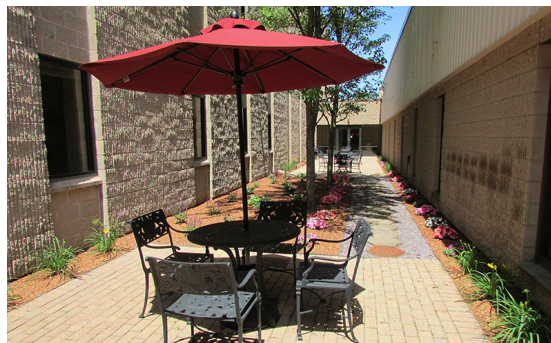


CANTON CORPORATE PLACE OFFICE SPACE FOR LEASE 1,997 - 30,760 SF



15-45 Dan Road | Canton, MA

Conveniently located only 2.5 miles from Exit 2 on Interstate I-93 (Route 128), 15-45 Dan Road is a first-class, three-story office building located within Canton Commerce Center. This 278,922 SF complex is located on 20 acres with ample parking for all tenants 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

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.

SEWER & WATER:

Town of Canton

ELECTRIC:

Eversource

GAS:

Bay State Gas

FIBER:

Verizon & AT&T

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.

Availabilities:

45 Dan Road:



Suite 110:	5,187 SF
Suite 130:	3,212 SF
Suite 210:	30,760 SF
Suite 250:	3,756 SF
Suite 270:	1,997 SF
Suite 340:	7,642 SF
Suite 350:	14,285 SF

AMENITIES:

- On-site cafeteria
- Fitness center
- ATM
- Conference center
- Locker rooms with showers
- Outdoor seating area
- Covered parking



Floor Plans:

-  AVAILABLE
-  LEASED

3rd Floor



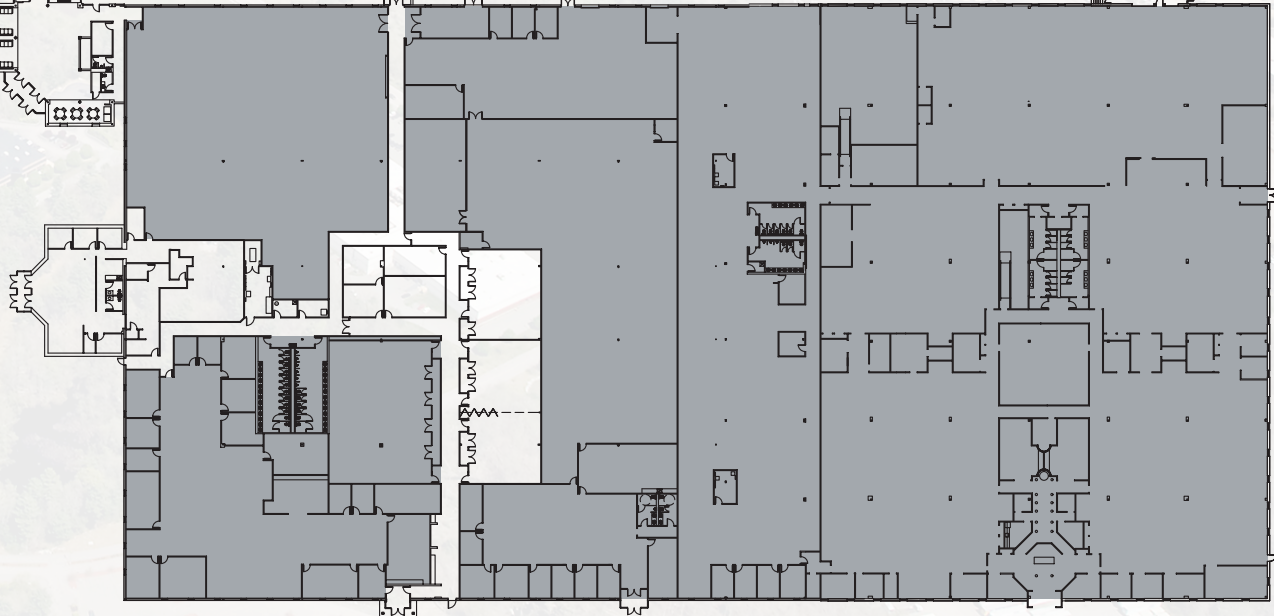
2nd Floor



45 Dan Road 1st Floor



15 Dan Road 1st Floor





LOCAL AMENITIES

RESTAURANTS:

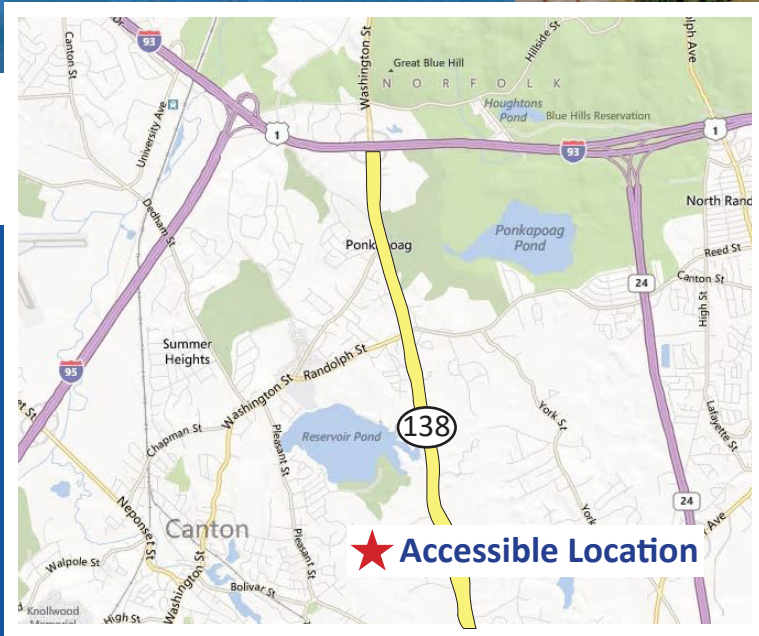
- ① Trillium Brewing Company
- ② Alfredo's Restaurant
- ③ Mai Place
- ④ D'Angelo Grilled Sandwiches
- ⑤ Grand Slam Deli
- ⑥ Dunkin'
- ⑦ Polpetto's Cafe
- ⑧ Crisp Canton

LODGING:

- ⑨ Homewood Suites by Hilton
Courtyard Boston

SERVICES:

- ⑩ Answer-is Fitness
- ⑪ Bank of Canton
Bank of America
- Visions Salon
- Hair Cuttery
- Prime Cleaners
- ⑫ Inspire Canton
- ⑬ Primrose School
- ⑭ Prestige Gas/Car Wash
- ⑮ Wampatuch Country Club
- ⑯ Ponkapoag Golf Course



JOHNFLATLEY
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

**Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731
www.johnflatleyco.com | info@johnflatleyco.com**