

FOR LEASE

OFFICE BUILDING



# 4 POND PARK ROAD

4 POND PARK RD, HINGHAM, MA 02043

*For More Information*

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# 4 POND PARK ROAD



## PROPERTY DESCRIPTION

Set within a serene, tree-lined office park environment 4 Pond Park—a fully renovated, 28,841 SF, three-story Class A office building ideally located just off Route 3 (Exit 36) and minutes from Derby Street Shoppes. The property offers flexible leasing options across entire floors or smaller custom-configured suites.

Recent upgrades include a brand-new exterior envelope, modern restrooms, updated building systems, redesigned landscaping, and exterior lighting. The building’s unique sawtooth design allows for creative office layouts, whether open-plan or private offices, and includes potential for tenant-designed amenity space on the lower level.

Surrounded by retail, dining, daycare, and adjacent to a state-of-the-art medical facility, 4 Pond Park offers companies a standout location in South Shore Park.

## PROPERTY HIGHLIGHTS

- Modern Steel and Glass Class A Office Building
- Renovated in 2025
- Build-to-suit spaces with flexible layouts
- Abundant natural light
- 40 Person Boardroom

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	1,500 - 12,000 SF
Lot Size:	14,7668 SF
Building Size:	28,841 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	267	1,005
Total Population	33	762	2,819
Average HH Income	\$209,390	\$220,049	\$211,053



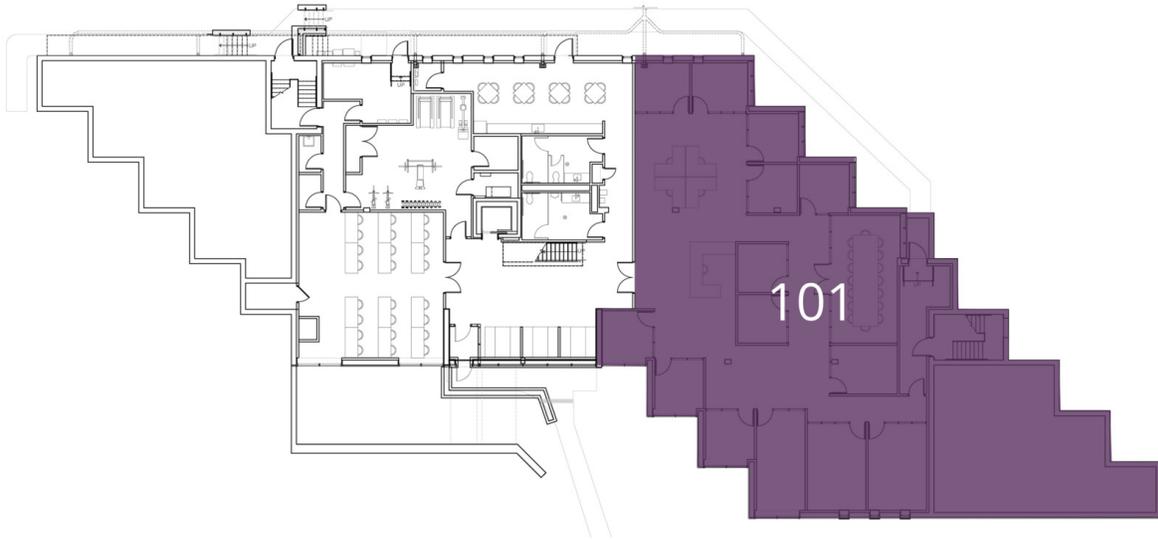
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# 4 POND PARK ROAD



FLOOR PLANS

### LEGEND

Available

AS BUILT 11-17-17

### LEASE INFORMATION

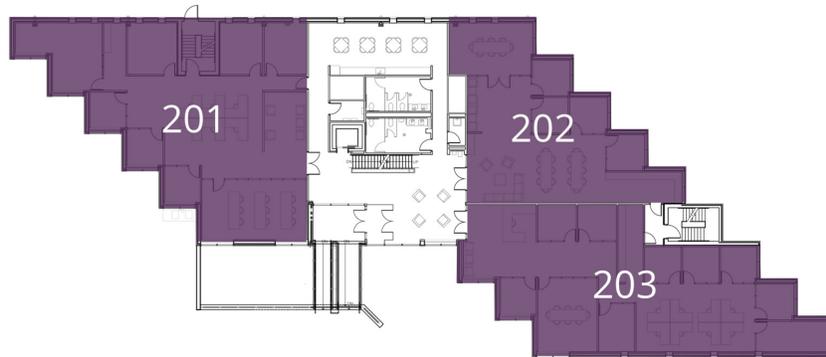
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,500 - 12,000 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

