

**TWO GRANITE AVE.**  
**CLASS A OFFICE SPACE AVAILABLE FOR LEASE**  
**4,991 SF**



## 2 Granite Ave., Milton, MA

Surrounded by the Neponset River Estuary, Two Granite Avenue is located at exit 11 off of the Southeast Expressway (I-93), only 4 miles from Boston's Seaport and Financial Districts. This unique combination of conservation land with stand-out visibility and proximity to Boston, makes it the perfect location for any business. Strategically located within 500 yards of the Red Line Trolley (Cedar Grove), surrounded by MDC Conservation Land, walking paths and overlooking Presidents Golf Course, Two Granite Avenue is also surrounded by a broad array of restaurants, shopping centers, and hotels.



## Building Specifications:

### **BUILDING SIZE:**

95,000 SF

### **YEAR BUILT:**

1997

### **FLOORS:**

4

### **PARKING:**

4 spaces per 1,000 SF  
including 54 covered

### **SECURITY:**

Closed circuit  
security system

### **ELEVATORS:**

Two hydraulic  
passenger elevators

### **ENTRY SYSTEM**

Proximity reader  
entry system

### **HVAC:**

Water source heat pumps,  
Gas boilers

### **ELECTRICAL:**

2,800 AMP Electrical  
Service, Uninterrupted  
Power Supply (UPS)

### **FIBER:**

Comcast & AT&T

### **ENERGY MANAGEMENT SYSTEM:**

Honeywell Energy  
Management System

### **ROOF:**

Carlisle rubber membrane

### **LOADING DOCK:**

One shared

### **GREEN INITIATIVES:**

T-8 Energy Efficient Lighting,  
Single Stream Recycling,  
Recycling of used bulbs,  
ballasts and batteries

## Amenities:

Fitness Center

Surface and covered parking

Walking distance to MBTA Bus and Red Line

Sits along Neponset River Greenway, walking trails

Views of Boston skyline

Feet from I-93 on/off ramps

Three-story atrium

Close proximity to food, hotels, banks and more

< 1 mi. from Presidents Golf Club

< 2 mi. from Milton Academy

< 3 mi. from Marina Bay & Milton Center

< 5 mi. from South Shore Plaza & Quincy Center

4 miles from Boston's Seaport & Financial Districts





Floor Plans:

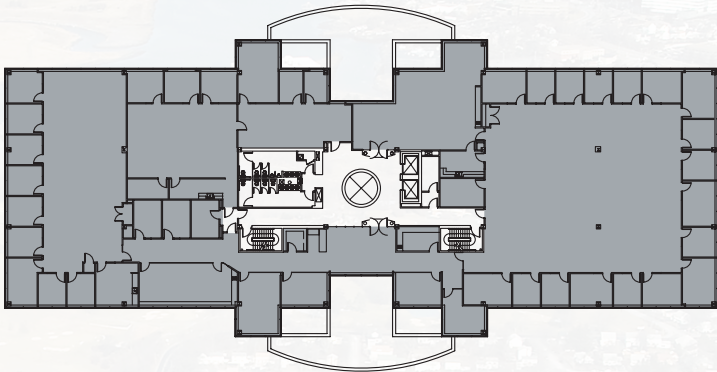
Availabilities:

