

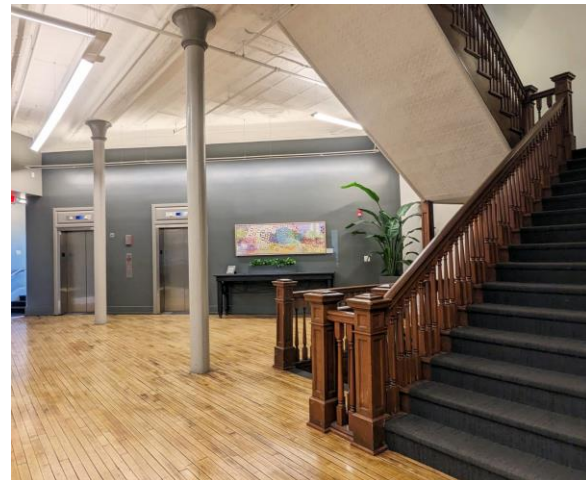


Mass Ave Cultural District - Creative, Energizing & Entertaining

Marott Center, 342 Massachusetts Ave

Property Highlights

- Beautifully restored & maintained historic office building
- Located along main corridor of popular Mass Ave Cultural District
- Available options for lease:
 - Lower Level: 5,405 SF
 - Suite 103: 1,854 SF
 - 3rd Floor: 8,811 SF
 - 4th Floor: 8,811 SF (available ± 01/01/2027)
- Plug n' play options available with furniture
- Shared Marietta on Mass amenities:
 - Exposed rooftop patio with impressive urban views
 - Varying conference needs
- Garden Table located on site
- Surrounded by locally-owned, unique businesses and eateries at the intersection of art, cultural & commerce
- Installed security system with digital cameras & key FOB entry
- Easy access to downtown interstates I-65 & I-70
- Building is on National Register of Historic Places



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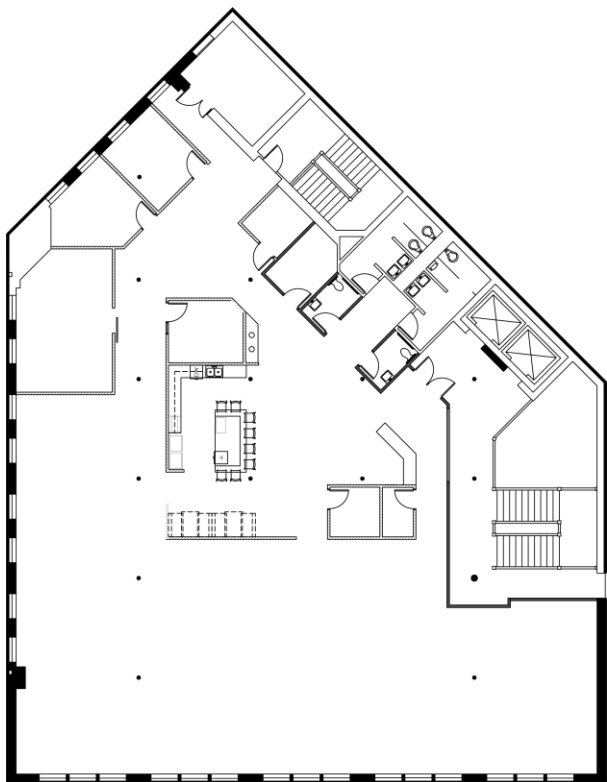
Walk Score: 98

