

mill&main

50-ACRE CREATIVE OFFICE CAMPUS · MAYNARD, MA



BEST-IN-CLASS
Brick & Beam Office
FOR SMALL USERS
———— to ———
**CORPORATE
HQ RELOCATIONS**

LINCOLN
PROPERTY
COMPANY



Envisioned to foster
ENTREPRENEURIAL DRIVE,
CREATIVE PURSUITS
& **COMMUNITY TIES.**

**500,000 SF CLASS A
SPACE AVAILABLE**

**OUTDOOR CAFE &
GREEN PEDESTRIAN
WALKWAYS**

**LANDSCAPED
GARDENS &
COMMON AREA**

**24/7 ON-SITE
SECURITY**

COVERED PARKING

ON-SITE MANAGEMENT

Property Features

Flexible Floor Plates for
New Build-outs

Up to 16' Ceilings

Suites for All Sizes

On-Site & Walkable
Amenities

Efficient Layouts

Eclectic Common Areas

Large Windows

Ample Power For Flex/
Light Manufacturing Users





1,500-175,000 SF
FLEXIBLE SPACES FOR

New Build - Outs



FULL BUILDING USER *Opportunities*



Campus Amenities



On-site covered parking garage



A rich learning environment for children at all stages of development.



Brings pop-up restaurant to serve as the office lunch vendor each day.



A 15 Barrel Brewhouse, Tap Room and Restaurant featuring live music.



