

## For Lease - Canton Corporate Place

2,690 - 50,000 SF Office/Flex Space



### ACCESSIBLE LOCATION

Conveniently located off of Route 138 and only 2.5 miles from Exit 2 on Interstate I-93 (Route 128), 15-45 Dan Road is a first-class, interconnected, two-building office/R&D complex within Canton Commerce Center. This 278,922 SF complex is located on 20 acres with ample parking and offers many unique on-site amenities including a full-service café, fitness center and conference center. Dan Road is surrounded by a broad array of retail, restaurant and entertainment amenities.

## Building Specifications:

### TOTAL BUILDING AREA:

278,922 SF

### YEAR BUILT:

15 Dan Road: 1978

45 Dan Road: 1989

### LAND AREA:

19.66 Acres (856,187 SF)

### FLOORS:

15 Dan Road: One

45 Dan Road: Three

### ELEVATORS:

Two (2) hydraulic, 2,500-lb passenger elevators.

One (1) hydraulic, 3,000-lb freight elevator located in the multi-level portion of 45 Dan Road.

### EXTERIOR:

Architectural block exterior walls with a prefabricated metal panel façade along the front of 15 Dan Road.

### FRAME:

Steel Frame

### ROOF:

**15 Dan Road:** Carlisle rubber membrane, installed 2007.

**45 Dan Road:** Goodyear rubber membrane, installed 1985.

### FIRE PROTECTION:

Fully sprinklered

### WINDOWS:

Aluminum anodized fixed insulated glass.

### SEWER & WATER:

Town of Canton

### ELECTRIC:

NStar

### GAS:

Bay State Gas

### FIBER:

Verizon

### ZONING:

Limited Industrial (LI)  
Allows for Office.

### PARKING:

4.0 spaces per 1,000 SF

### POWER:

Two (2) separate electrical services of 2500 Amps, 277/480 Volt, 3-Phase.

### HVAC:

60 gas-fired rooftop units.

### AMENITIES:

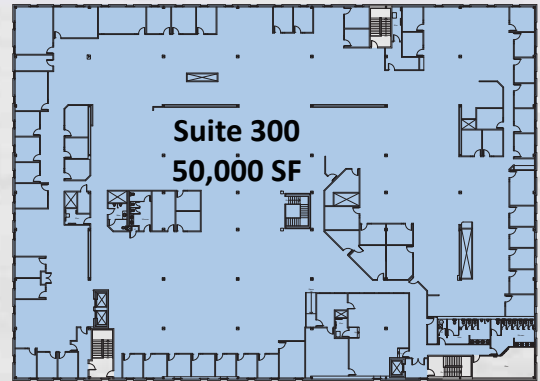
On-site cafeteria, fitness center, ATM, conference center, locker rooms with showers, outdoor seating area.



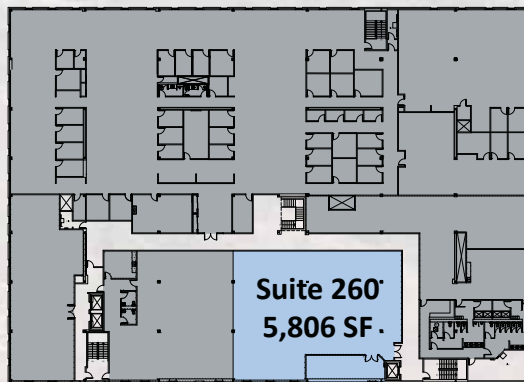
# Floor Plans:

