

FOR LEASE

OFFICE BUILDING



988 PLAIN ST

MARSHFIELD, MA 02050

For More Information

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 **ELLIS** REALTY
ADVISORS

PROPERTY SUMMARY

988 PLAIN ST



PROPERTY DESCRIPTION

Professionally maintained office building with a strong professional tenant mix. This lower-level suite offers flexible options, including individual small- to medium-sized private offices or the ability to lease the entire 3,200 SF suite.

Tenants enjoy clean common areas, a complimentary coffee station, ample parking, and easy access to Route 139. Fully furnished, turnkey options are available for immediate use.

Ideal for medical, professional services, wellness, administrative, and other office-based users seeking a convenient Marshfield location.

PROPERTY HIGHLIGHTS

- Flexible layout: lease individual small- to medium-sized private offices or the entire 3,200 SF suite
- Turnkey, fully furnished options available
- Signage opportunity on a highly trafficked route 139
- Professionally maintained common areas and amenities including complimentary coffee station and shared conference room
- Conveniently located on Route 139, Marshfield's primary commercial corridor
- Less than 1 mile from Route 3
- Ideal for professional services, medical, wellness, administrative, and similar office uses

OFFERING SUMMARY

| Lease Rate: | \$500.00 - 5,000.00 per month (Full Service) | | |
|---------------------|--|-----------|-----------|
| Available SF: | 141 - 3,200 SF | | |
| Lot Size: | 28,226 SF | | |
| DEMOGRAPHICS | | | |
| Total Households | 404 | 1,375 | 2,537 |
| Total Population | 986 | 3,302 | 6,359 |
| Average HH Income | \$150,862 | \$145,242 | \$163,690 |



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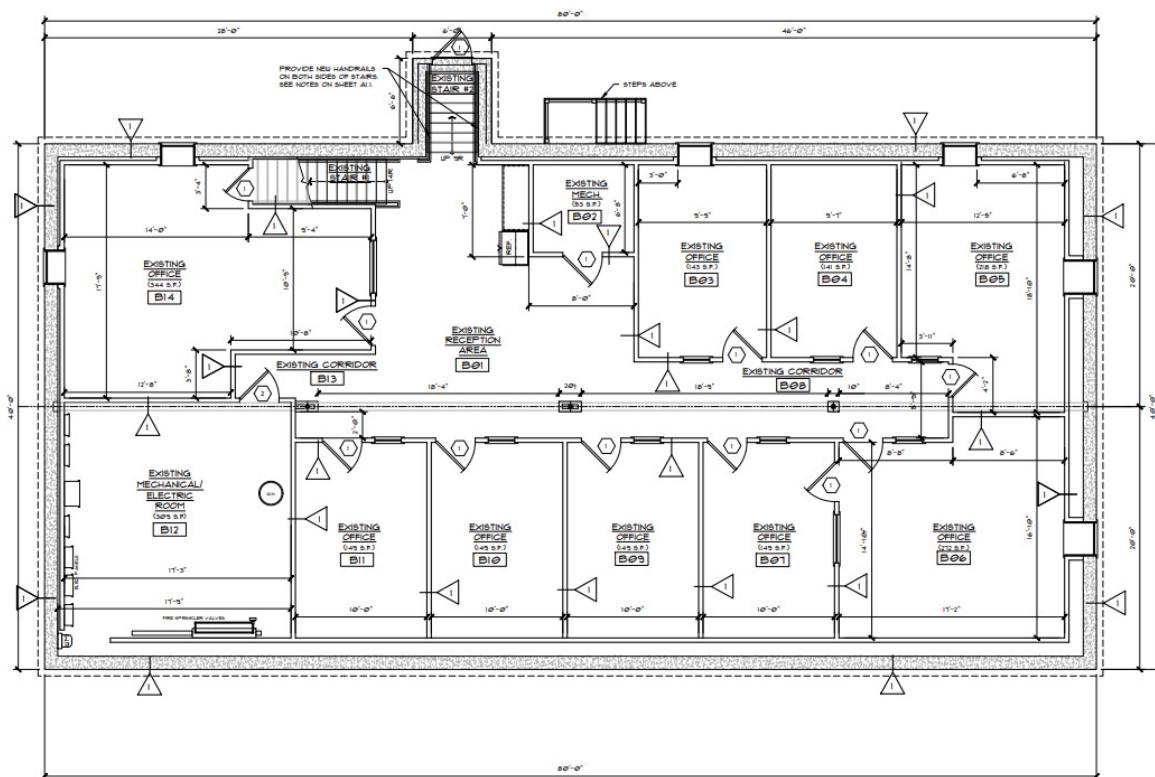
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ADDITIONAL PHOTOS

