

580 MAIN STREET BOLTON, MA



FOR LEASE: RENOVATED OFFICE WITH AMENITIES, GREAT LOCATION OFF 495!

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



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PROPERTY DESCRIPTION

580 MAIN STREET



For Lease - 580 Main Street, Bolton, MA 01740

66,200 SF Office/Flex Building on ±6.5 Acres

Bolton Square Offices located at 580 Main Street in Bolton, Massachusetts is a prominent office/flex property offering with direct access to I-495 and Route 117. Set on approximately 6.5 acres, this three-story building features flexible space, characterized by a brick façade, expansive window lines with views of wooded areas and ponds, and an inviting interior courtyard.

This accommodating office property has great amenities and tenant common areas, creating a fresh, contemporary environment for businesses and their employees. Among the new amenities is a modern, on-site gym exclusively for tenants, supporting health and wellness in the workplace. Spacious exterior green spaces offer attractive options for outdoor gatherings, relaxation, and events.

The building features a variety of office suites on the first and second floors that can be combined or reconfigured to suit individual business requirements, while the lower level offers additional flex or lab space. Loading docks and elevators facilitate business operations throughout the property.

With its beautifully landscaped grounds, newly enhanced amenities, and adaptable layout, 580 Main Street delivers a scenic, accessible, and contemporary workspace solution in central Massachusetts. The lower level is designed for flexible lab or flex space with multiple units.

This property presents excellent potential for owner-users and accommodates a vast array of business needs.

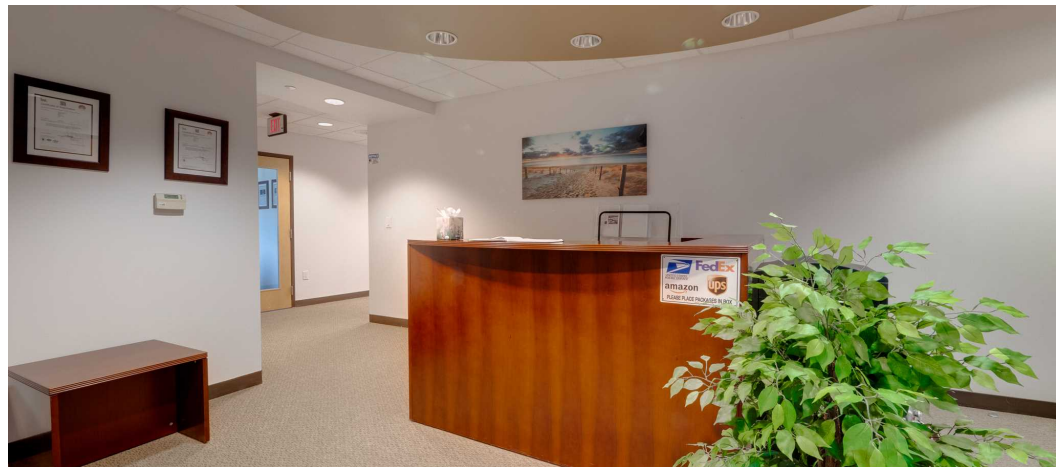
Several available spaces ranging from approximately 2,000SF to 20,000 SF.

Call Duncan @ 978-621-1290 or Rob @ 781-214-0192 for more questions.



