



600 LONGWATER DRIVE | NORWELL, MA
HIGH END OFFICE SPACE IN ASSINIPPI PARK





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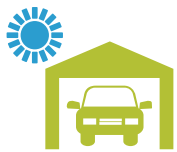
Colliers International is pleased to present the availability of first-class office space at 600 Longwater Drive in Norwell, Massachusetts. Located within Assinippi Park, the finest business park along the Route 3 corridor, the property features a two-story glass atrium, ample covered parking, mature landscaping, and local ownership/property management.

Area amenities include numerous dining, grocery and retail options within one mile of the property, as well as hotels, a daycare (Bright Horizons), and the new South Shore YMCA within walking distance.

BUILDING SPECIFICATIONS

AVAILABLE:	Floor 1 - 2,843 SF
OWNERSHIP/PROPERTY MANAGEMENT:	Jumbo Capital Management
BUILDING PROFILE:	Three-story, first-class office building consisting of approximately 70,000 SF
YEAR CONSTRUCTED/RENOVATED:	1998/2012/2018
PARKING:	4 spaces/1,000 SF leased (majority covered parking under solar array canopy)
NETWORK PROVIDERS (FIBER):	Lighttower, Verizon, and Comcast
SELECT EXISTING TENANTS:	HUB Insurance, Clean Harbors, Radius Financial Group
RECENT IMPROVEMENTS:	2018 - Complete lobby expansion and renovation featuring a dramatic glass entry facade





SOLAR ARRAY COVERED PARKING



STRONG LOCAL OWNER/OPERATOR



WIRED CERTIFIED GOLD BUILDING



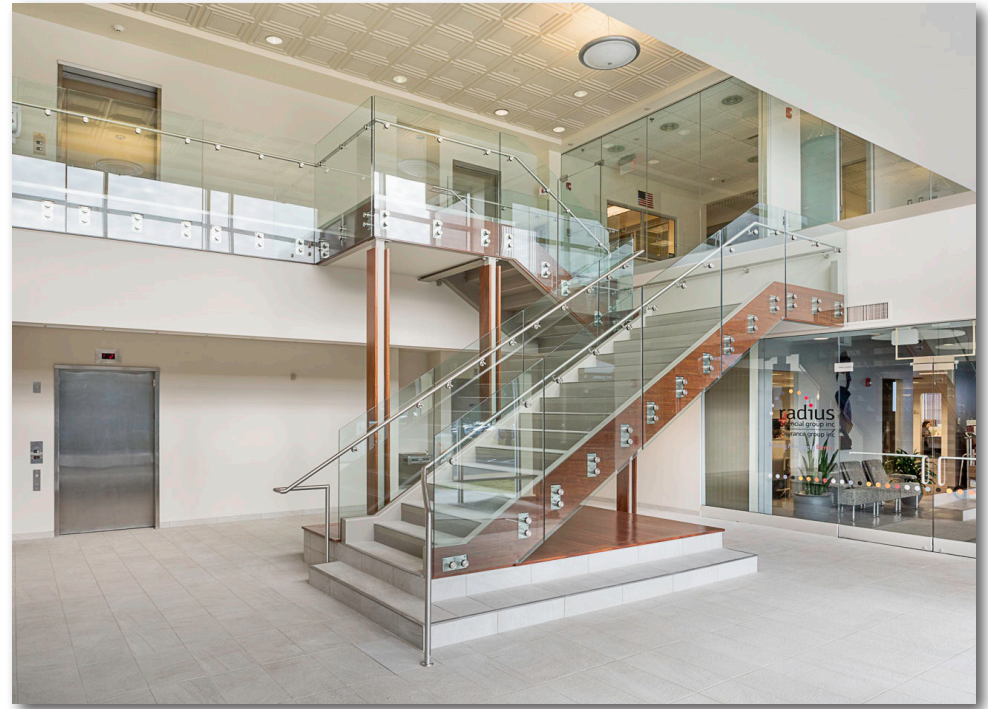
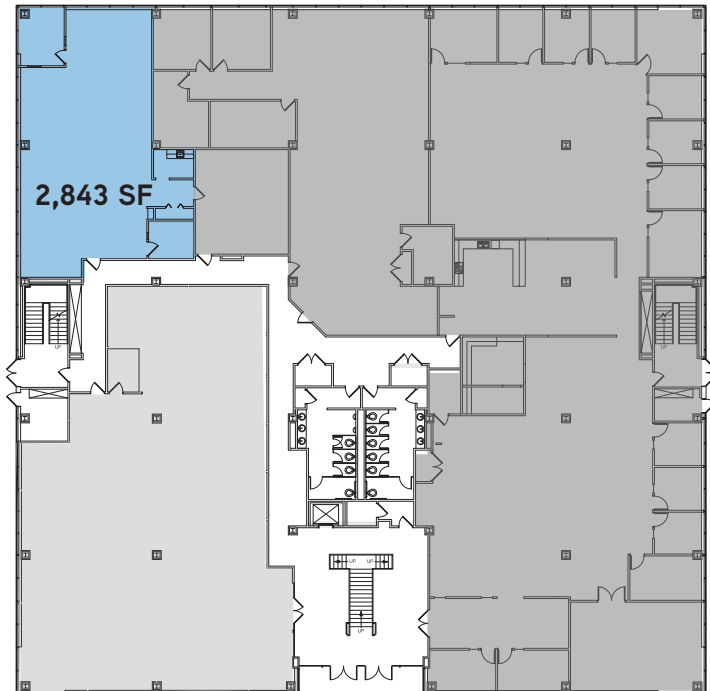
HIGH END FINISHES



MOVE-IN READY BUILDOUTS

CORNER SUITES AVAILABLE

✓ FLOOR 1





CONTACT US

STEPHEN WOELFEL JR
 617 330 8168
stephen.woelfel@colliers.com

KEVIN BRAWLEY
 617 330 8174
kevin.brawley@colliers.com

JOHN REAL
 617 330 8096
john.real@colliers.com

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