

**TWO GRANITE AVE.
CLASS A OFFICE SPACE AVAILABLE FOR LEASE
2,103 - 9,753 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

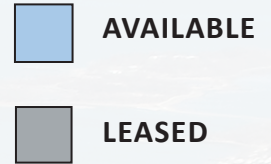
4 miles from Boston's Seaport & Financial Districts



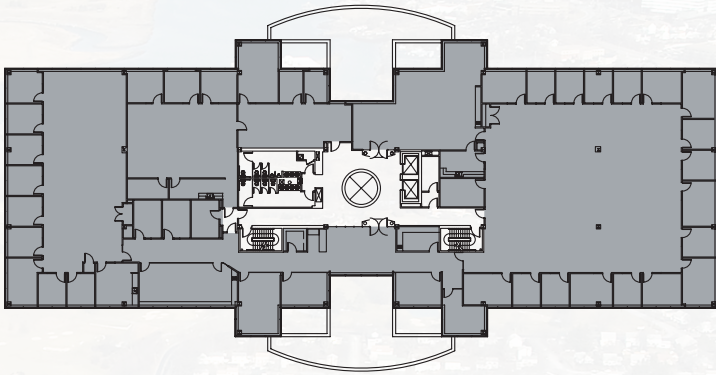
Floor Plans:

Availabilities:

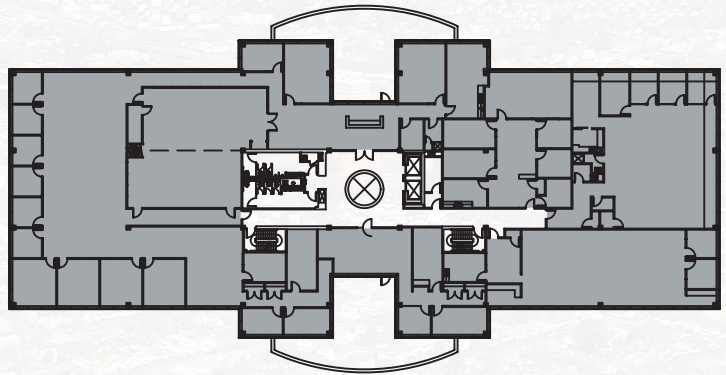
Suite 150: 4,994 SF
Suite 200: 9,753 SF
Suite 250: 2,103 SF (8/1/2026)



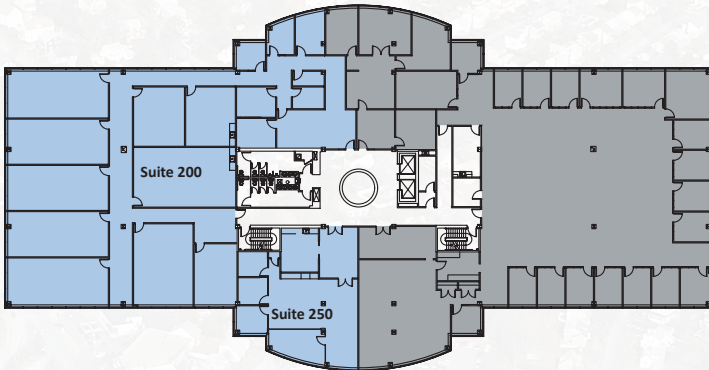
4TH FLOOR



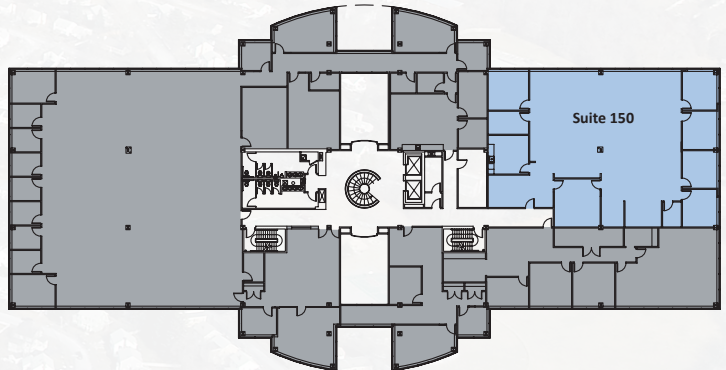
3RD FLOOR



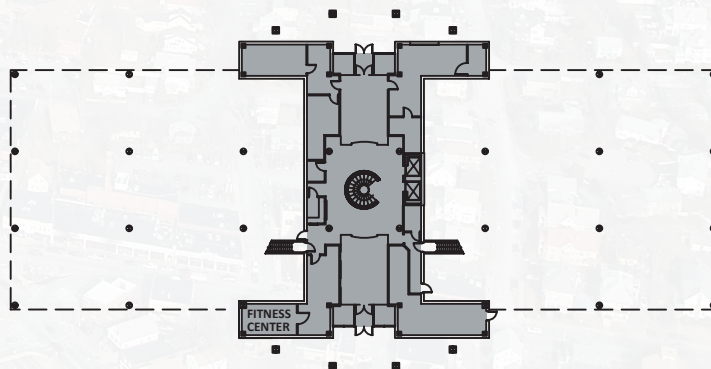
2ND FLOOR



1ST FLOOR



GROUND FLOOR
FITNESS CENTER

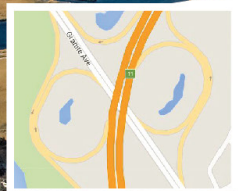


BOSTON

Logan Airport



Shawmut T
Ashmont T
Butler Cedar Grove T
Neponset River Greenway Trail
0.4 miles
< 0.5 miles



First Cloverleaf Exit South of Boston

4 Miles to Boston



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:

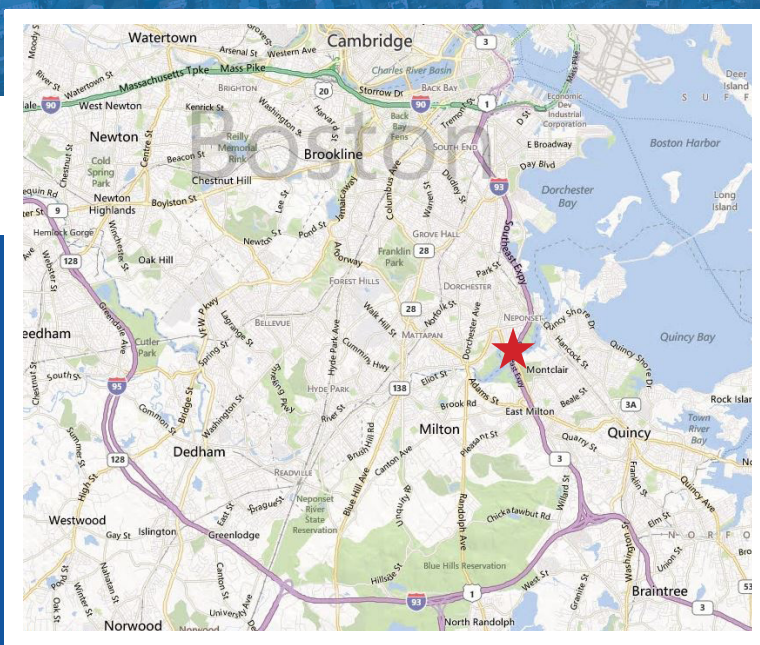
- 19 Lopez Florist
- 20 Bank of America
- 21 Santander Bank
- 22 Alexander's Wine Spirits
- 23 Citizens Bank
- 24 Dependable Cleaners

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:

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