



# 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!

[www.295canal.com](http://www.295canal.com)



## 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

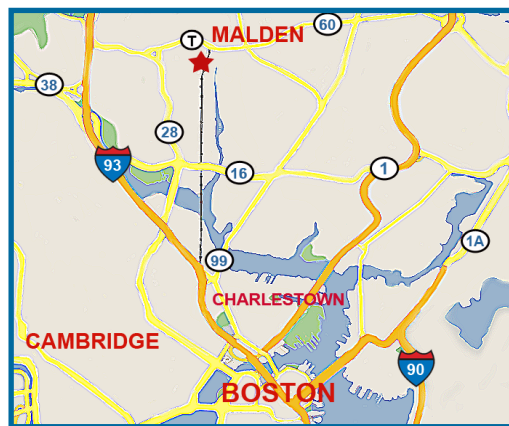


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## BUILDING SPECIFICATIONS

[www.295canal.com](http://www.295canal.com)

**Building Total:** 55,231 SF

**Available Space:**

**Floor 1:** 1,946 SF

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

**Floor 5:** 10,098 SF (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:** 171 total parking spaces: 3.1 per  
1,000 SF

**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

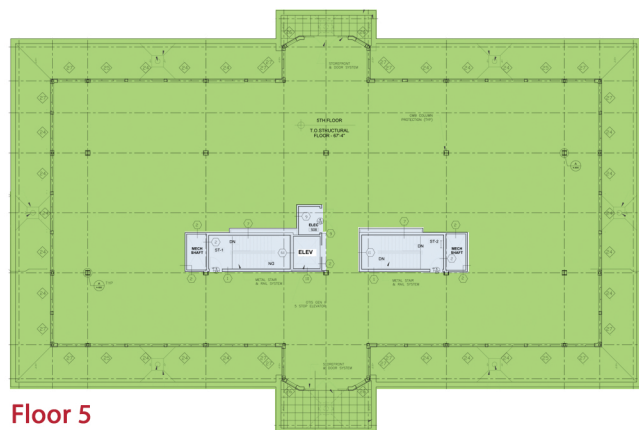
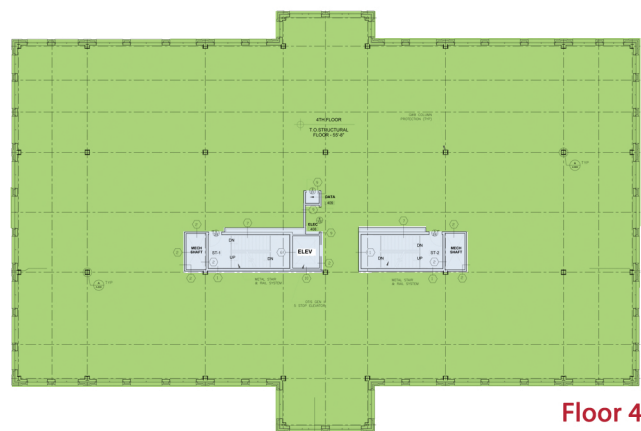
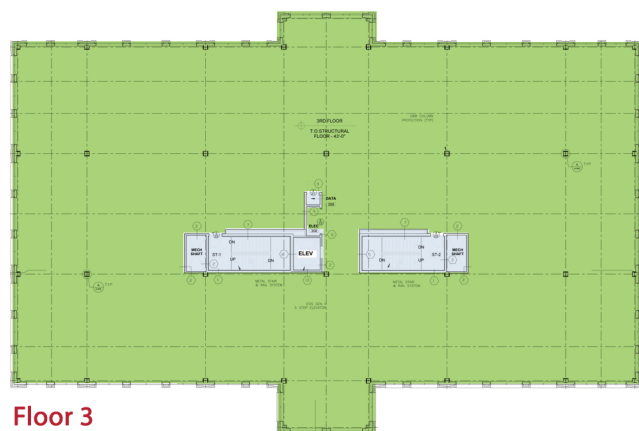
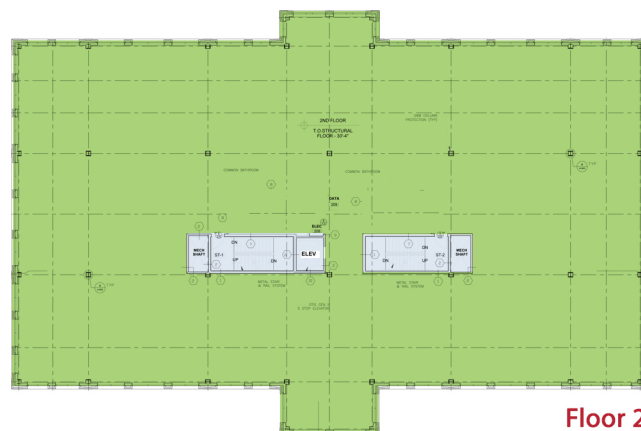
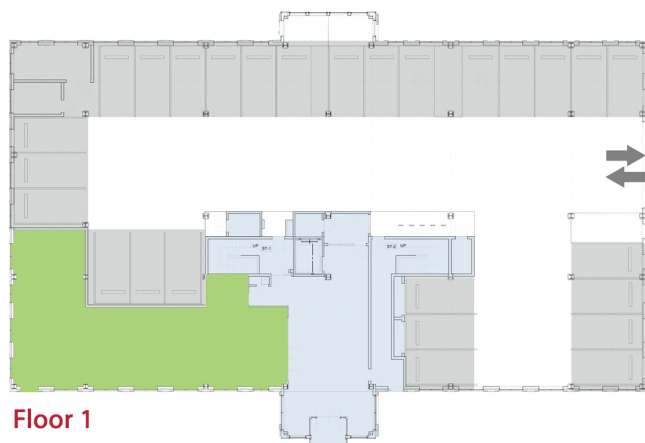
Cambridge Health Alliance | Marriott |  
Management Sciences for Health | UPS |  
Lab Think | Brookline Bank | National Grid  
| Cambridge Systematics | Citizens Bank |  
Comcast | All Seasons Table | Boda Borg |  
Exchange Street Bistro

## Contact

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COMBINED PROPERTIES®

Since 1935



## 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)

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Since 1935

*Creating Better Places to  
Live, Work and Play.*