

FOR LEASE

OFFICE BUILDING



# WINTER STREET BUSINESS CONDO

42 WINTER STREET, PEMBROKE, MA 02359

*For More Information*

**DAVE ELLIS, SIOR**

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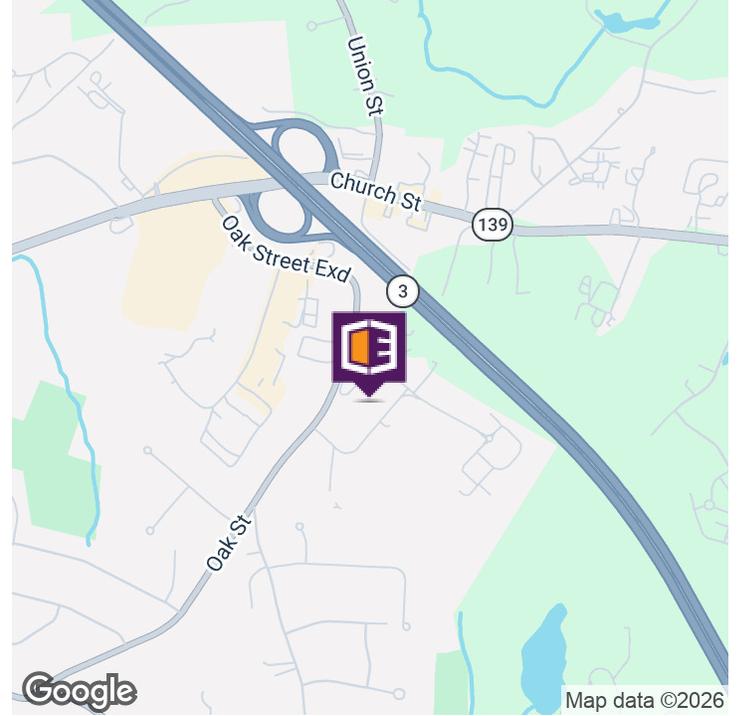
**OLIVER OLSSON**

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## OFFERING SUMMARY

Rent / SF Price:	\$24.00
Building Size:	104,000 SF
Available SF:	4,752 SF
Number of Units:	1
Year Built:	2005
Renovated:	2022

## PROPERTY OVERVIEW

Newly renovated and fully furnished, turn-key office condo in well managed Campus-Style Business Park. Easy access to Route 3 with nearby amenities along Route 139 in Marshfield/Pembroke area. 2nd Floor and Elevator Accessible.

## PROPERTY HIGHLIGHTS

- 7 Private offices
- 1 training room
- 2 bullpen areas
- Private bathrooms
- Private kitchen + kitchenette
- Reception and ample storage.



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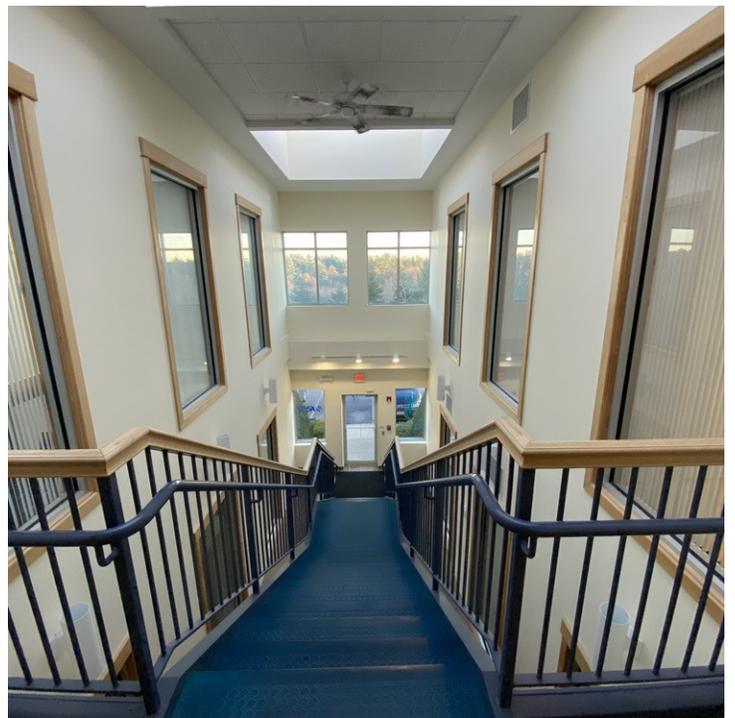
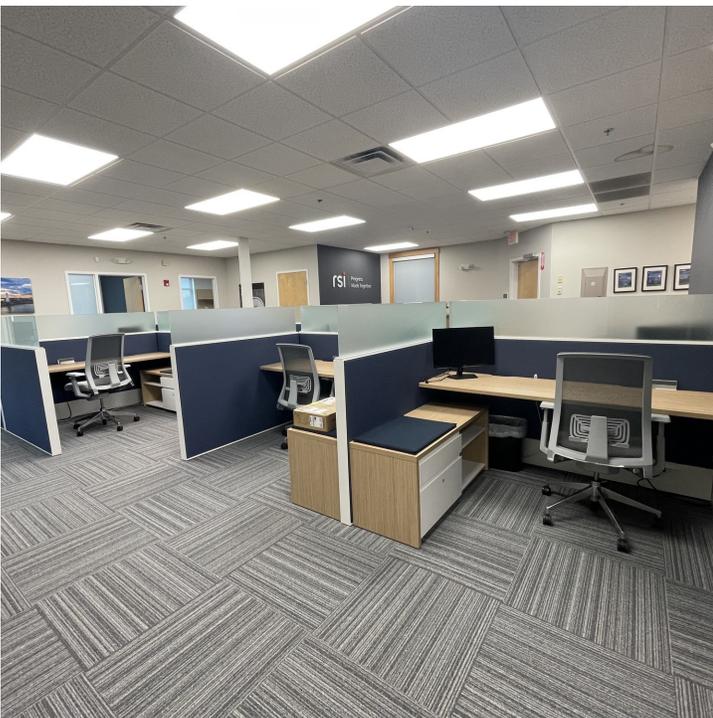
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ADDITIONAL PHOTOS

