

OFFICE CONDOMINIUMS
BUILDING
FOR LEASE



ALDEN PARK OFFICE CONDOMINIUM

475 SCHOOL ST STE 8,
MARSHFIELD, MA 02050

KERRICK PIERCE

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PROPERTY SUMMARY

ALDEN PARK OFFICE



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:	\$18 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



**ELLIS
REALTY
ADVISORS**

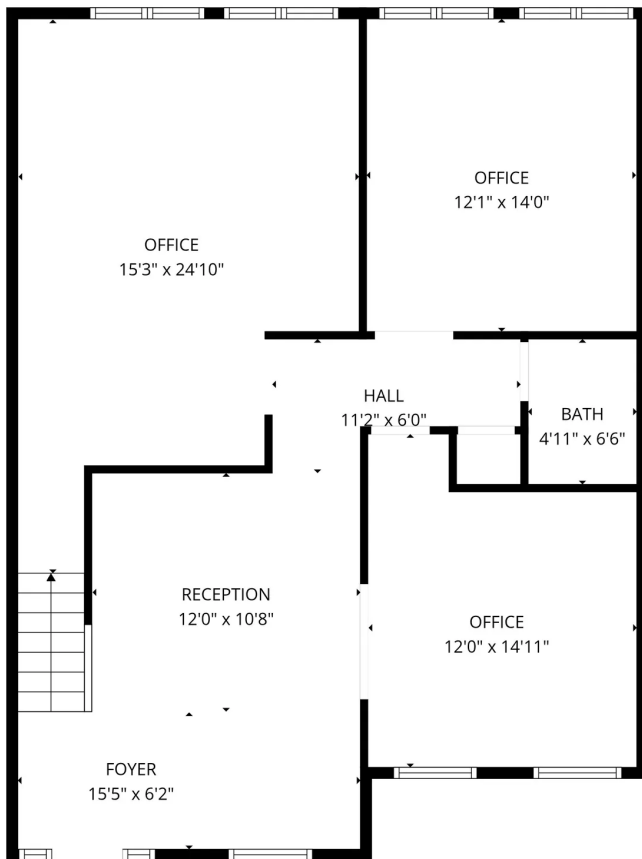
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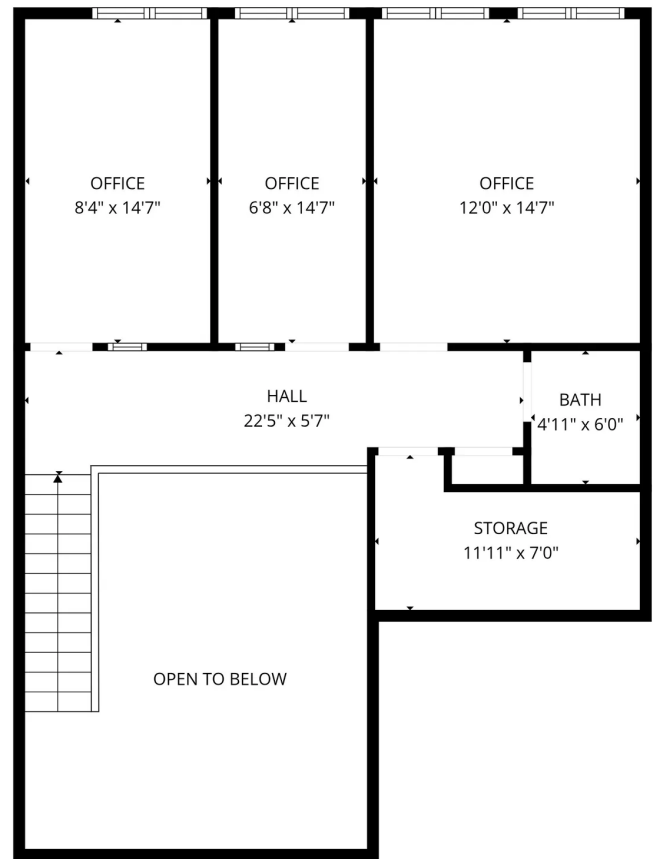
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FLOOR PLANS