Suite 150: 4,991 SF

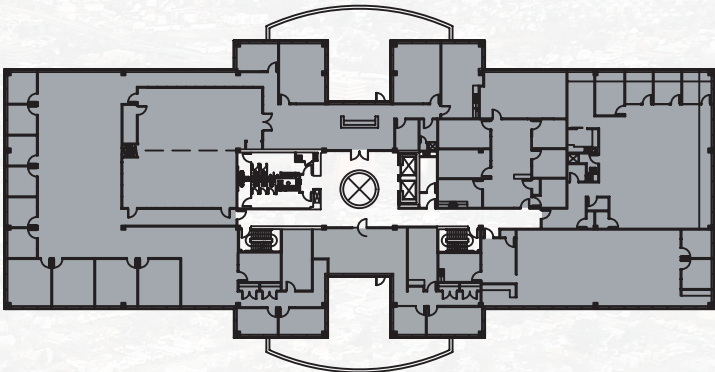
AVAILABLE

LEASED

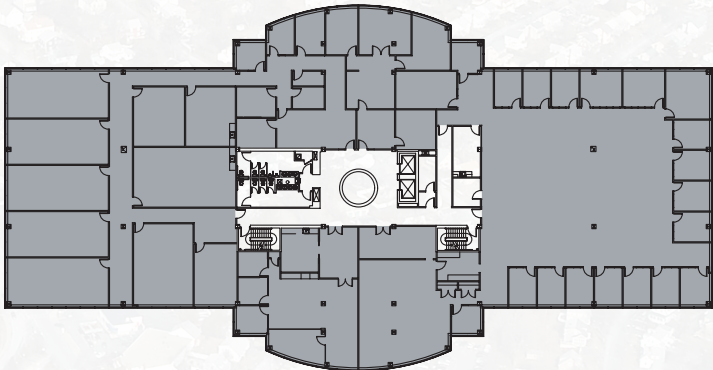
4TH FLOOR



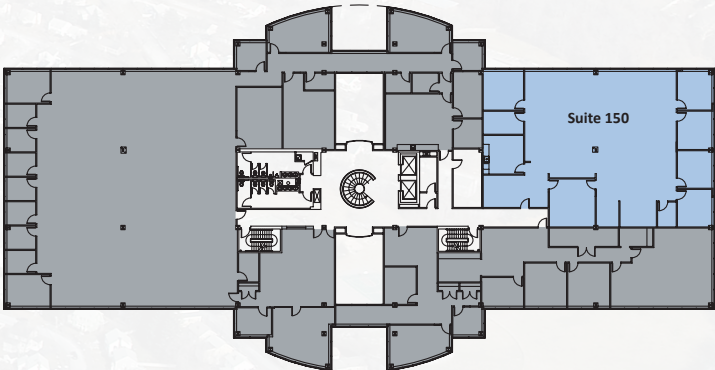
3RD FLOOR



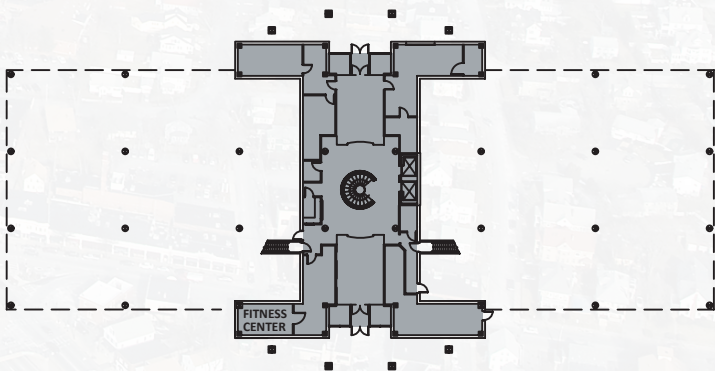
2ND FLOOR



1ST FLOOR



GROUND FLOOR  
FITNESS CENTER







#### LOCAL AMENITIES

##### RESTAURANTS:

- 1 Blasi's Cafe
- 2 Casali's Market
- 3 Greenhills Irish Bakery
- 4 Eire Pub
- 5 Lucy's American Tavern
- 6 Five Star Pizza
- 7 Papa Gino's
- 8 Dunkin' Donuts
- 9 Bruegger's Bagel Bakery
- 10 Kinnealey Meats
- 11 Ichiro Sushi
- 12 Peel Pizza Company
- 13 Abby Park

- 14 Starbucks
- 15 Novara

##### LODGING:

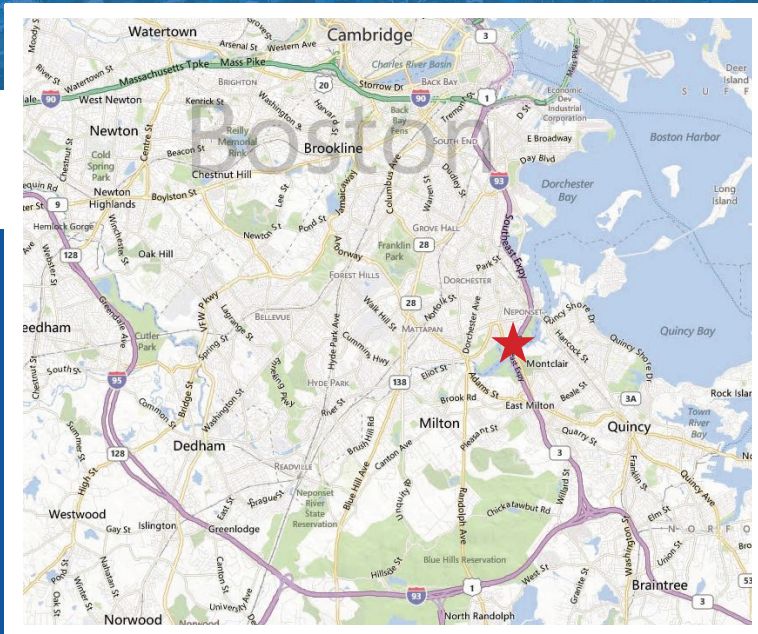
- 16 Ramada
- 17 Comfort Inn
- 18 Best Western

##### SERVICES:

- 19 Lopez Florist
- 20 Bank of America
- 21 Santander Bank
- 22 Alexander's Wine Spirits
- 23 Citizens Bank
- 24 Dependable Cleaners

##### SERVICES:

- 25 CVS
  - 26 Fitness Unlimited
  - 27 US Post Office
  - 28 The Milton Barber Shop
  - 29 Belle Visage Beauty Spa
- NEARBY HOSPITALS:**
- Carney Hospital
  - Childrens Hospital Boston
  - Brigham & Womens
  - Beth Isreal Medical Center
  - Boston Medical Center
  - Mass General Hospital



**JOHN FLATLEY**  
Company

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

**Tom Maregni**

Direct 781.917.5306

Office 781.380.7731

[thomas.maregni@johnflatleyco.com](mailto:thomas.maregni@johnflatleyco.com)

**Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731**  
**[www.johnflatleyco.com](http://www.johnflatleyco.com) | [info@johnflatleyco.com](mailto:info@johnflatleyco.com)**