#### SUITE

101

# 4 POND PARK ROAD



FLOOR PLANS

### LEGEND

Available

EL FLOOR PLAN

A-2

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,500 - 12,000 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

#### SUITE

201

202

203

ADDITIONAL PHOTOS

# 4 POND PARK ROAD



**DAVE ELLIS, SIOR**

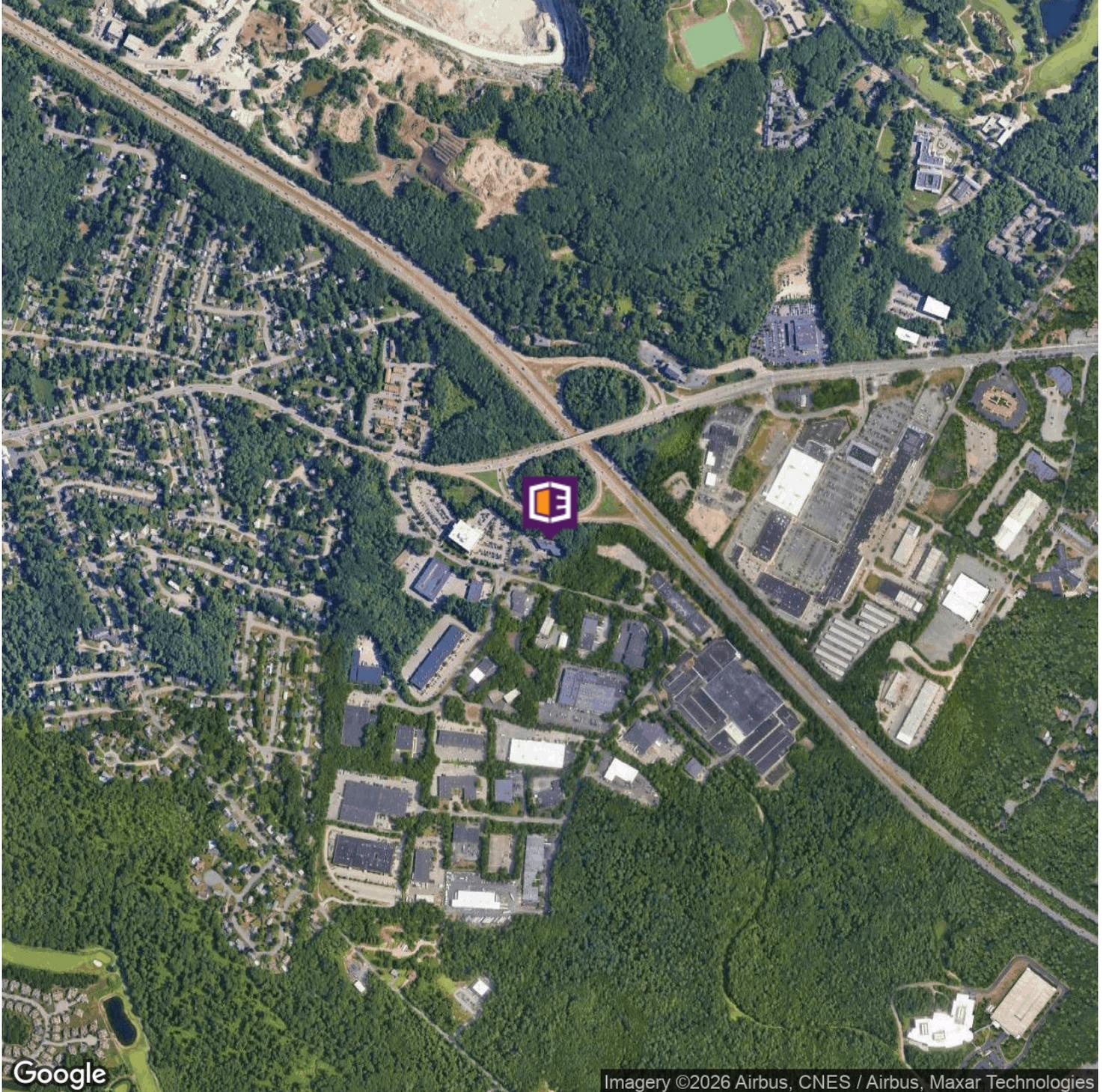
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AERIAL MAP

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