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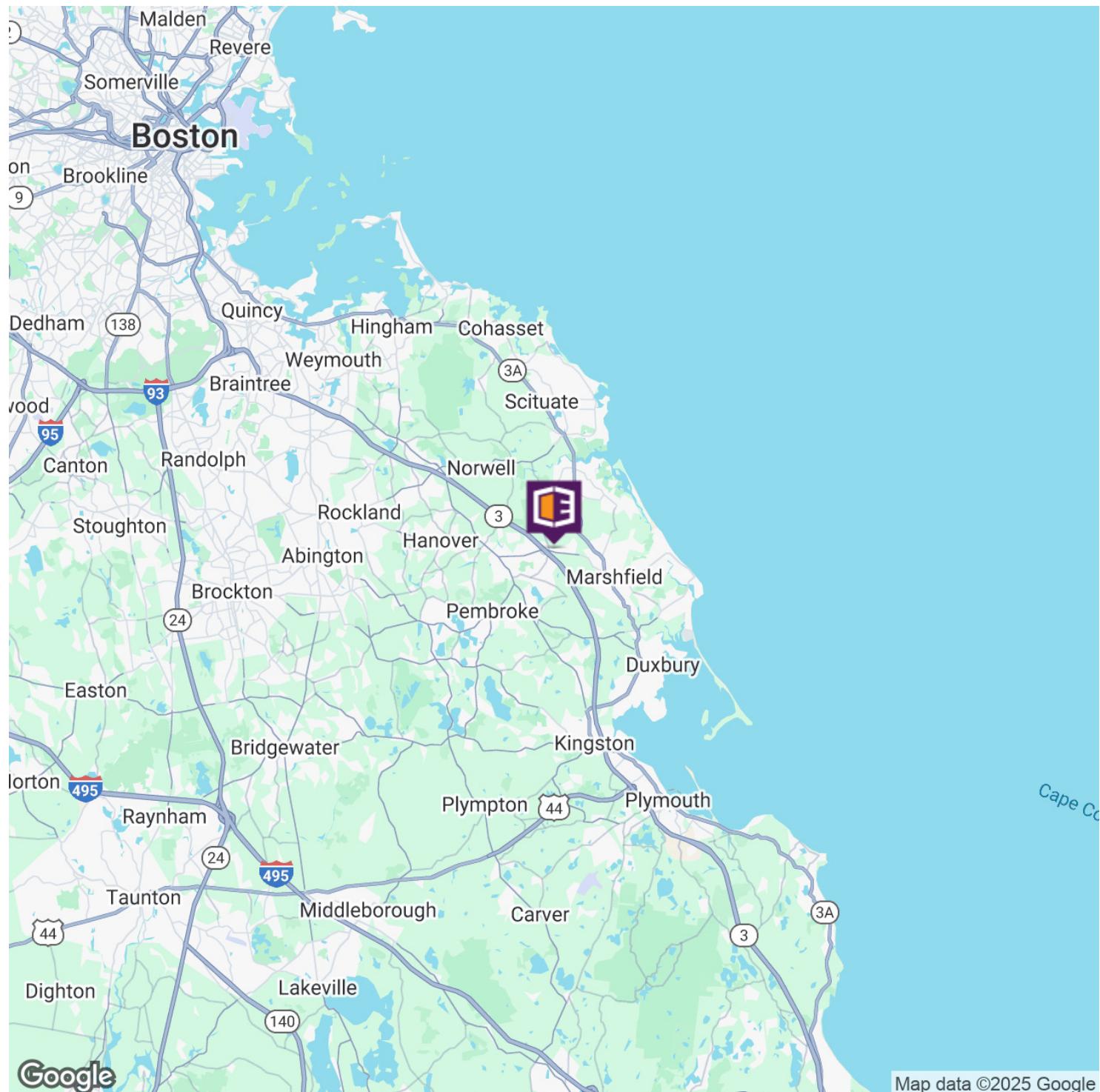
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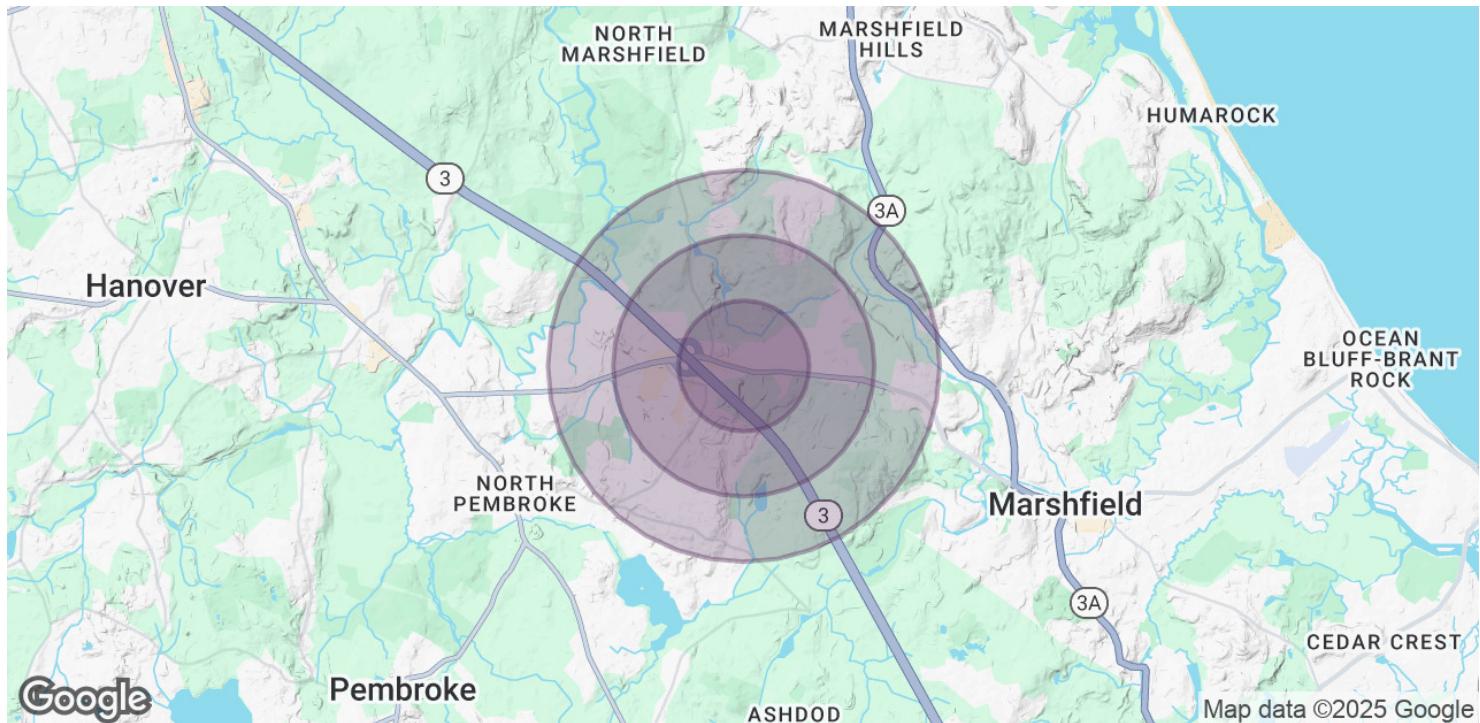
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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 986 | 3,302 | 6,359 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 42 | 42 | 42 |
| Average Age (Female) | 44 | 44 | 44 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 404 | 1,375 | 2,537 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$150,862 | \$145,242 | \$163,690 |
| Average House Value | \$689,833 | \$680,617 | \$723,670 |

Demographics data derived from AlphaMap