ALDEN PARK OFFICE



1st floor



2nd floor

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



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ADDITIONAL PHOTOS

ALDEN PARK OFFICE



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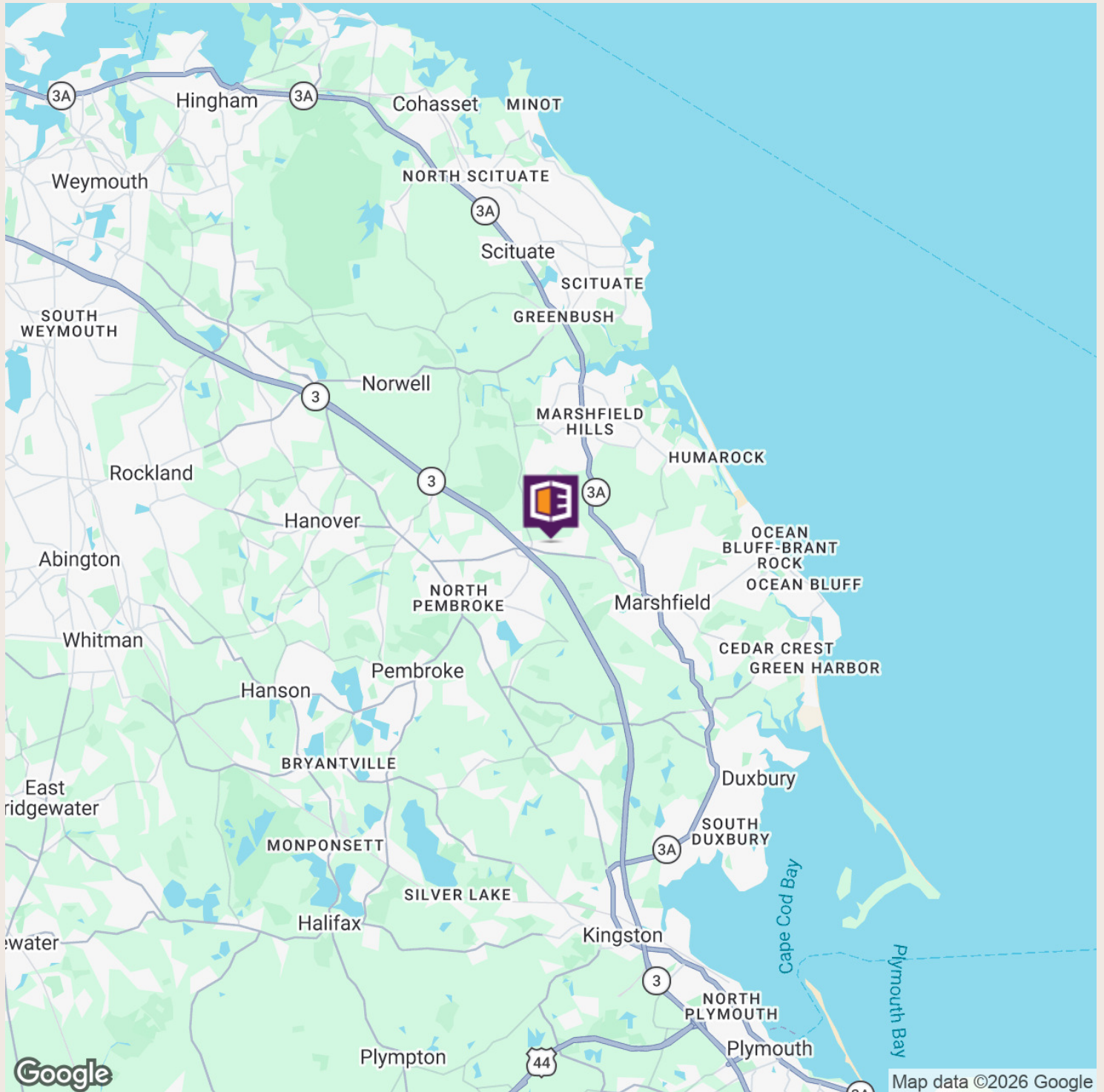
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AERIAL MAP

