



PROPERTY DESCRIPTION

Development Associates is pleased to offer available For Lease, a 1,957 Square Foot Medical Office Condominium adjacent to Westerly Hospital.

35 Wells Street, is the ideal location for anyone who is looking to start or expand their medical practice convenient to the hospital. 35 Wells Street is in close proximity of I-95, retail stores, Westerly Hospital and other local conveniences. 35 Wells Street features ample parking and handicapped accessible spaces.

PROPERTY HIGHLIGHTS

- Immediately next door to Westerly Hospital, an affiliate of Yale New Haven Health
- Built-out Medical Space already in place with 5 Exam Rooms equipped with sinks and cabinetry
- Private Office, Waiting Room, Reception/Work Station
- Quality Building with Quality Co-Tenants

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,957 SF
Building Size:	16,600 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 2	Negotiable	1,957 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	995	3,461
Total Population	460	1,866	6,206
Average HH Income	\$85,977	\$83,506	\$78,208



Developers and Brokers of Commercial Properties

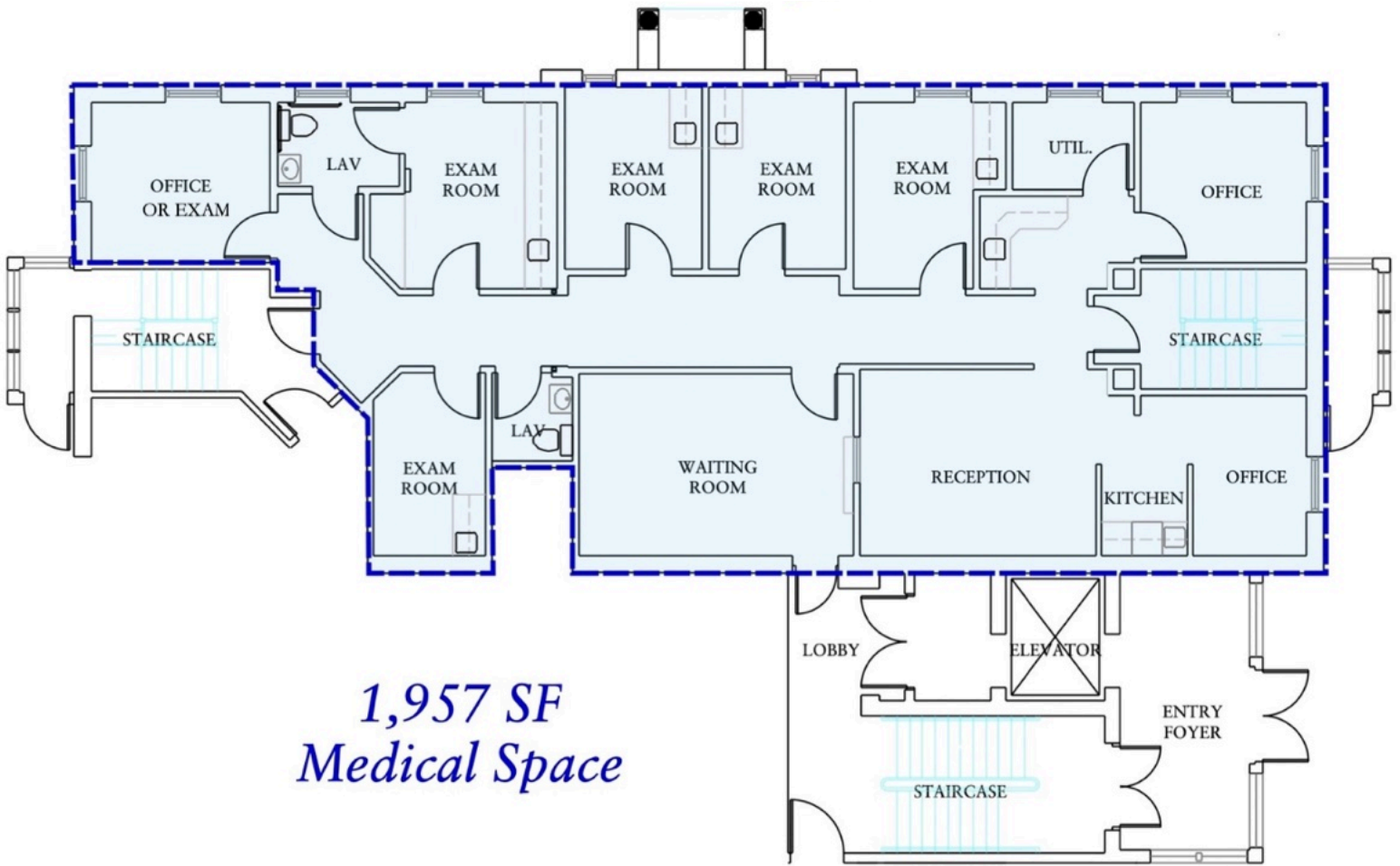
200 Silver Street, Suite 201 | Agawam, MA 01001

DISCLOSURE: PROPERTY OWNER AND BROKER HAVE PRINCIPALS IN COMMON.

KEN VINCUNAS
(413) 789-3720

kvincunas@devassociates.com

www.Devassociates.com



Front Entrance

DEVELOPMENT ASSOCIATES



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