

welltower

MEDICAL OFFICE SPACE  
**FOR LEASE**

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For Information:

**MATTHEW TOMEO**  
Associate, Leasing  
856.809.2659  
mtomeo@welltower.com

**Newburyport Medical Center**

1 WALLACE BASHAW JR. WAY | NEWBURYPORT, MA

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY

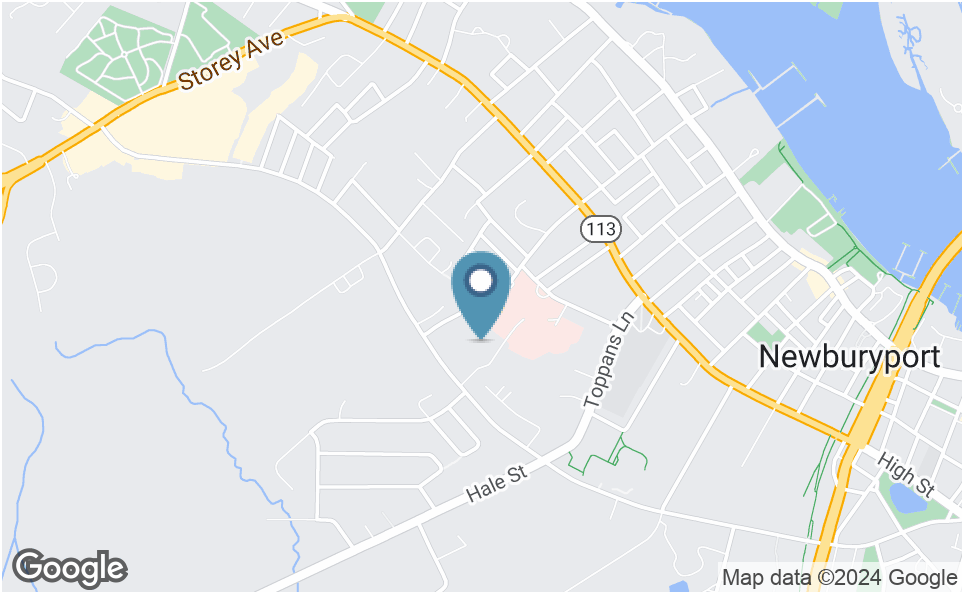


## Location Description

Located between HWY 95 and the Newburyport Turnpike.

## Property Highlights

- 38,995 square foot, 3-story medical office building built in 2008
- On-Campus of Anna Jaques Hospital



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# LEASE SPACES



## Available Spaces

Suite	Size (SF)
1001	6,485 SF
VAULT	1,348 SF

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# SUITE 1001 & VAULT | 7,834 RSF



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# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	5,771	26,964	54,981
Average Age	44.8	44.0	43.4
Average Age (Male)	43.3	42.6	42.2
Average Age (Female)	45.4	44.7	44.3

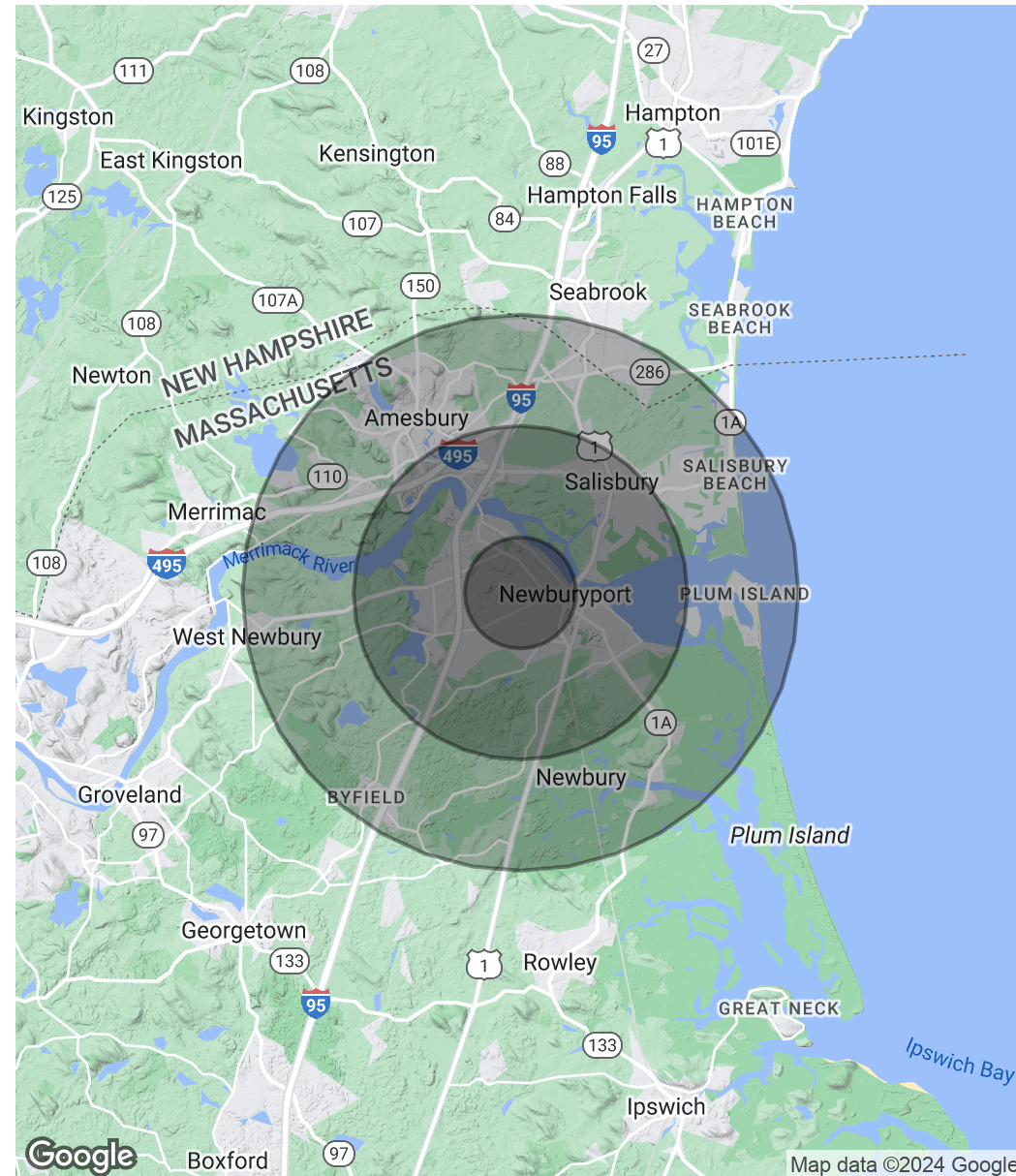
## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,576	11,526	22,897
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$100,851	\$98,741	\$96,466
Average House Value	\$480,670	\$446,065	\$412,204

