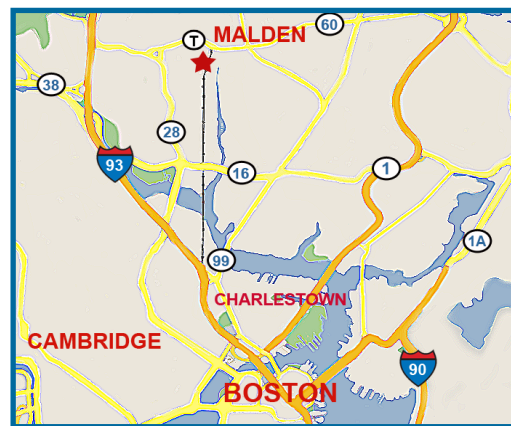
Address: 295 Canal Street, Malden, MA 02148



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BUILDING SPECIFICATIONS

Building Total: 55,231 SF

Available Space:

Floor 1: 1,869 RSF

Floors 2-4: 14,416 RSF

Floor 5: 10,112 RSF (Leased)

Construction: Steel & Brick Exterior

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

Column Spacing: Central Columns: 30'x30'
Grid

Elevator: (1) 3,500 lb Elevator

Parking: 178 total parking spaces: 3.3 per
1,000 SF

Loading Dock: 1 in Common

Roof: Fully Adhered Membrane Roof

Green: Kawneer Energy Efficient Windows
and LED Lighting

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

Fire Protection: Wet Sprinkler System

Electricity, Gas: National Grid

Water & Sewer: City of Malden

Teledata: Comcast & Verizon

Corporate Neighbors

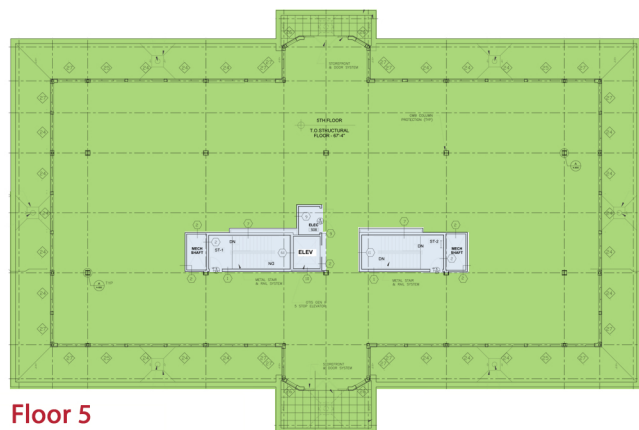
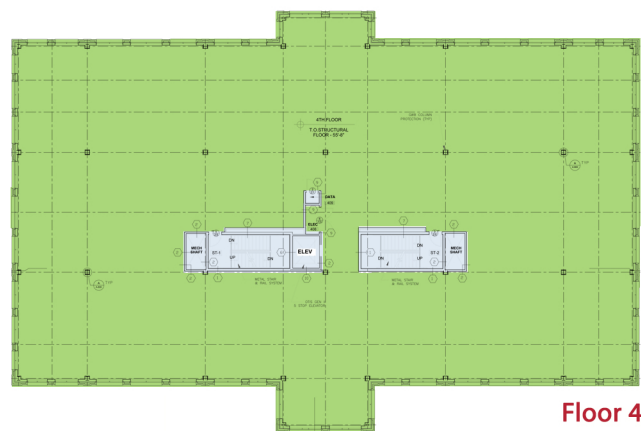
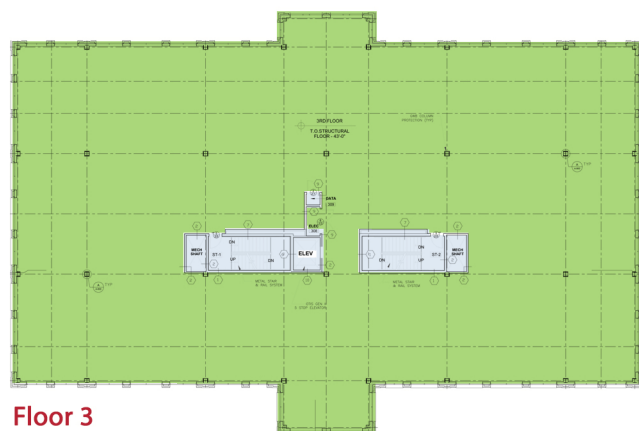
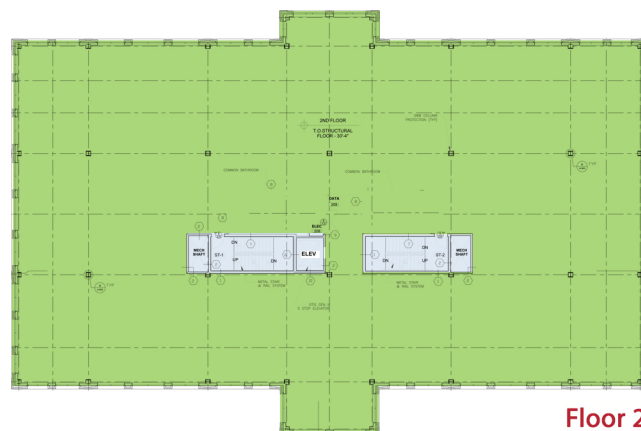
Cambridge Health Alliance | Marriott |
Management Sciences for Health | UPS |
Lab Think | Brookline Bank | National Grid
| Cambridge Systematics | Citizens Bank |
Comcast | All Seasons Table | Boda Borg |
Exchange Street Bistro

Contact

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CP
COMBINED PROPERTIES

Since 1935



295 Canal Street Malden, MA

Floor 1: 1,869 SF

Floor 2: 14,416 SF

Floor 3: 14,416 SF

Floor 4: 14,416 SF

Floor 5: 10,112 SF

CP
COMBINED PROPERTIES[®]

Since 1935

*Creating Better Places
to Live and Work[®]*