Numerous amenities within walking distance

Bike Score: 98

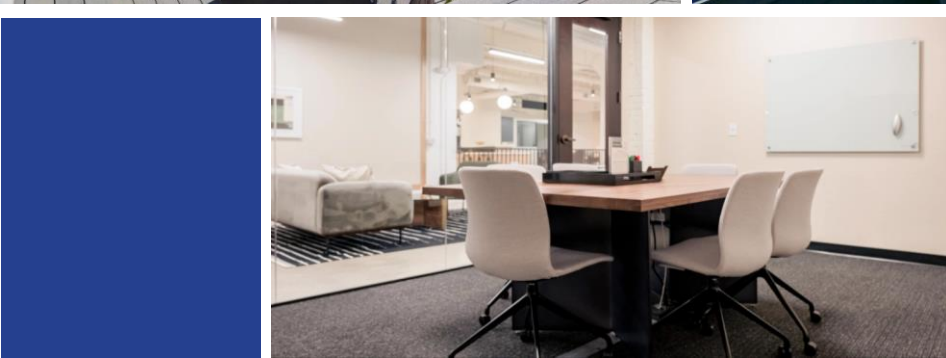
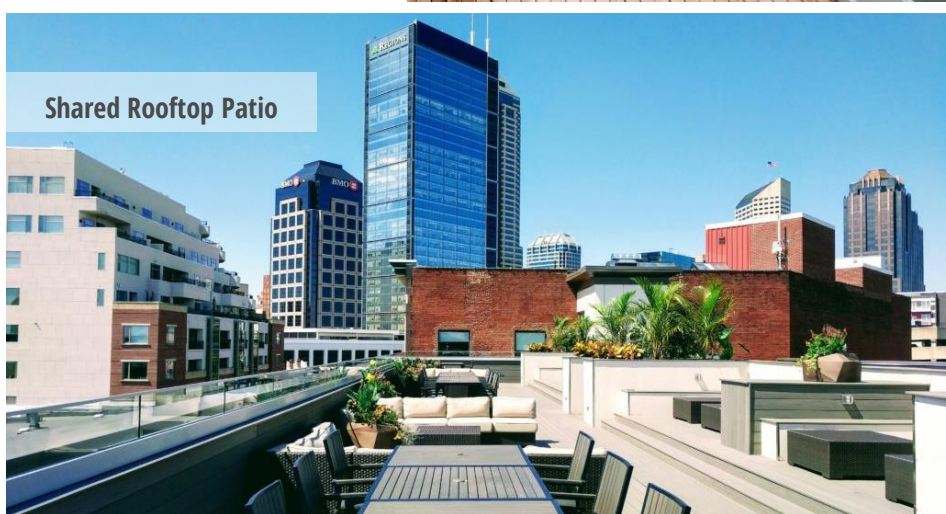
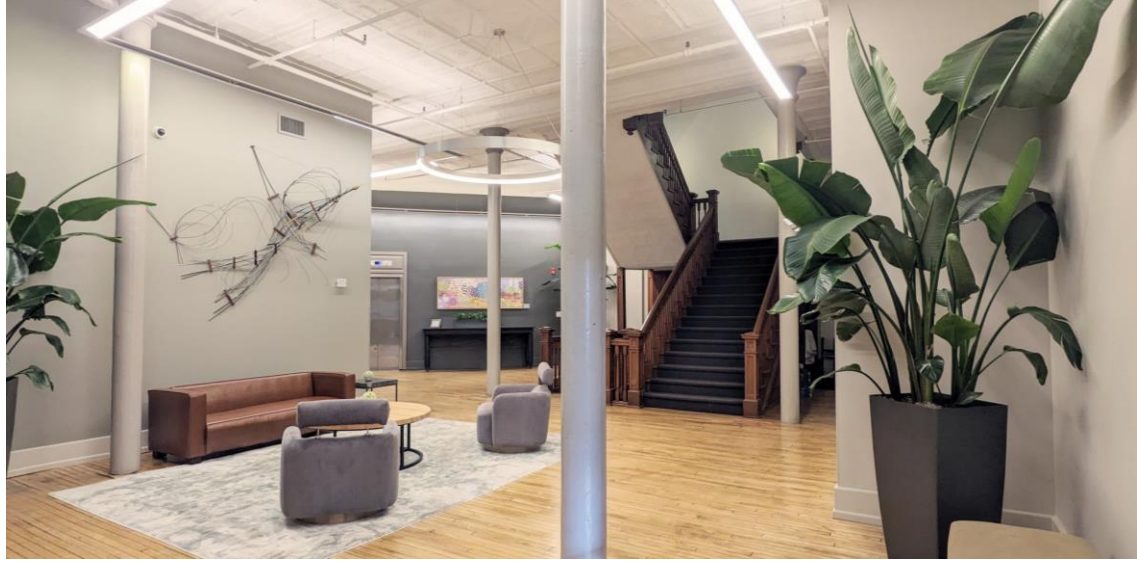
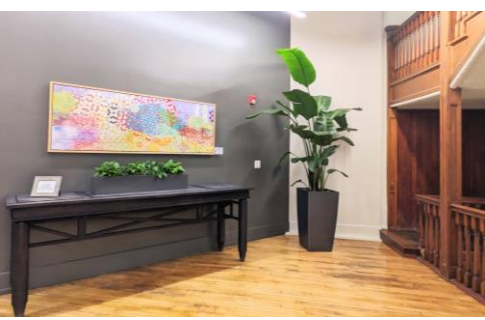
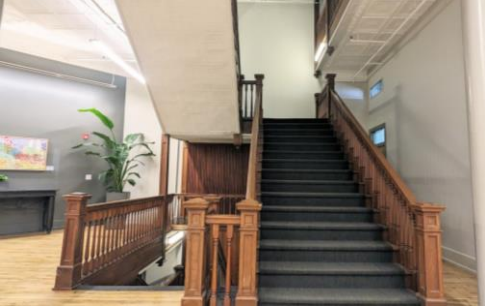
Excellent, flat bike lanes

Typical Floor Plate | ± 8,811 SF



Property Information	
Building Size	± 52,000 SF
Parking	On-site / controlled
# of Floors	5 floors plus finished lower level; caged storage area in lower level
Elevators	2 passenger
Restrooms	2 restrooms per floor
Zoning	CBD-2







20+

Entertainment +
Sports Venues

60+

Dining
Options

12+

Art + Theatre
Venues

25+

Hotels + Lodging
Options

98

Bike
Score

98

Walk
Score

65

Transit
Score

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