

FOR LEASE

OFFICE BUILDING



## 40 RESERVOIR PARK DRIVE

ROCKLAND, MA 02170

*For More Information*

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## PROPERTY DESCRIPTION

Suite A offers an impressive 10,935 sq ft workspace across two stories suitable as modern office or flex office. Two private entrance at the front of Reservoir Park Drive, features high-end finishes and abundant natural light. Open-plan allows for flexible layouts and dedicated communal meeting spaces promote collaboration. Second floor equipped with private bathrooms, showers, and W/D for dedicated fitness or wellness area.

## PROPERTY HIGHLIGHTS

- 3 Conference Rooms (2x 300+ sq ft , 1x 250 sq ft)
- 8 Private Offices
- 4 Private Bathrooms
- 2 Showers
- 3 Kitchenettes
- 2 Private Entrances
- 2 Outdoor Patios

## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	10,935 SF
Lot Size:	2.51 Acres
Building Size:	32,850 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	115	776
Total Population	56	294	2,039
Average HH Income	\$153,951	\$147,521	\$158,256



ADDITIONAL PHOTOS

# 40 RESERVOIR PARK DRIVE



OLIVER OLSSON

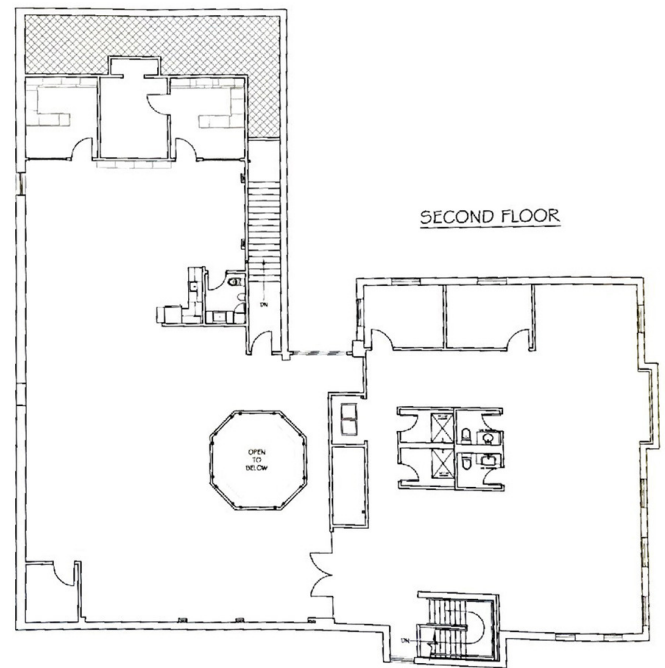
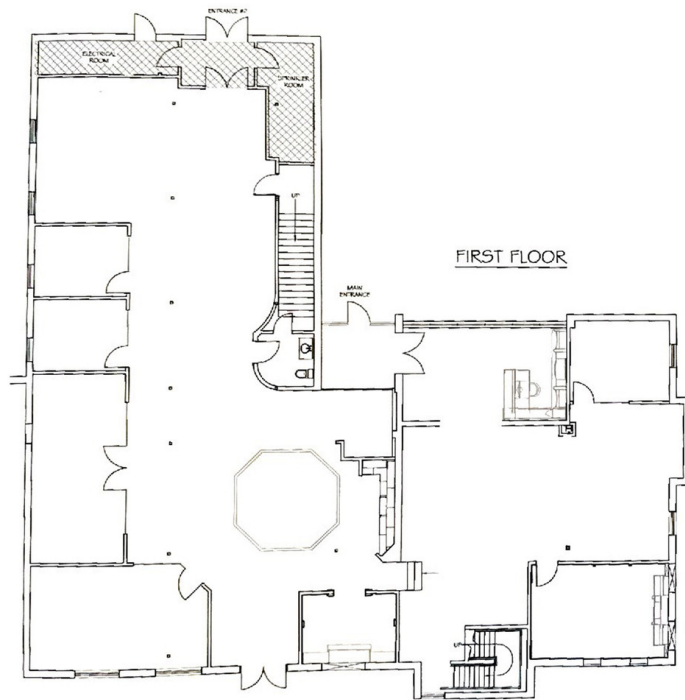
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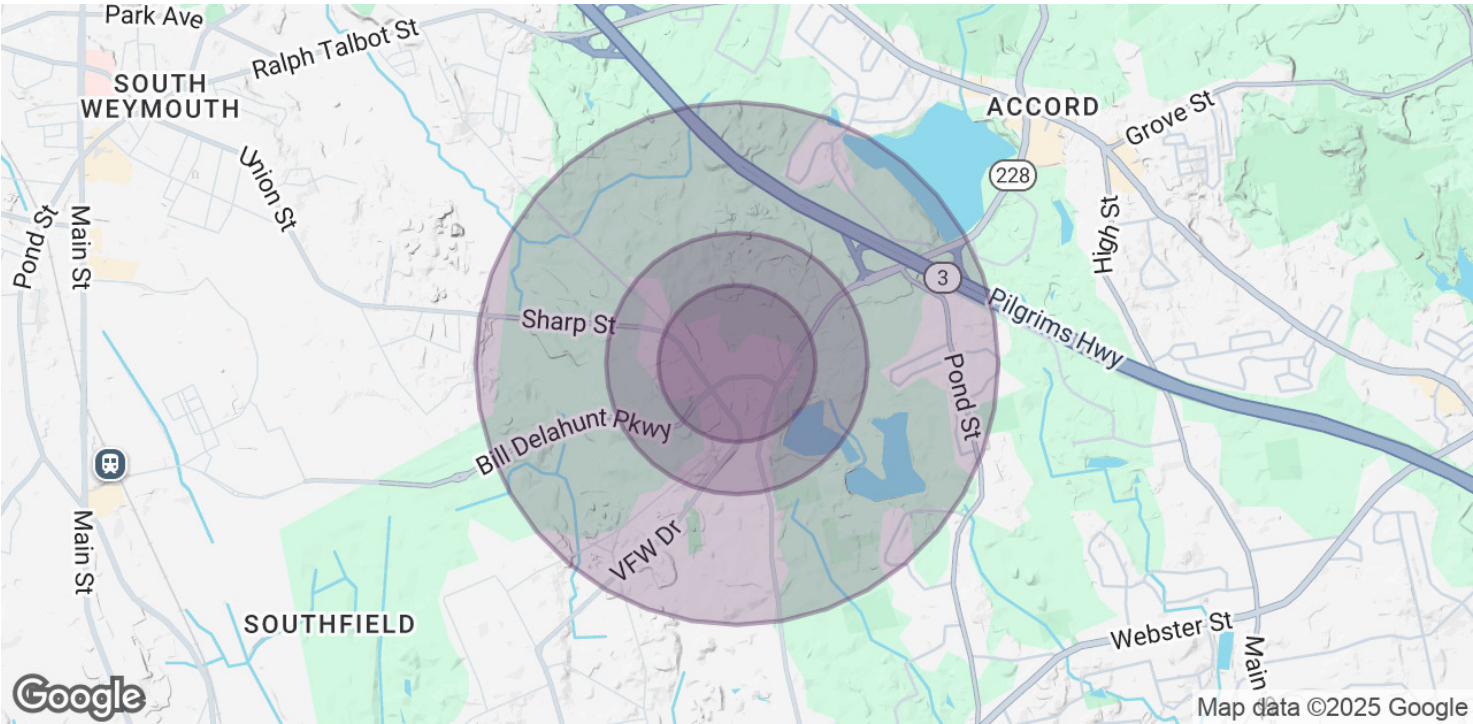


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	56	294	2,039
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	115	776
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$153,951	\$147,521	\$158,256
Average House Value	\$527,109	\$538,104	\$591,319

Demographics data derived from AlphaMap