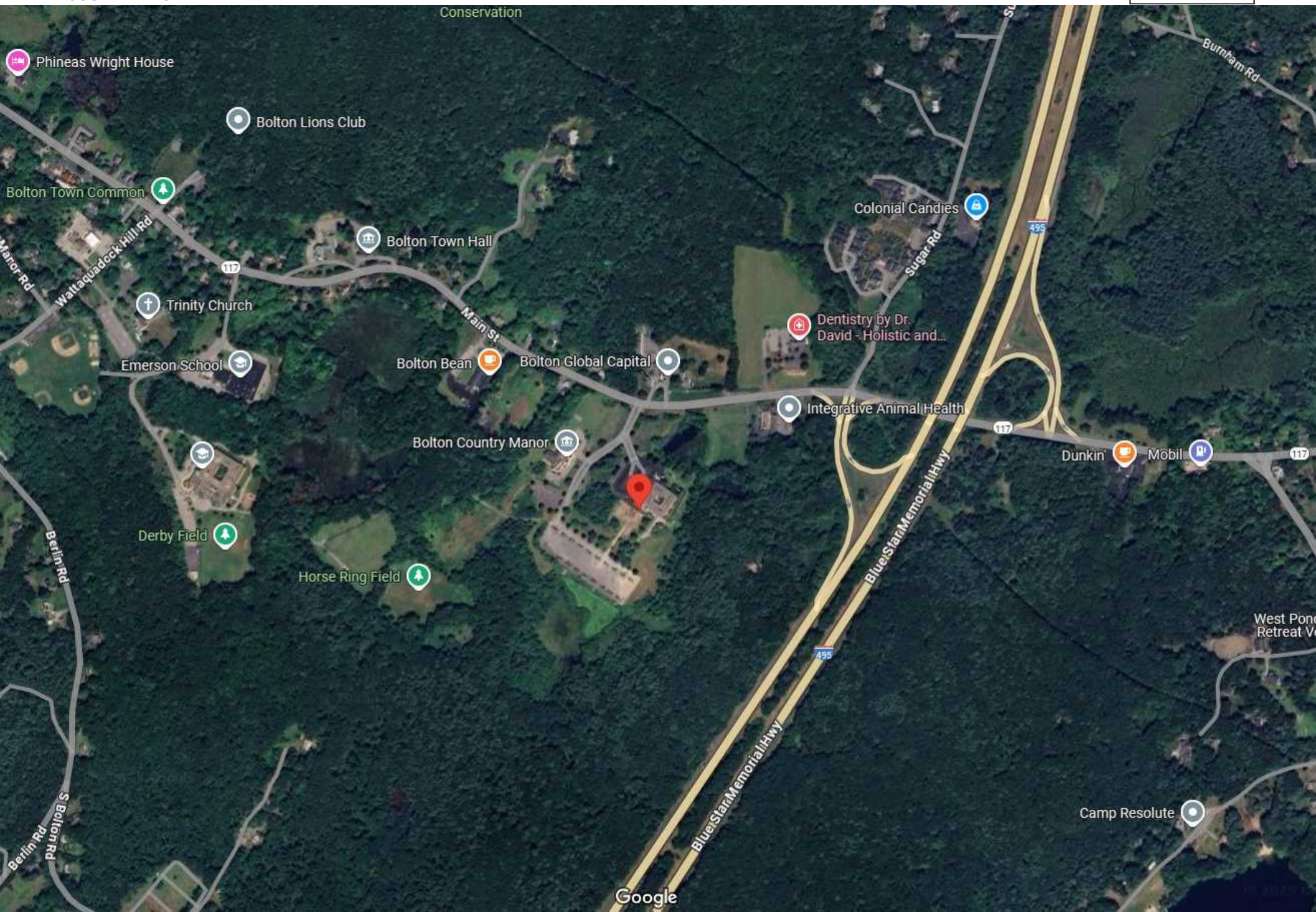
PROPERTY PHOTOS

580 MAIN STREET



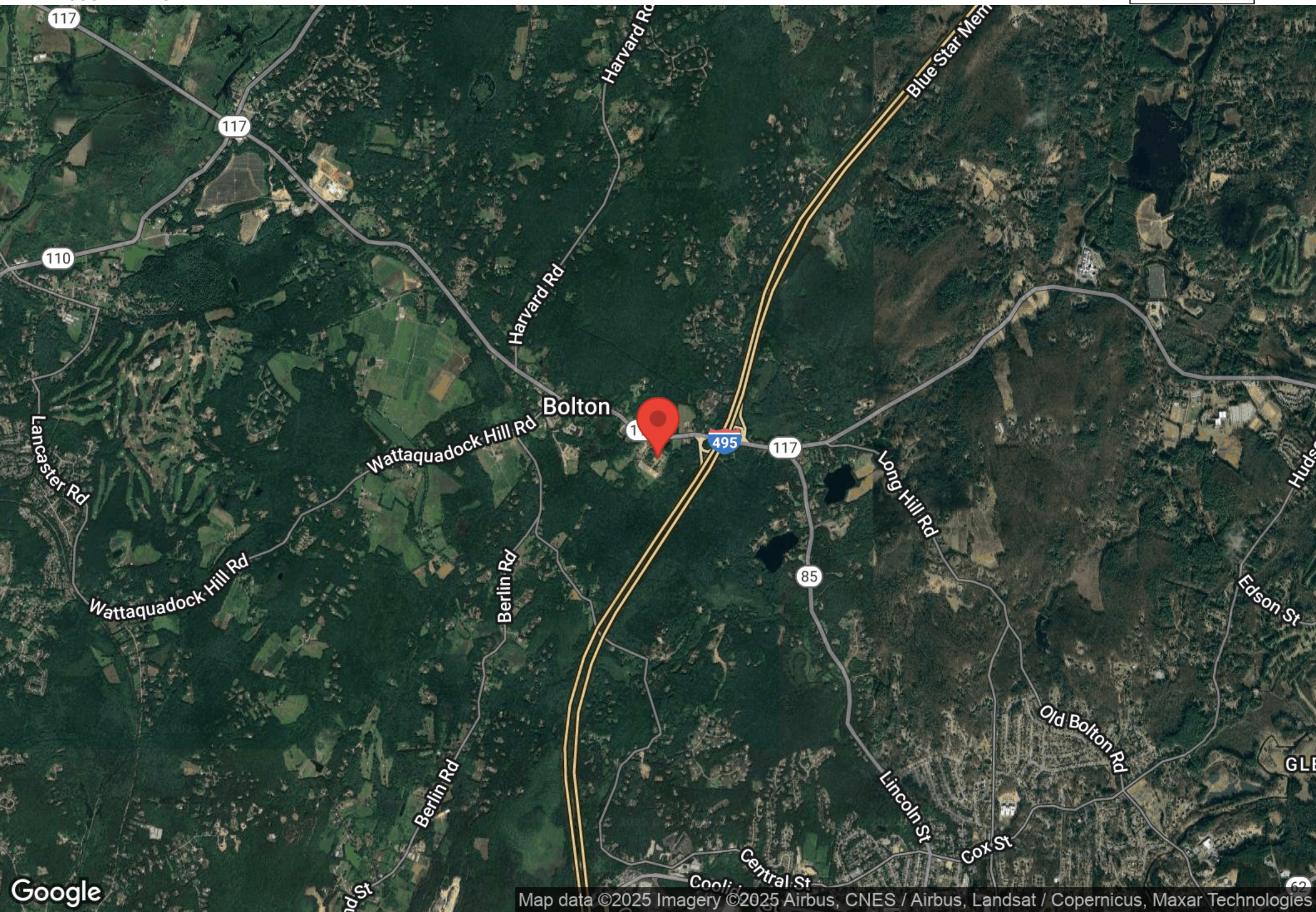