Brewery, Tap Room & Restaurant



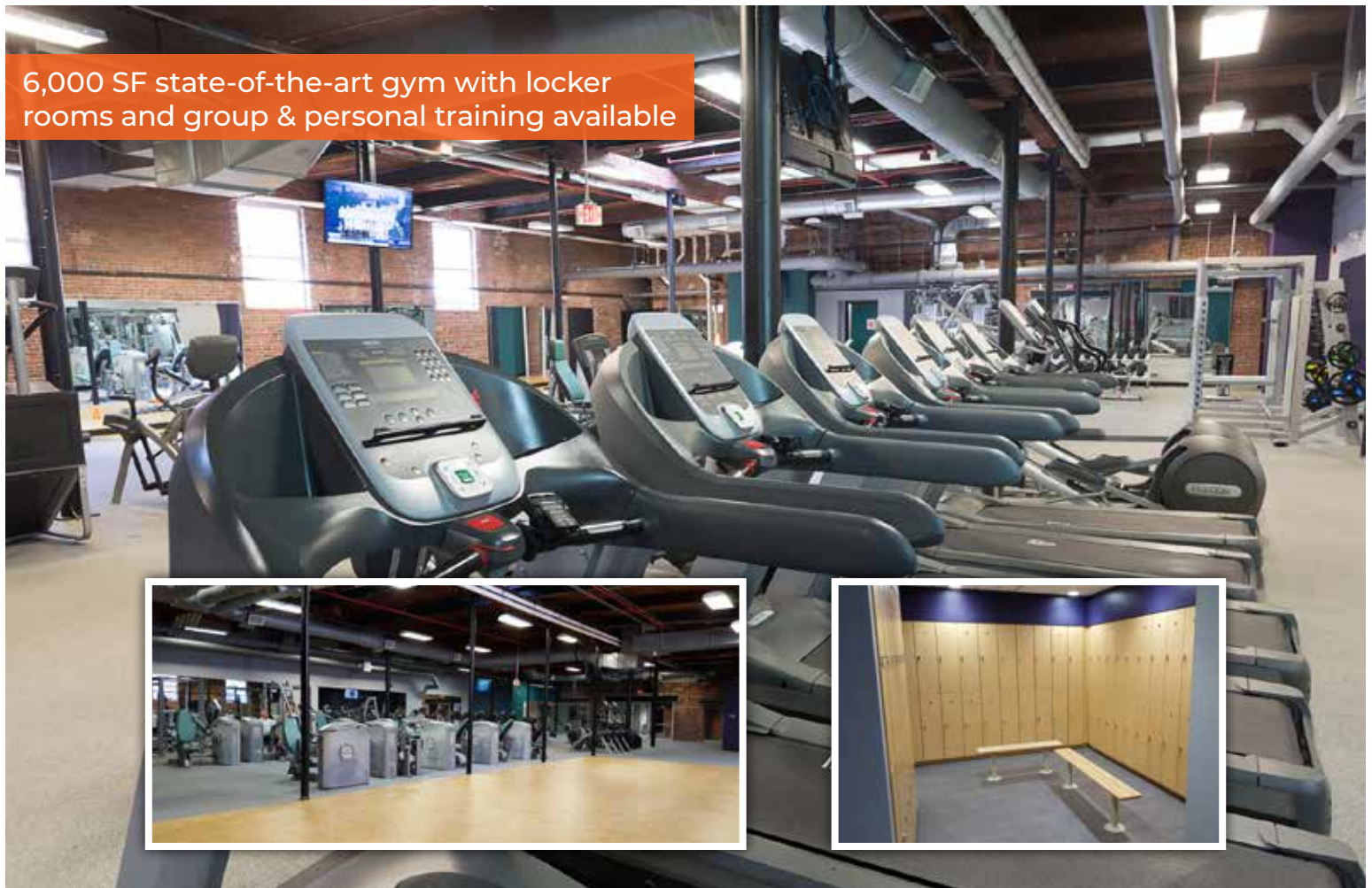
Grab & Go Mini Mart



Conference facilities can accommodate meetings from 20-114 people.



Heart & Core Pilates offers free classes to Mill & Main tenants



6,000 SF state-of-the-art gym with locker rooms and group & personal training available



2018 AWARD WINNER

mill&main

MID-RISE SUBURBAN OFFICE CAMPUS

The TOBY® (The Outstanding Building of the Year) Awards recognize the best and brightest in property management, building operations, and service in the commercial real estate industry. Nominees are evaluated on tenant-relations programs, community involvement, security standards, emergency preparedness, and continuing education for building personnel.

A Healthy Work Environment



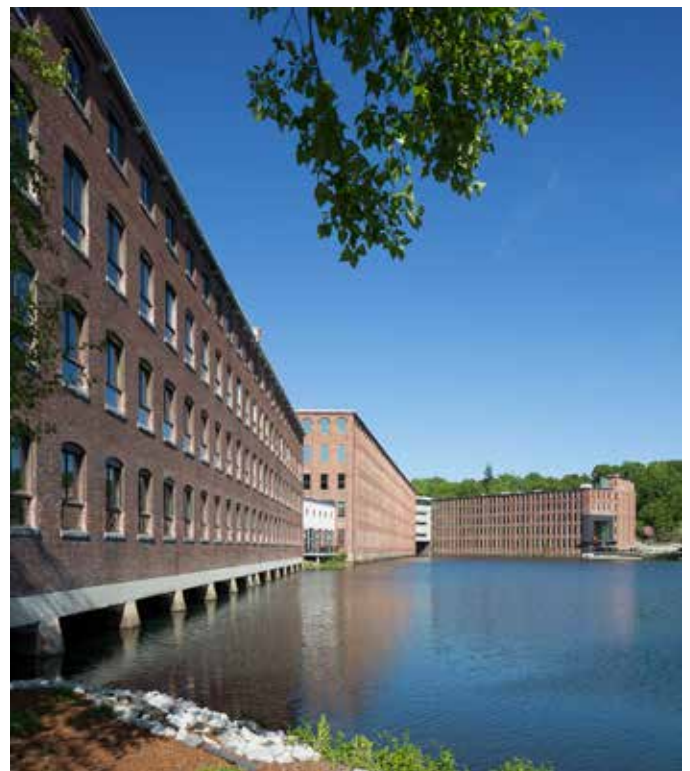
**BUREAU
VERITAS**

In the age of social distancing, businesses are reimagining office and work life after the coronavirus. The pandemic has forced companies to focus on how they can keep employees safe, healthy and productive. Mill & Main was recently awarded

Bureau Veritas' SafeGuard™ Hygiene Excellence Certification

for health, safety and hygiene excellence. With this certification, the campus is already ahead of the curve to inhibit the spread of COVID-19.

Mill and Main has a number of additional features that encourage healthy practices for companies. With thoughtfully designed HVAC and HEPA filters to clean and purify air, the park is already ahead of the curve with technology that will inhibit the spread of Covid-19.



COMMUTER SHUTTLE

SOUTH ACTON MBTA COMMUTER RAIL STATION

Shuttle Stop at Mill & Main Building 5
54 minutes to North Station

SCHEDULE

Monday – Friday
Mornings from 6:30AM-8:30aAM
Evenings from 4:45PM-7:00PM
\$2.00 fare each way

MEMBER OF CrossTownConnect



Green Commuter Services Programs include:

- Ride matching
- Emergency Ride Home
- Commute Calendar & Cost Calculator
- Incentive Programs for carpoolers, vanpoolers, bicyclists, walkers, and/or transit riders
- Commuter Choice Benefit Plan Setup

Location Overview

Located in the heart of the Metro West's Golden Triangle, Mill & Main offers easy access from Route 128, Interstate 495, Route 2, and the Greater Boston area.

Nearby MBTA commuter rail stations in South Acton and West Concord along with a direct connection to the Assabet River Rail Trail make Mill & Main appealing to urban and suburban commuters alike.

