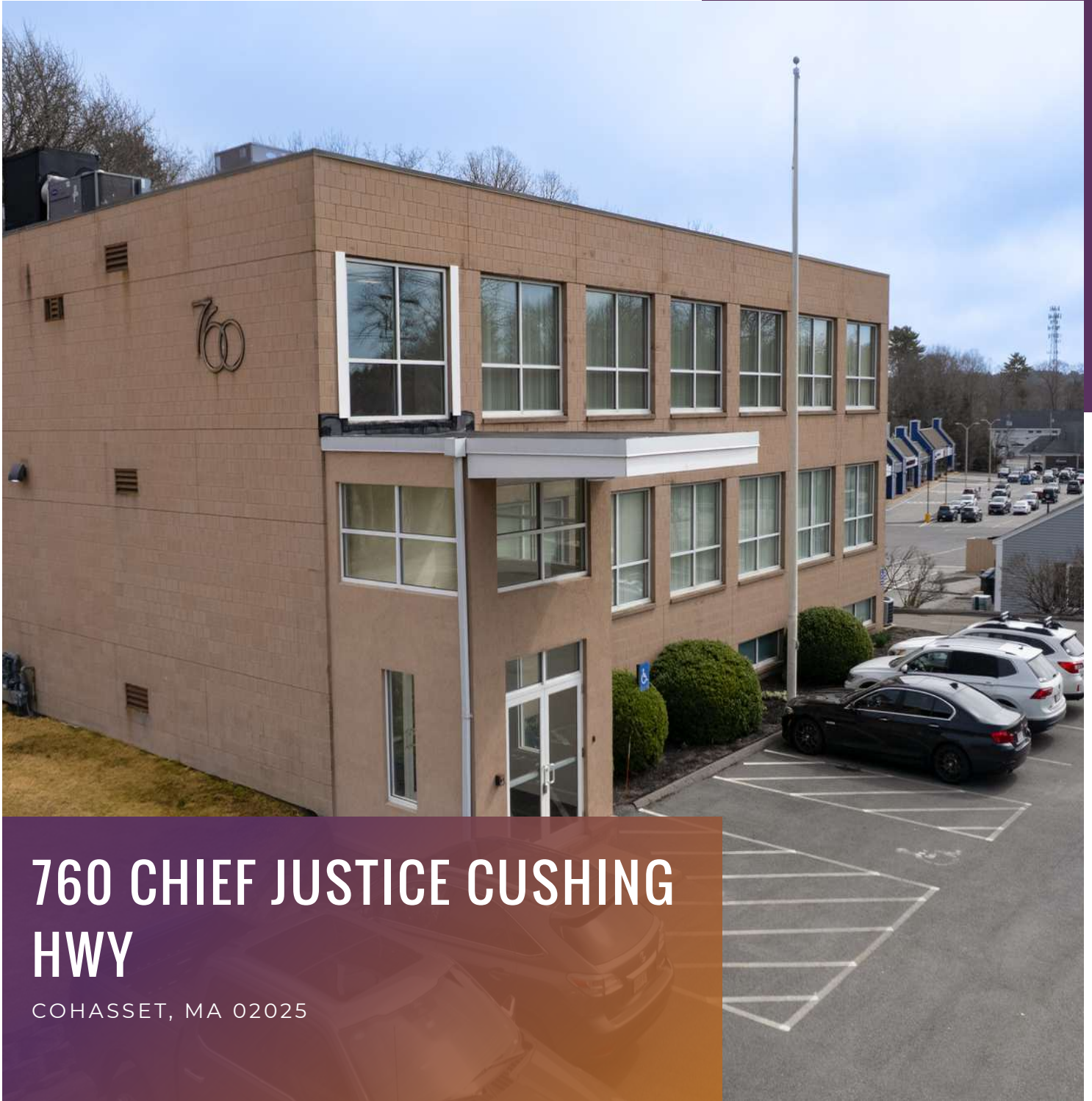


FOR LEASE
OFFICE BUILDING



760 CHIEF JUSTICE CUSHING HWY

COHASSET, MA 02025

For More Information

BILL KINGDON

603.560.2710

bill@ellisrealtyadvisors.com



760 CHIEF JUSTICE CUSHING HWY



PROPERTY DESCRIPTION

Medical/Professional Office space available. 650-4,189 SF of third floor space in an elevated building with other medical/professional office users available to be customized to your needs.

