

FOR LEASE

OFFICE CONDOMINIUMS
BUILDING



ALDEN PARK OFFICE CONDOMINIUM

475 SCHOOL ST STE 8, MARSHFIELD, MA 02050

For More Information

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ALDEN PARK OFFICE CONDOMINIUM



PROPERTY DESCRIPTION

Well-positioned 1,681± SF office condominium located in a well-maintained, professionally managed office complex. The property offers ample on-site parking, low condominium fees, excellent visibility and accessibility along Route 139, and convenient proximity to Route 3, nearby retail, and surrounding amenities. Purchase options available.

PROPERTY HIGHLIGHTS

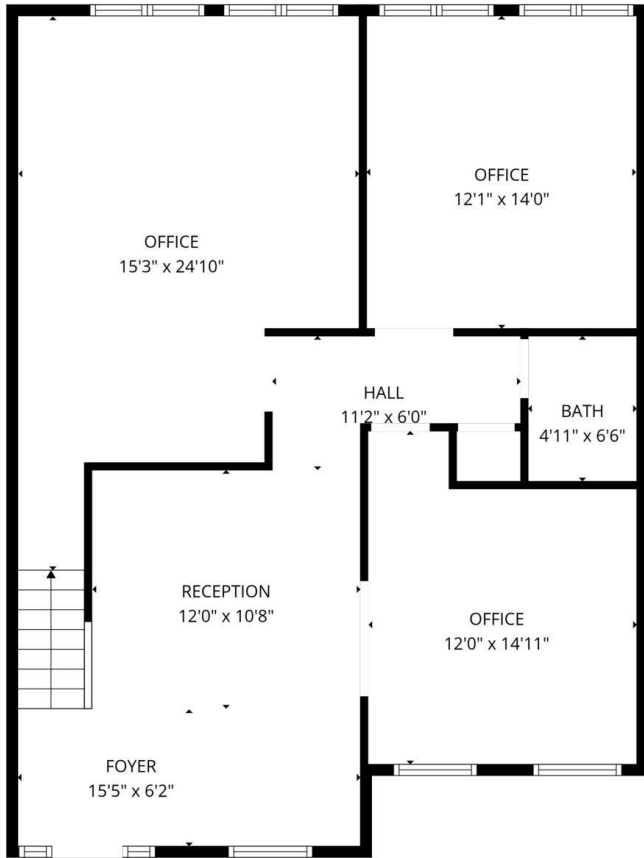
- 1,681 SF Townhome Style Office Condo
- New Roof as of 2025
- Professional Office Space Ideal for Therapists, Attorneys, Counselors, Accountants, etc.
- Several Private Offices, Bullpen Area, Reception, and Conference Room
- First Floor Private Entry
- Restroom on Each Floor
- Purchase Options Available

OFFERING SUMMARY

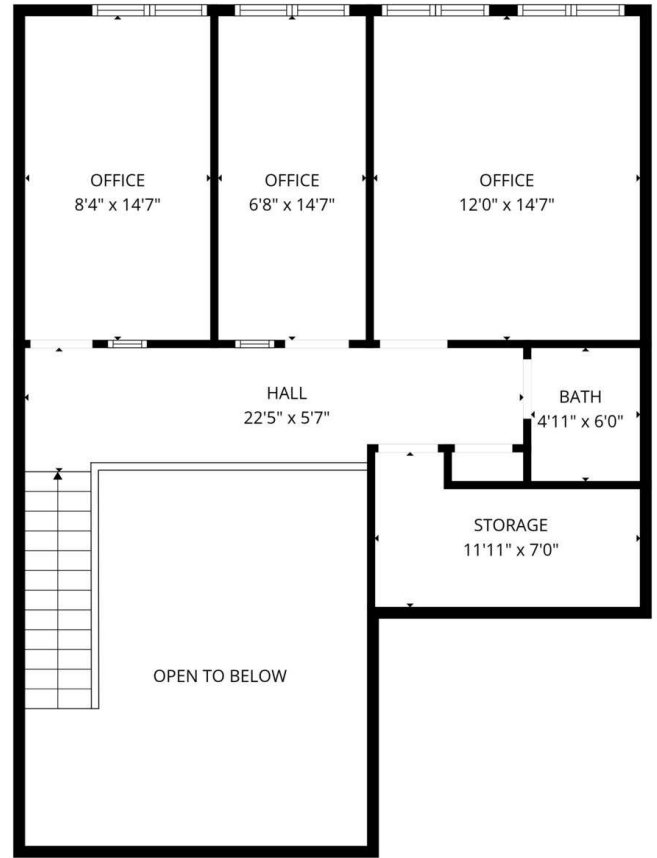
Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,681 SF
Building Size:	1,681 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	437	1,424
Total Population	566	1,046	3,406
Average HH Income	\$135,562	\$138,159	\$144,318

