

OFFICE BUILDING
FOR LEASE



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

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PROPERTY SUMMARY

760 CHIEF JUSTICE CUSHING HWY



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

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

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	750 - 4,189 SF
Lot Size:	1 Acres
Building Size:	13,572 SF

SPACES	LEASE RATE	SPACE SIZE
3B	Negotiable	900 - 4,189 SF
1D	Negotiable	2,250 SF
3A	Negotiable	1,500 - 4,189 SF
2B	Negotiable	1,125 - 2,250 SF
3C	Negotiable	750 - 4,189 SF



**ELLIS
REALTY
ADVISORS**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PLANS

760 CHIEF JUSTICE CUSHING HWY



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	Lease Term:	Negotiable
Total Space:	750 - 4,189 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1D	Available	2,250 SF	Gross	Negotiable	First floor medical space with reception/waiting area, nine private offices, and a private bathroom. Turnkey set-up for an incoming medical group.



**ELLIS
REALTY
ADVISORS**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PLANS

760 CHIEF JUSTICE CUSHING HWY



LEGEND

Available

Estimated areas
 GLA FLOOR 1: 4,189 sq. ft., excluded 0 sq. ft.
 GLA FLOOR 2: 4,189 sq. ft., excluded 0 sq. ft.
 GLA FLOOR 3: 4,189 sq. ft., excluded 0 sq. ft.
 Total GLA 12,567 sq. ft. Total leasable area 12,567 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	750 - 4,189 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2B	Available	1,125 - 2,250 SF	Gross	Negotiable	-



**ELLIS
REALTY
ADVISORS**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

RETAILER MAP

760 CHIEF JUSTICE CUSHING HWY



**ELLIS
REALTY
ADVISORS**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

ADDITIONAL PHOTOS

760 CHIEF JUSTICE CUSHING HWY



**ELLIS
REALTY
ADVISORS**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com