450 SF professional office available on the first floor, perfect space for an attorney, financial advisor, CPA, etc.

1125 SF professional office available on the second floor with three offices and a conference room.

PROPERTY HIGHLIGHTS

- Professionally managed
- Close proximity to national retailers
- New septic system to meet medical/dental needs
- ADA Compliant
- Shell Space available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	300 - 4,189 SF
Lot Size:	1 Acres
Building Size:	13,572 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	397	10,677	56,440
Total Population	1,157	29,892	148,175
Average HH Income	\$145,849	\$133,160	\$110,710

760 CHIEF JUSTICE CUSHING HWY



760 CHIEF JUSTICE CUSHING HWY

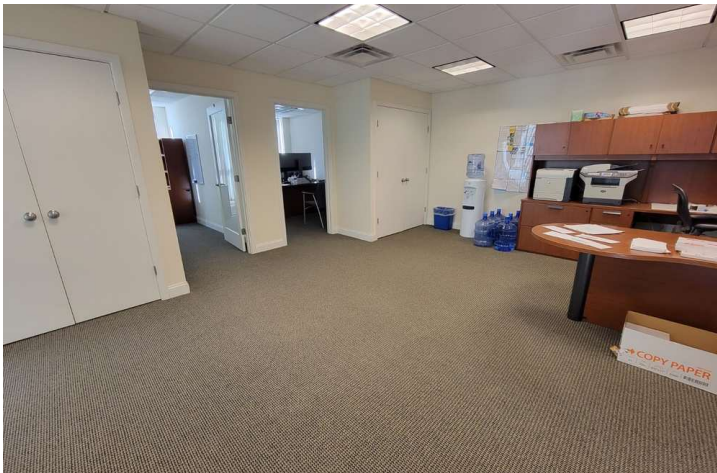


LOCATION INFORMATION

Street Address	760 Chief Justice Cushing Hwy
City, State, Zip	Cohasset, MA 02025
County	Norfolk
Sub-market	Route 3 Corridor

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	3



PROPERTY HIGHLIGHTS

- Professionally managed
- Close proximity to national retailers
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760 CHIEF JUSTICE CUSHING HWY



760 CHIEF JUSTICE CUSHING HWY



LEGEND

Available

LEASE INFORMATION

Lease Type: Gross; MG
Total Space: 300 - 4,189 SF

Lease Term: Negotiable
Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3B	Available	300 - 4,189 SF	Gross	Negotiable	-
3A	Available	300 - 4,189 SF	Gross	Negotiable	-
3C	Available	300 - 4,189 SF	Gross	Negotiable	-

760 CHIEF JUSTICE CUSHING HWY



LEGEND

Available

Estimated areas
GLA FLOOR 1: 4189 sq. ft. excluded 0 sq. ft.

LEASE INFORMATION

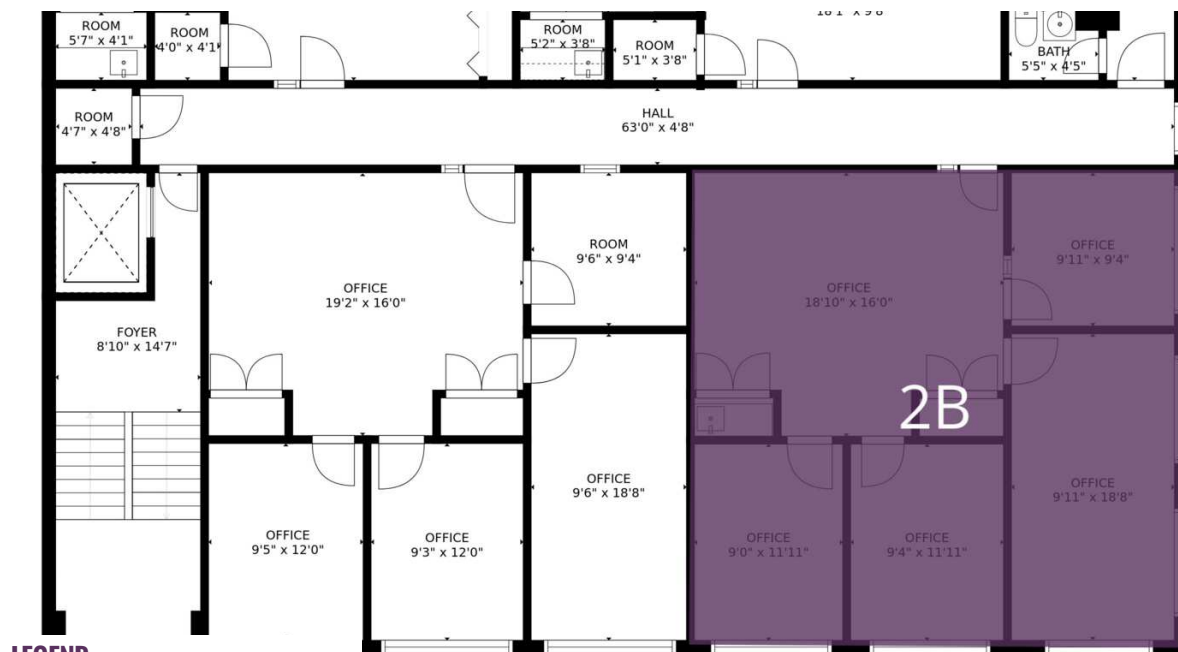
Lease Type: Gross; MG
Total Space: 300 - 4,189 SF