## Race

	1 Mile	3 Miles	5 Miles
% White	95.2%	96.1%	96.6%
% Black	0.1%	0.3%	0.5%
% Asian	2.4%	1.4%	0.9%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.1%	0.1%	0.1%
% Other	0.8%	0.6%	0.5%

\* Demographic data derived from 2020 ACS - US Census



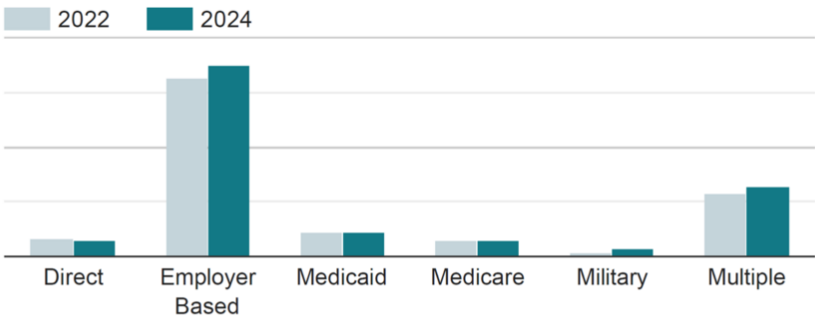


# DEMOGRAPHICS



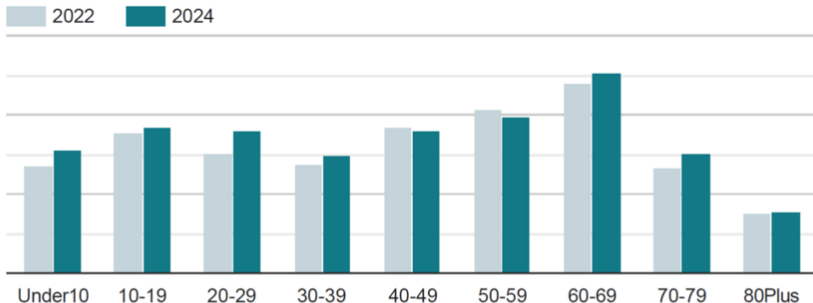
Insurance Mix – 3 mi Radius

Source- RevistaMed



Age Distribution – 3 mi Radius

Source- RevistaMed



## Psychographics - Top 10 Mosaic Groups

ID	Description	Target HH	US HH	1	2	3	4	5
C13	Philanthropic Sophisticates	32.1%	2.8%	Retiring in comfort	Experienced travelers	Art connoisseurs	Philanthropic	Quality matters
E19	Consummate Consumers	11.0%	1.4%	Empty-nesters	Highly educated	City dwellers	Environmental advocates	Well-traveled
Q62	Enjoying Retirement	6.2%	1.8%	Retirees	Established credit	Cruise vacations	Brand-loyal	Traditional engagement
K37	Wired for Success	5.4%	1.1%	Conspicuous consumption	Digital media gurus	First homes	Status-seekers	Liberal household
B07	Across the Ages	3.6%	1.4%	Affluent	Rooted in the suburbs	Multi-generational households	Fitness club members	Outdoor hobbies
Q65	Mature and Wise	3.2%	1.9%	Discount shoppers	Retirement communities	TV entertainment	Tech novices	Active health maintenance
C11	Sophisticated City Dweller	3.2%	2.3%	Affluent	Highly educated	Upscale housing	Nearing retirement	Philanthropic
A05	Couples with Clout	2.8%	1.1%	Affluent	Highly educated	Politically conservative	Tech journeymen	Saving for college
H27	Life of Leisure	2.7%	1.0%	Suburb living	Married no kids	Comfortable spending	Charitable donations	Outdoor activities
F22	Fast Track Couples	2.5%	3.2%	Credit-aware	Comfortable spender	Active lifestyles	Tech-savvy	Music lovers

Mosaic psychographic data is derived from Experian (as of 4Q22) based on a 12-minute drive to Newburyport Medical Center. Figures are based on individuals over the age of 30. Coverage of the 30+ population is 100%.





# LOCATION



Beth Israel Lahey Health  
Anna Jaques Hospital

Newburyport  
Medical  
Center

Avita  
— of Newburyport —

Newburyport High School

Map data ©2024 Imagery ©2024 Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/Geo

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