Maynard is surrounded by some of Boston's most desirable and affluent north/west suburban towns including Sudbury, Stow, Weston, Hudson, Acton and Concord.

AREA ACCESS

- Shuttle to South Acton MBTA Commuter Rail Station
- Nearby MBTA Commuter Rail stations in South Acton (2.8 Miles) and West Concord (3.9 Miles)
- Easy Access from Routes 128, 495, and 2 and the greater Boston area



Access

Several important roadway and bridge improvements are planned to ease traffic and support better access to western towns along Route 117, including Maynard.

The current 4-lane Main Street bridge over Route 128 will be replaced with the creation of a new 7-lane bridge. With the additional space, new turning lanes will be added along with updated traffic signals in order to ease traffic.

We anticipate this project will have a significant impact on commuter access to Mill & Main by reducing drive times up to 8-10 minutes during peak hours.

DRIVING TIMES

I-495/MA-117E	12 min
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I-495/MA-2	13 min
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I-495/MA-111	16 min
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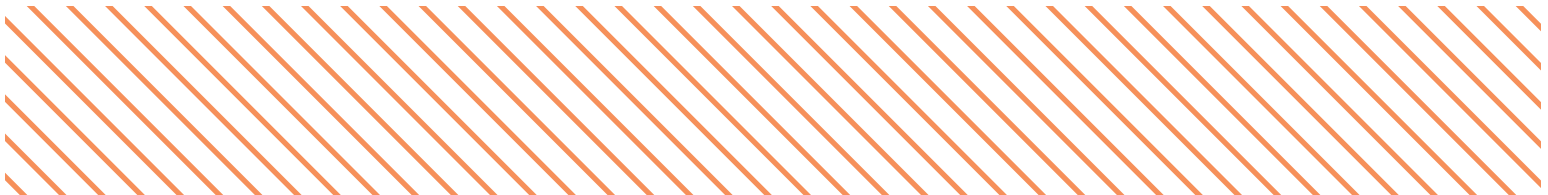
I-95/Rt-128/MA-2 W	20 min
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I-90/I-495	25 min
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I-90, Exit 14	26 min
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I-90, Exit 12	27 min
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Rt-128/MA-117 W	29 min
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Maynard

- 1 Amory's Tomb Brewing 76 Main Street
- 2 Subway 95 Main Street
- 3 Maynard Pizza House 149 Main Street
- 4 McDonald's 4 Main Street
- 5 Dunkin Donuts 5 Waltham Street
- 6 CVS 105 Main Street
- 7 The Paper Store 36 Nason Street
- 8 John's Cleaners 125 Main Street
- 9 Blue Coyote Grill 137 Main Street
- 10 Anytime Fitness 52 Nason Street
- 11 Boston Bean House 102 Main Street
- 12 Post Office 143 Main Street
- 13 Citizens Bank 47 Nason Street

- 14 Middlesex Bank 17 Nason Street
- 15 Little Pusan 83 Main Street
- 16 Roasted Peppers 65 Main Street
- 17 El Huipil 69 Main Street
- 18 Thai Chilli 40 Main Street
- 19 The Pleasant Café 36 Main Street
- 20 The Flower Pot 46 Waltham Street
- 21 Sugar Snap 53 Main Street
- 22 Denault Studios 55 Main Street
- 23 Pizza Express 62 Main Street
- 24 Serendipity Cafe 1 Nason Street
- 25 China Ruby 42 Nason Street
- 26 Cafe of India 155 Main Street

Maynard has been recognized as one of the best places to live in the greater Boston area by *Boston Magazine*.





Mill & Main is 1.1 million square-foot, eight-building suburban office campus in Maynard, MA. The property, which just completed a multi-million-dollar capital improvement program, is currently home to tenants including Stratus Technologies, Acacia Communications and Kuebix, and has up to approximately 500,000 SF of office space available with offerings ranging from 1,500 SF to over 150,000 SF.

Located in downtown Maynard, Mill & Main is situated amongst walkable retail amenities including charming local restaurants and a variety of convenience retail including fast-casual dining options, banks, the Post Office and more.

The combination of the location, stunning brick & beam office space, value and strong ownership provides a best-in-class office space solution for small users to corporate headquarter relocation tenancies.

QUICK STATS

SPACE:

10 Buildings / 1,084,000 SF

LOT SIZE:

49.42 acres

YEAR BUILT:

1864-1918

RENOVATED:

1980-84, 1998-2002 and 2015-ongoing

HVAC:

Steam perimeter baseboard heat; Air Handler Units located within the premises provide cooling capacity from a central cooling plant; Auto Logic Building Management System provides control of all equipment.

FIBER/TELCO:

Verizon/Comcast

POWER:

2,000-4,000 Amp, three phase, four wire, 277/480 volts



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