Lease Term: Negotiable
Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1A -	Available	450 SF	Modified Gross	\$1,000 per month	-

760 CHIEF JUSTICE CUSHING HWY



LEGEND

Available

LEASE INFORMATION

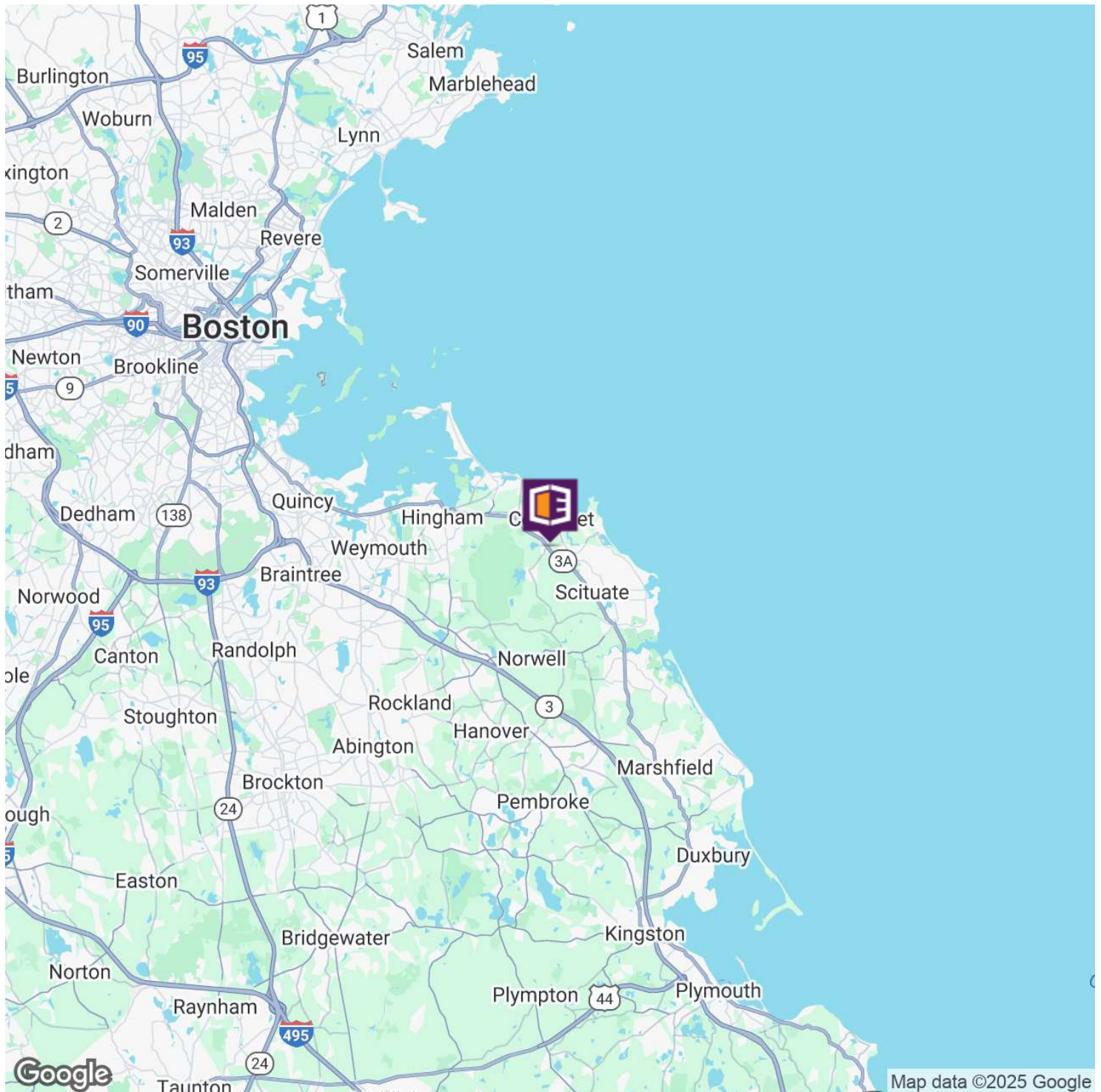
Lease Type: Gross; MG
Total Space: 300 - 4,189 SF

