

FOR LEASE

OFFICE BUILDING



1239 WASHINGTON STREET

WEYMOUTH, MA 02189

For More Information

BILL KINGDON

603.560.2710

bill@ellisrealtyadvisors.com



1239 WASHINGTON STREET



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 2,961 SF suite is ready for build-out to be customized to a tenant's specific needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

PROPERTY HIGHLIGHTS

- Building underwent full rehab in 2022
- Ample parking
- Easy access to Route 3
- Flexible floor plan, ready for customization
- Retail-like signage/exposure opportunity

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,961 SF
Lot Size:	0.74 Acres
Building Size:	14,480 SF

DEMOGRAPHICS

	3 MILES	5 MILES
Total Households	28,227	67,271
Total Population	64,721	160,605
Average HH Income	\$111,385	\$114,807

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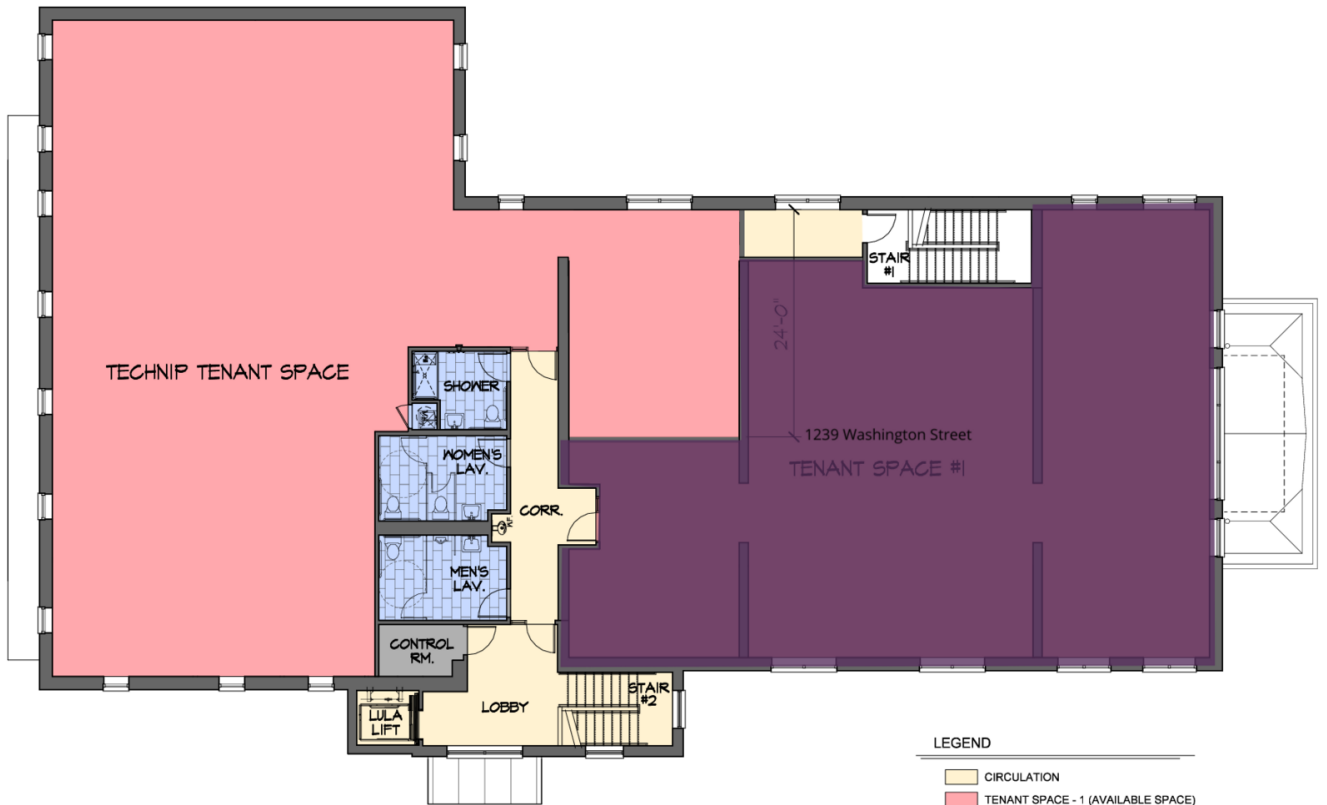


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SECOND FLOOR PLAN

1/16" = 1'-0"

LEGEND

- CIRCULATION
- TENANT SPACE - 1 (AVAILABLE SPACE)
- TENANT SPACE - 2 (AVAILABLE SPACE)
- AMERICAN ALARM & COMMUNICATIONS, INC.
- LAVATORY/JANITOR AREA (PUBLIC)
- SUPPORT/UTILITY



HM ARCHITECTS
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1239 WASHINGTON ST
AMERICAN ALARM & COMMUNICATIONS, INC.

1239 WASHINGTON STREET
 WEYMOUTH, MASSACHUSETTS

02-1

11.11

LEGEND

Available



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,961 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1239 Washington Street	Available	2,961 SF	Modified Gross	Negotiable	Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 2961 SF suite is ready for build-out to be customized to a tenant's specific needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

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