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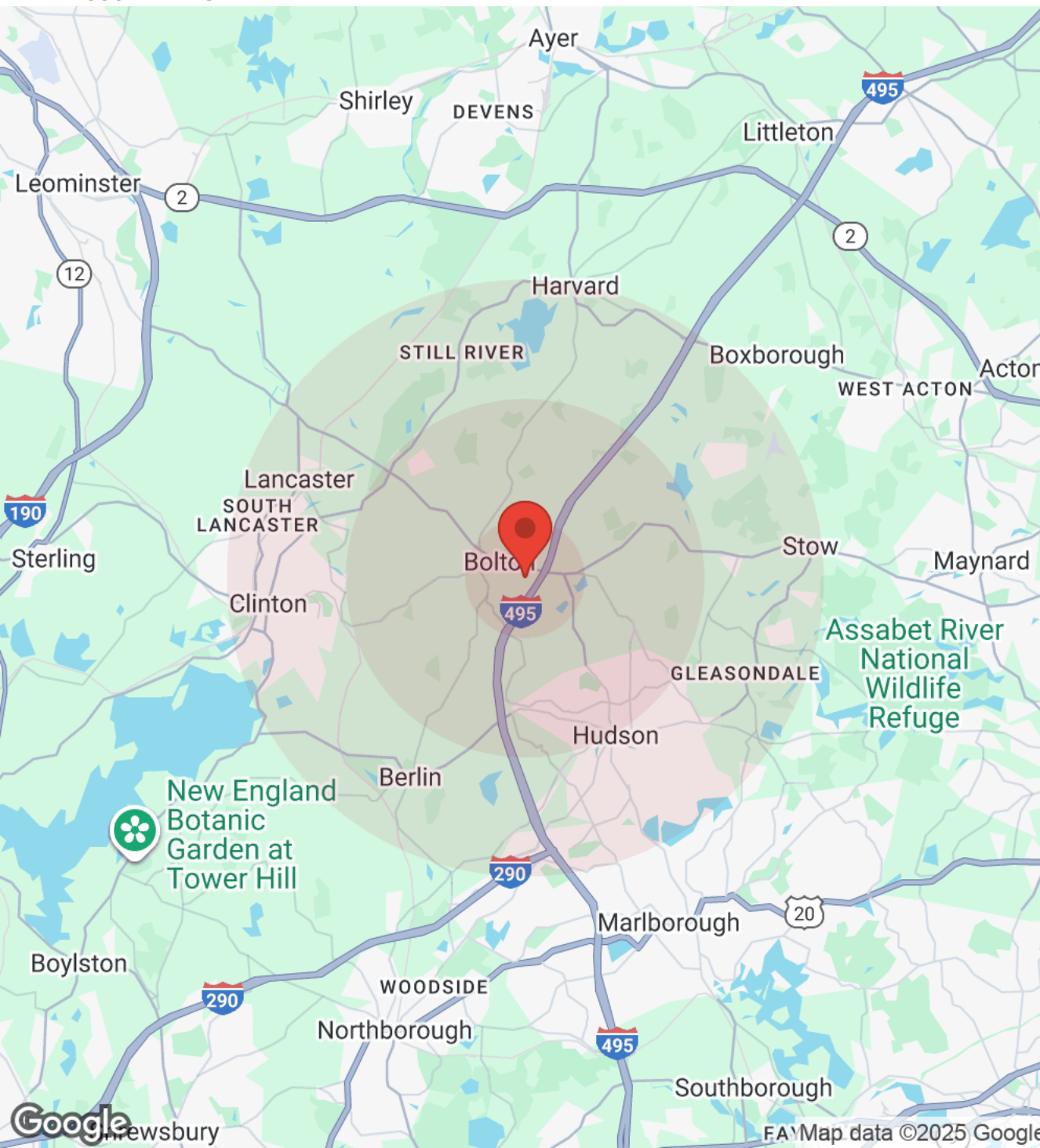
REGIONAL MAP