Lease Term: Negotiable
Lease Rate: Negotiable

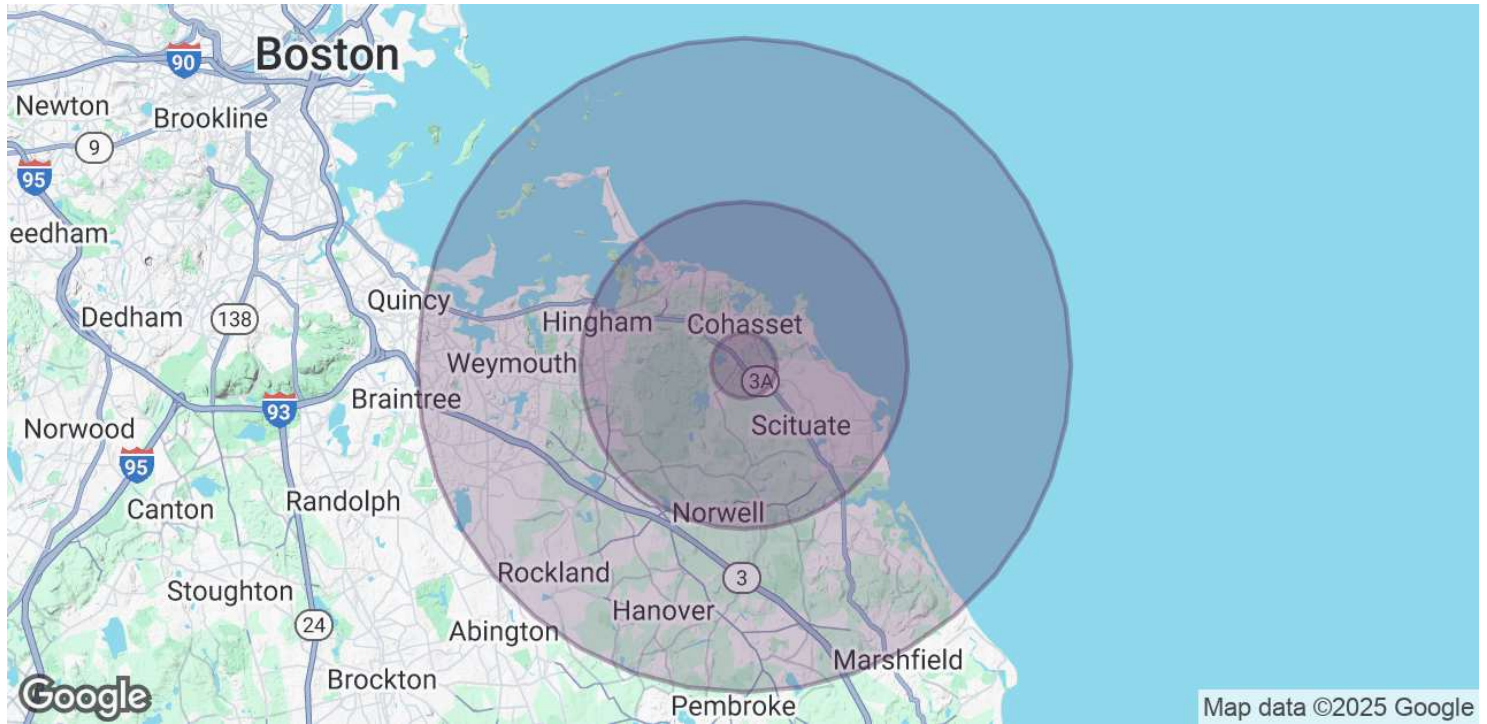
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2B	Available	1,125 SF	Gross	Negotiable	-

760 CHIEF JUSTICE CUSHING HWY



760 CHIEF JUSTICE CUSHING HWY



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,157	29,892	148,175
Average Age	42.7	43.6	42.0
Average Age (Male)	41.8	42.4	40.5
Average Age (Female)	43.1	44.6	43.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	397	10,677	56,440
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$145,849	\$133,160	\$110,710
Average House Value	\$572,031	\$617,630	\$539,812

* Demographic data derived from 2020 ACS - US Census

760 CHIEF JUSTICE CUSHING HWY



BILL KINGDON

Commercial Advisor

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MA #9558664

PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$60,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors in 2019. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 coaches for the largest hockey camp company in the world.

EDUCATION

Ithaca College (2012)
Bachelor of Science - Business Management
Bachelor of Science - Sport Management

MEMBERSHIPS

South Shore Young Professionals - Board Chair
Weymouth Chamber of Commerce - Board
South Shore Chamber of Commerce - Ambassador Board
South Shore Business Collaborative
Quincy Chamber of Commerce - Ambassador Board

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