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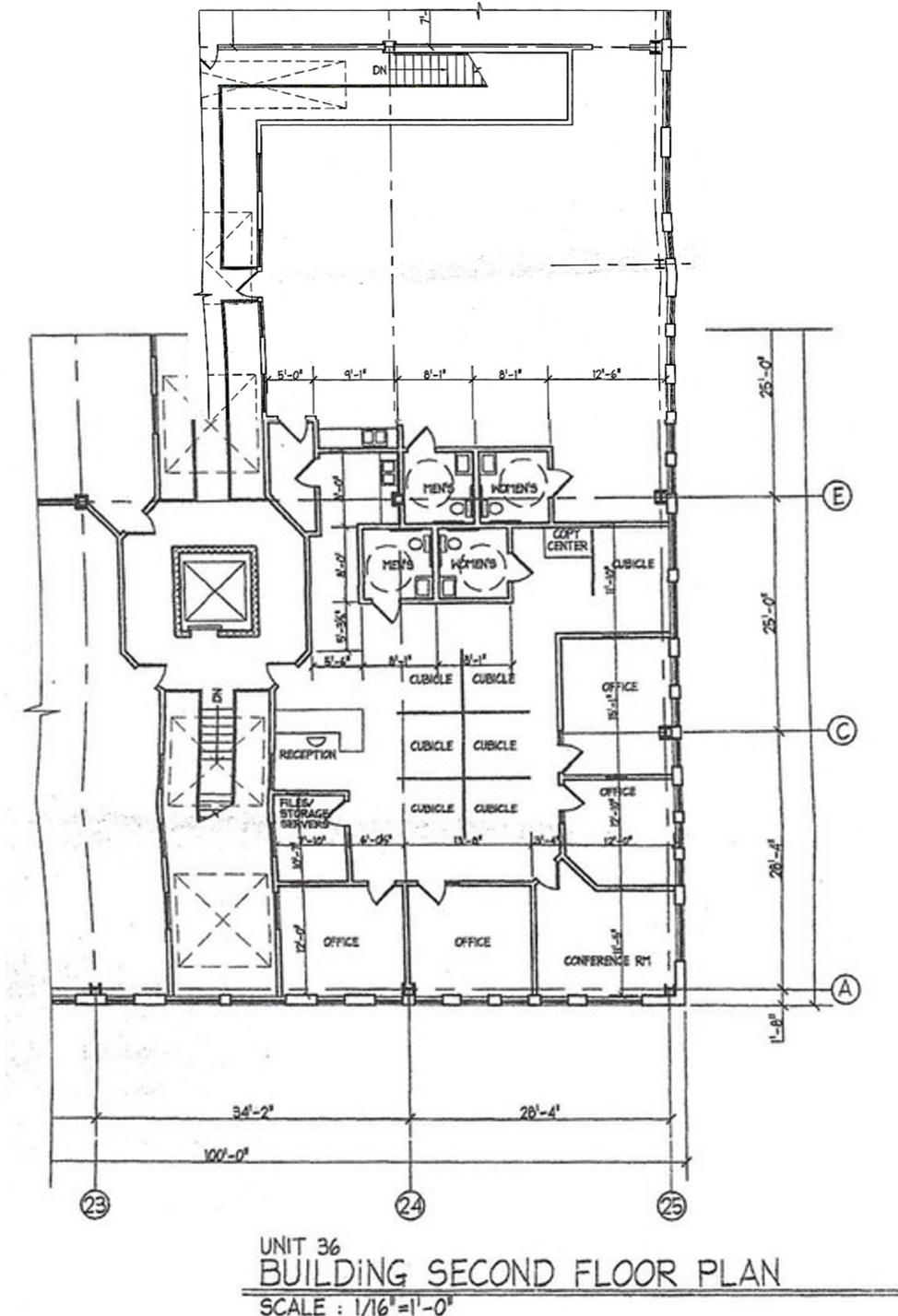
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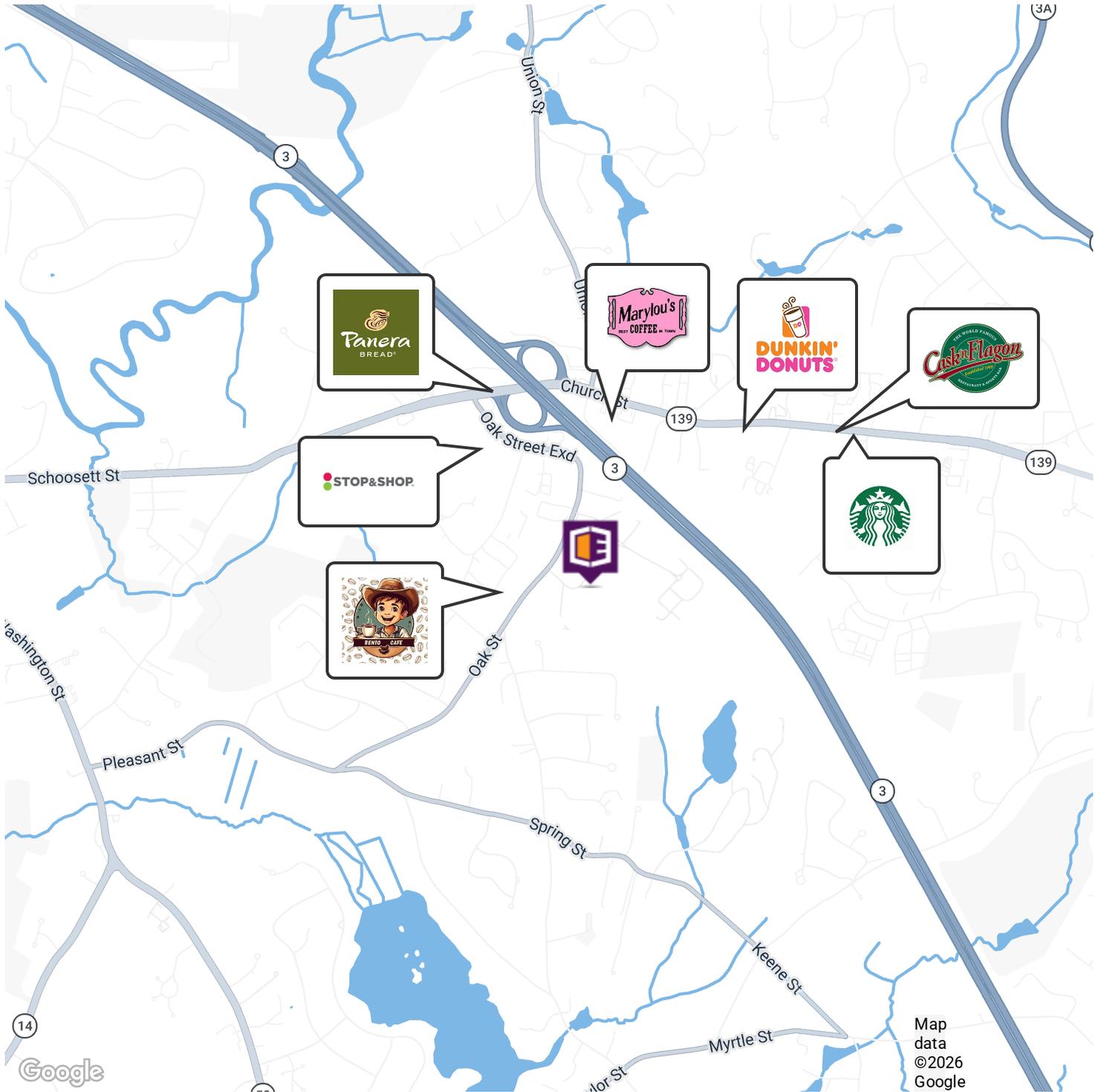
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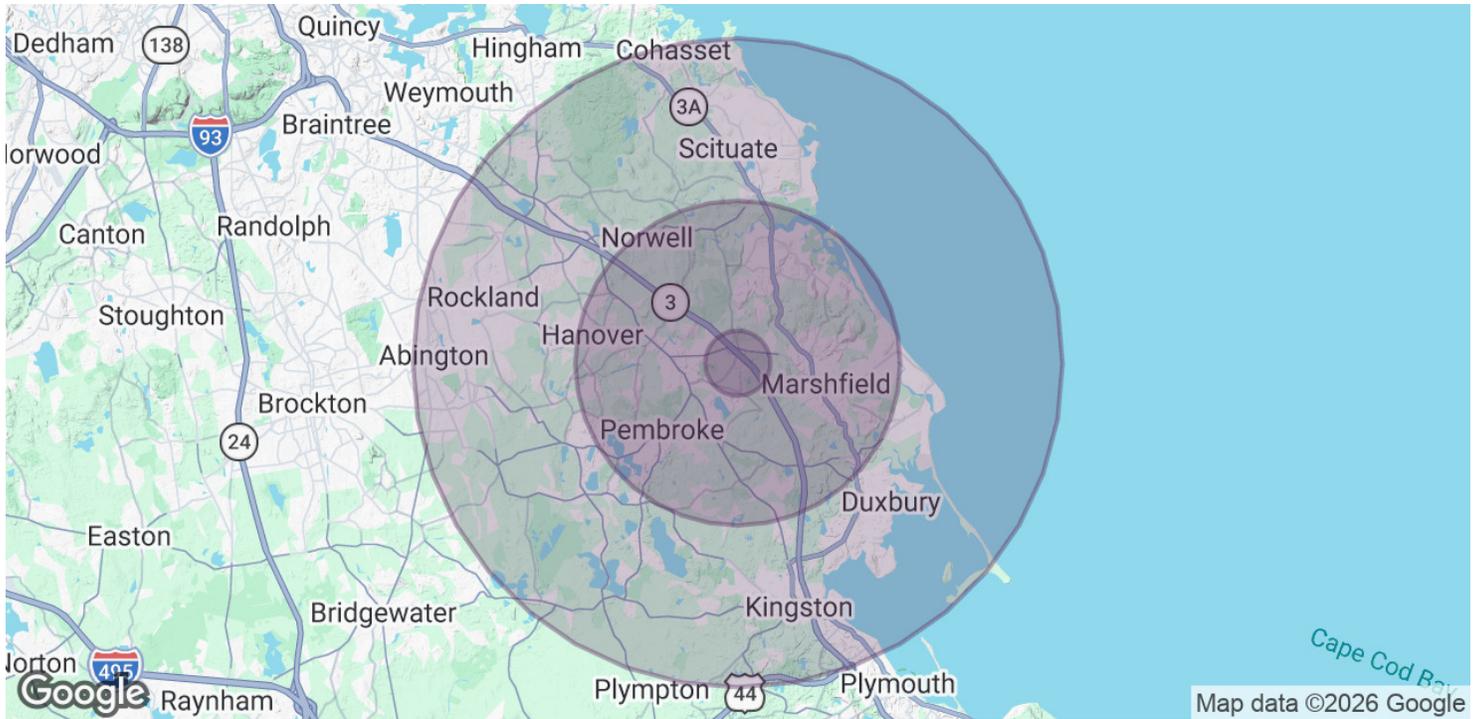
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# WINTER STREET BUSINESS CONDO



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,021	47,799	161,695
Average Age	40.5	41.8	41.7
Average Age (Male)	40.1	41.0	40.8
Average Age (Female)	40.0	42.2	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	721	17,072	58,228
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$109,088	\$114,248	\$110,468
Average House Value	\$476,225	\$515,313	\$482,322

\* Demographic data derived from 2020 ACS - US Census



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