580 MAIN STREET



DEMOGRAPHICS

580 MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,674	23,853
Female	N/A	6,952	25,246
Total Population	N/A	13,626	49,099

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,456	8,726
Ages 15-24	N/A	2,002	6,682
Ages 25-54	N/A	4,872	18,203
Ages 55-64	N/A	1,918	6,859
Ages 65+	N/A	2,378	8,629

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,179	46,139
Black	N/A	57	479
Am In/AK Nat	N/A	2	7
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	305	2,194
Multi-Racial	N/A	460	3,486

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$85,656	\$82,704
< \$15,000	N/A	579	1,627
\$15,000-\$24,999	N/A	228	1,113
\$25,000-\$34,999	N/A	279	1,407
\$35,000-\$49,999	N/A	444	1,684
\$50,000-\$74,999	N/A	689	2,853
\$75,000-\$99,999	N/A	552	2,604
\$100,000-\$149,999	N/A	1,104	4,225
\$150,000-\$199,999	N/A	532	1,811
> \$200,000	N/A	703	1,851

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,303	20,438
Occupied	N/A	5,060	19,097
Owner Occupied	N/A	3,958	13,957
Renter Occupied	N/A	1,102	5,140
Vacant	N/A	243	1,341



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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER

PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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Robert E. Jackson

COMMERCIAL REALTOR®

BACKGROUND

Robert Jackson is an accomplished Commercial REALTOR® and professional engineer by trade with over 20 years of professional experience, specializing in commercial real estate, real estate development and the advanced energy markets. His diverse background includes expertise in originating, entitling, financing, constructing and operating advanced energy assets for publicly traded companies. Since 2015, Robert has been Managing Partner for Futuron LLC, focusing on real estate investment and consulting for the advanced energy market.

PROFESSIONAL EXPERIENCE

Robert is a Commercial REALTOR® with Northeast Solutions at KW Commercial, offering commercial real estate services nationally within the office, industrial, energy and infrastructure markets. Robert has over 20 years of real estate development experience ranging from interstate pipelines and transmission infrastructure to power generation plants involving conventional and renewable technologies. Robert is numbers focused and an expert in identifying developable land and evaluating project and asset proformas to evaluate both technical and financial viability.

Robert is an expert in the office, industrial and energy markets and maintains a superior concentration in these areas of commercial real estate. He is the lead listing agent for a three-building office complex located in Acton, Massachusetts. He is also leading energy and infrastructure support for KW Government Services which assists public and semi- public entities evaluate their real estate portfolios and provide solutions in energy and infrastructure.

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CONTACT INFORMATION

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[Website](#)

[LinkedIn](#)

[YouTube](#)

SKILLS SUMMARY

- Commercial Real Estate
- Advanced Energy/Infrastructure
- Program Management
- Real Estate Development
- Strategic/Financial Planning

STATES LICENSED

Massachusetts - 9587133

EDUCATION

MA, Boston University
Energy and Environmental Analysis
BS, Colorado State University,
Environmental Engineering

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