

# 49 Hartford Ave – Professional Office Space

Scituate, Rhode Island • Village IGA Plaza • Available Spring 2027

## 49 HARTFORD AVE.



<b>ZONING SUMMARY</b>
ENFORCING AGENCY: TOWN OF SCITUATE

Site Location:

A newly constructed professional office building offering two high-quality tenancy opportunities designed for professional services such as insurance, financial services, real estate, medical administration, or other office-based businesses.

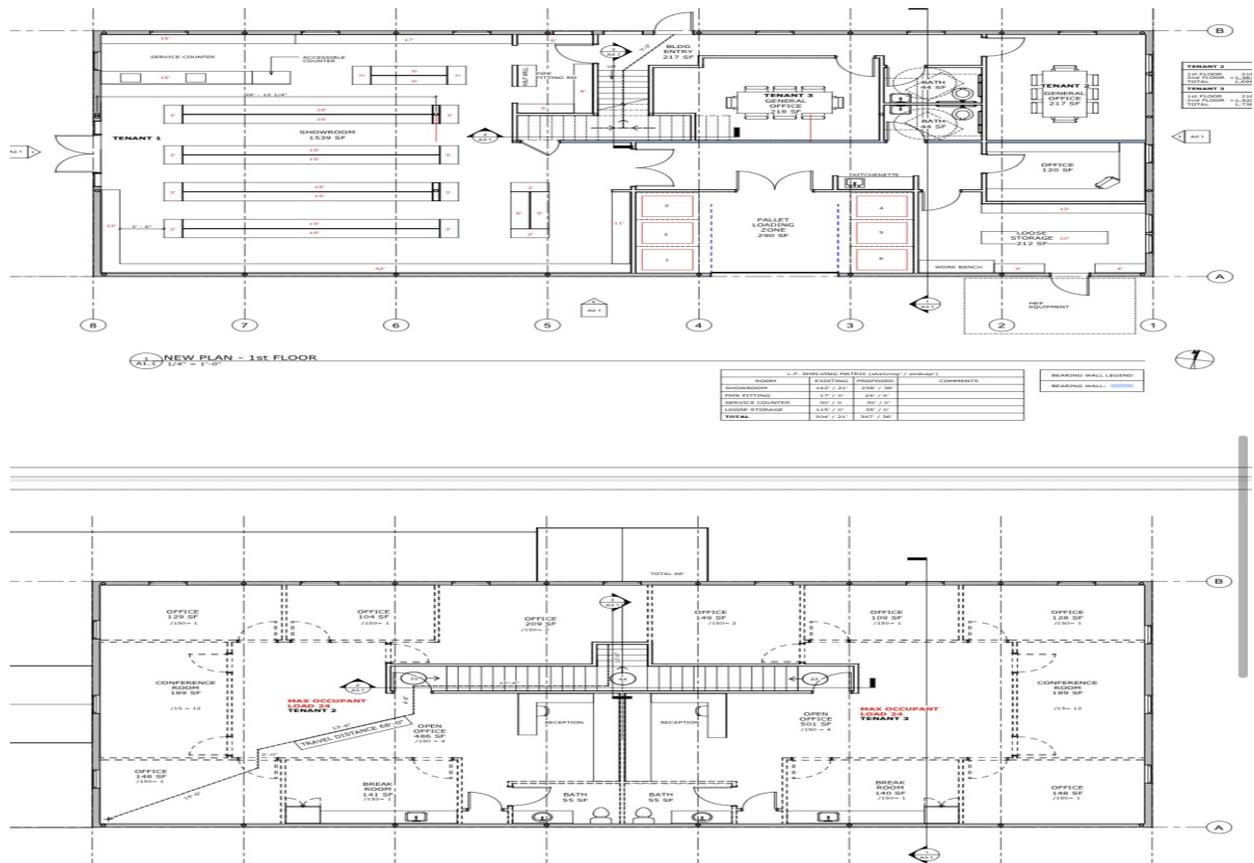
### ***Office Space Overview***

Second Floor Office Space	1,900 sq ft per tenancy
Layout	Reception area, conference room, break room, four private offices
Accessibility Office	220 sq ft ground-level office or conference room
Additional Facilities	Private restrooms on both levels
Completion	Projected Spring 2027
Building Features	Energy efficient construction, security system

### ***Location Advantages***

- Approximately **20,000 cars pass this location daily** prior to the Rt. 6 / 101 bypass
- Located in the **Village IGA Plaza**
- Plaza amenities include grocery store, pharmacy, bakery, gym, medical clinic, pizza shop and Chinese restaurant
- Soccer field in the plaza hosts **statewide tournaments** bringing additional exposure
- Walking path around the field provides outdoor space for employees to walk and exercise
- Convenient access: approximately **5 miles to Route 295** and **3.5 miles to Route 116**

## Conceptual Floor Plan



## Leasing Opportunities Available

For additional information or to discuss tenancy opportunities please contact:

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