-  AVAILABLE
-  LEASED

45 Dan Road  
3rd Floor (Full-Floor Plate)



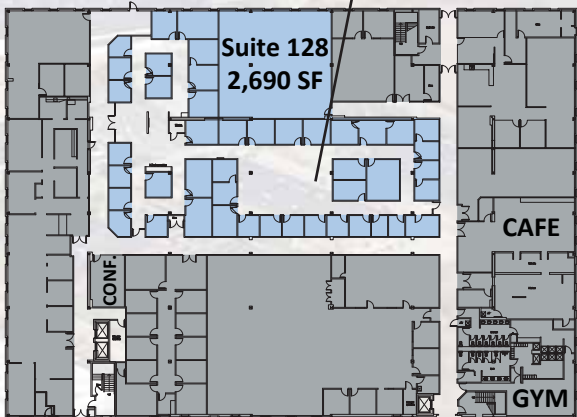
45 Dan Road  
2nd Floor



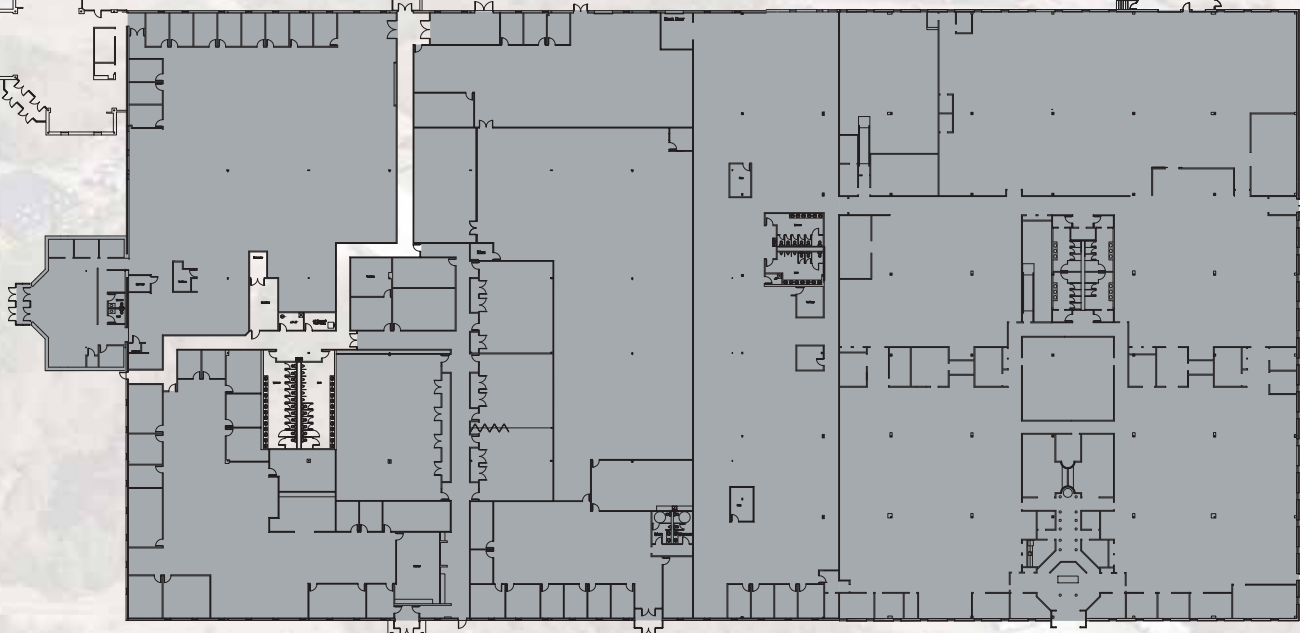
**NOW FEATURING**

WorkSpace@45  
Executive Suites  
67 SF - 500 SF

45 Dan Road  
1st Floor



15 Dan Road  
1st Floor



BOSTON

Logan Airport



7

1

2

3

4

5

6

9

CANTON

Reservoir Pond



LOCAL AMENITIES

RESTAURANTS:

- ① Alfredo's Restaurant
- ② Mai Place
- ③ D'Angelo Grilled Sandwiches
- ④ Grand Slam Deli
- ⑤ Dunkin' Donuts
- ⑥ Ninety-Nine
- X + O Restaurant

LODGING:

- ⑦ Homewood Suites by Hilton
- Courtyard Boston

SERVICES:

- ⑧ Fuzion Sports Club
- ⑨ Bank of Canton
- Bank of America
- Visions Salon
- Giovanni Hair Salon
- Hair Cuttery
- Prime Cleaners

Dan Road

138

John Road

JOHNFLATLEY Company

For more information or to schedule a tour, please contact:

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