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1st floor

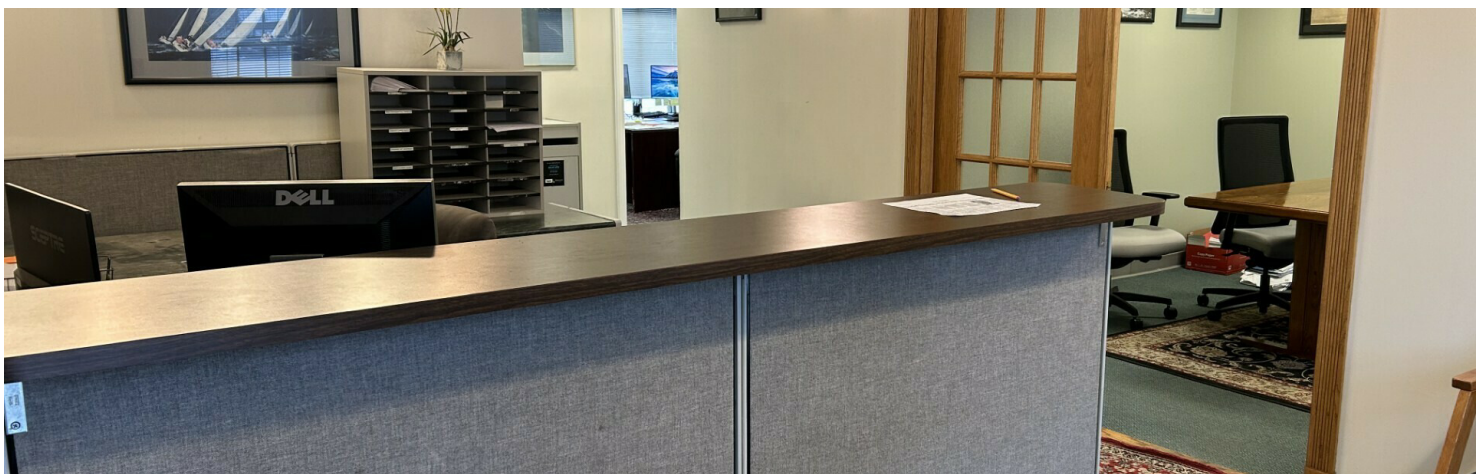


2nd floor

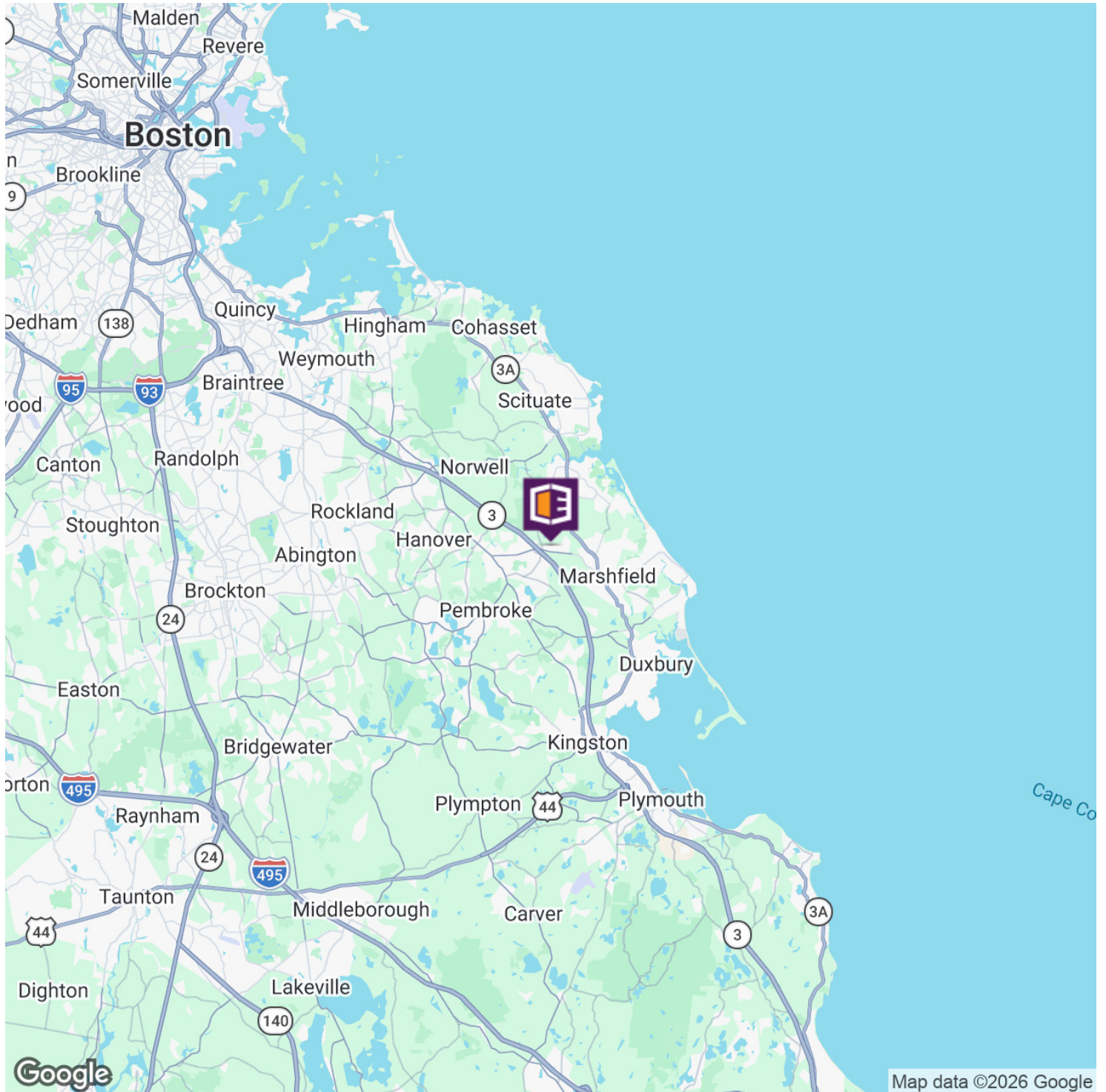
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDITIONAL PHOTOS