ALDEN PARK OFFICE



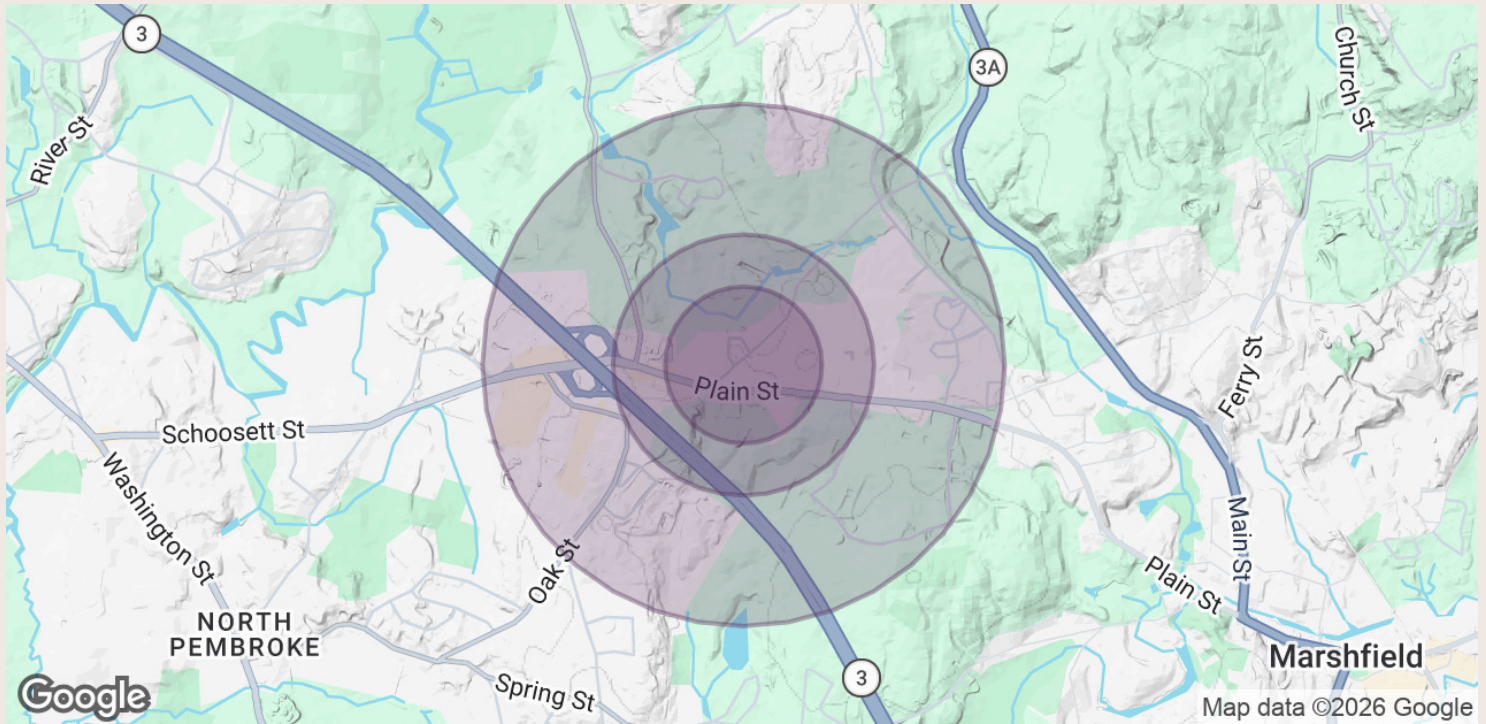
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ALDEN PARK OFFICE



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

2020 American Community Survey (ACS)



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