

OFFICE BUILDING
FOR LEASE



**760 CHIEF JUSTICE
CUSHING HWY,
COHASSET, MA
02025**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical/Professional Space Available. The building is professionally managed and is in close proximity to national retailers.

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



**ELLIS
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ADVISORS**

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PLANS



LEGEND

Available

Estimated areas
 GFA FLOOR 1: 4189 sq. ft., excluded 0 sq. ft.
 GFA FLOOR 2: 4189 sq. ft., excluded 0 sq. ft.
 GFA FLOOR 3: 4189 sq. ft., excluded 0 sq. ft.
 Total GFA 12567 sq. ft. Total leasable area 12567 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LEASE INFORMATION

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



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PLANS



LEGEND

Available

Estimated areas

OLA FLOOR 1: 4189 sq. ft., excluded 0 sq. ft.
OLA FLOOR 2: 4189 sq. ft., excluded 0 sq. ft.
OLA FLOOR 3: 4189 sq. ft., excluded 0 sq. ft.
Total OLA 12567 sq. ft. Total Leased area 12567 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1A -	Available	450 SF	Modified Gross	Negotiable	-



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PLANS



LEGEND

Available

Estimated areas
 GLA FLOOR 1: 4189 sq. ft., excluded 0 sq. ft.
 GLA FLOOR 2: 4189 sq. ft., excluded 0 sq. ft.
 GLA FLOOR 3: 4189 sq. ft., excluded 0 sq. ft.
 Total GLA 12567 sq. ft. Total Leased area 12567 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LEASE INFORMATION

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

AVAILABLE SPACES

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



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RETAILER MAP



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ADDITIONAL PHOTOS



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