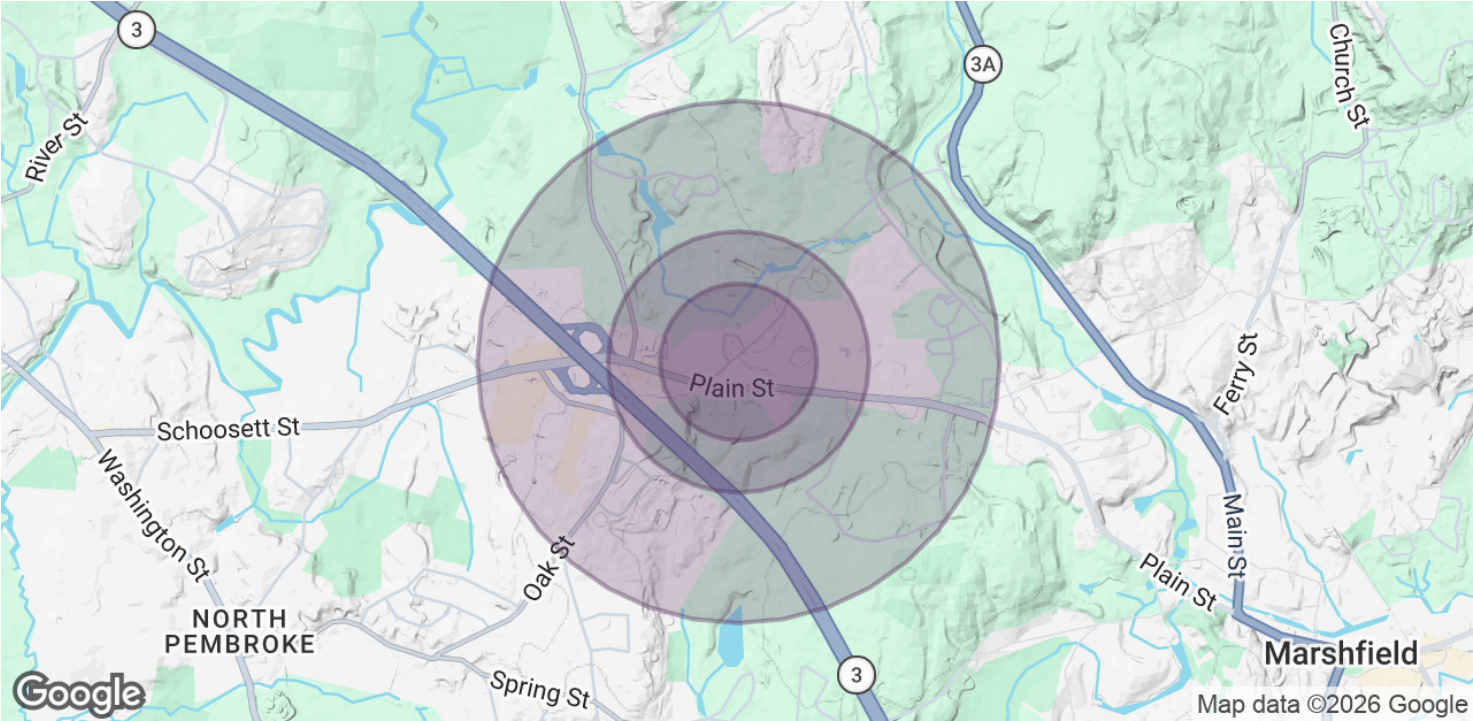
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	566	1,046	3,406
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	437	1,424
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$135,562	\$138,159	\$144,318
Average House Value	\$635,890	\$645,370	\$680,781

Demographics data derived from AlphaMap