

FOR LEASE

OFFICE BUILDING



45 POND ST

NORWELL, MA 02061

For More Information

DAVE ELLIS, SIOR

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45 POND ST



PROPERTY DESCRIPTION

Professional office building in Norwell with convenient access to Route 3. Available suite offers modern office space with flexible layout options suitable for medical, office, or professional use. 72 parking spaces available to all tenants.

PROPERTY HIGHLIGHTS

- Highway Access
- Strong Visibility
- 72 Parking Spaces
- Natural Light

OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | \$3,200.00 SF/yr (MG) |
| Number of Units: | 19 |
| Available SF: | 1,800 SF |
| Lot Size: | 64,148 SF |
| Building Size: | 20,768 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 19 | 141 | 958 |
| Total Population | 60 | 432 | 2,780 |
| Average HH Income | \$176,355 | \$178,196 | \$187,097 |

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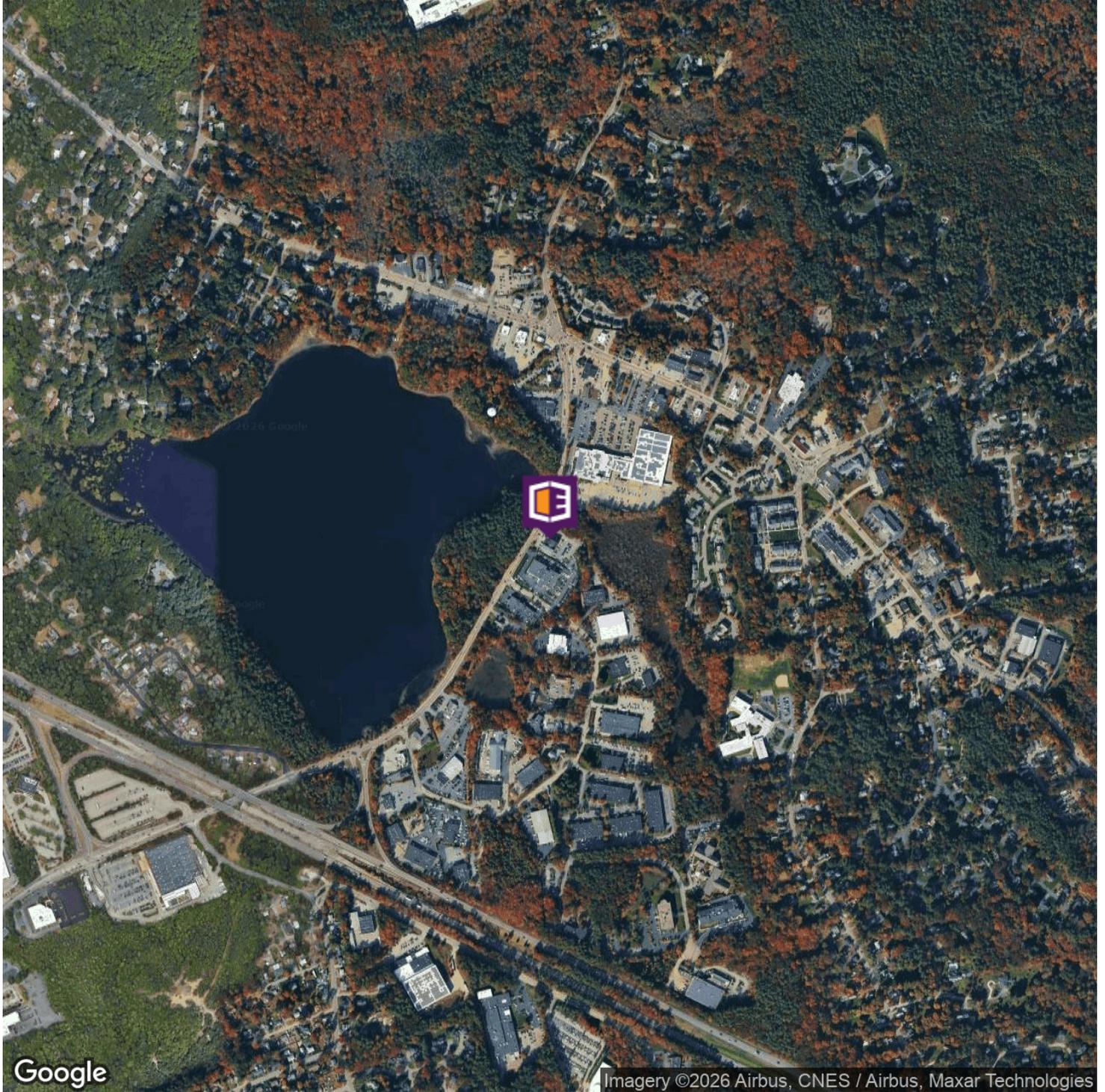
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AERIAL MAP

45 POND ST



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



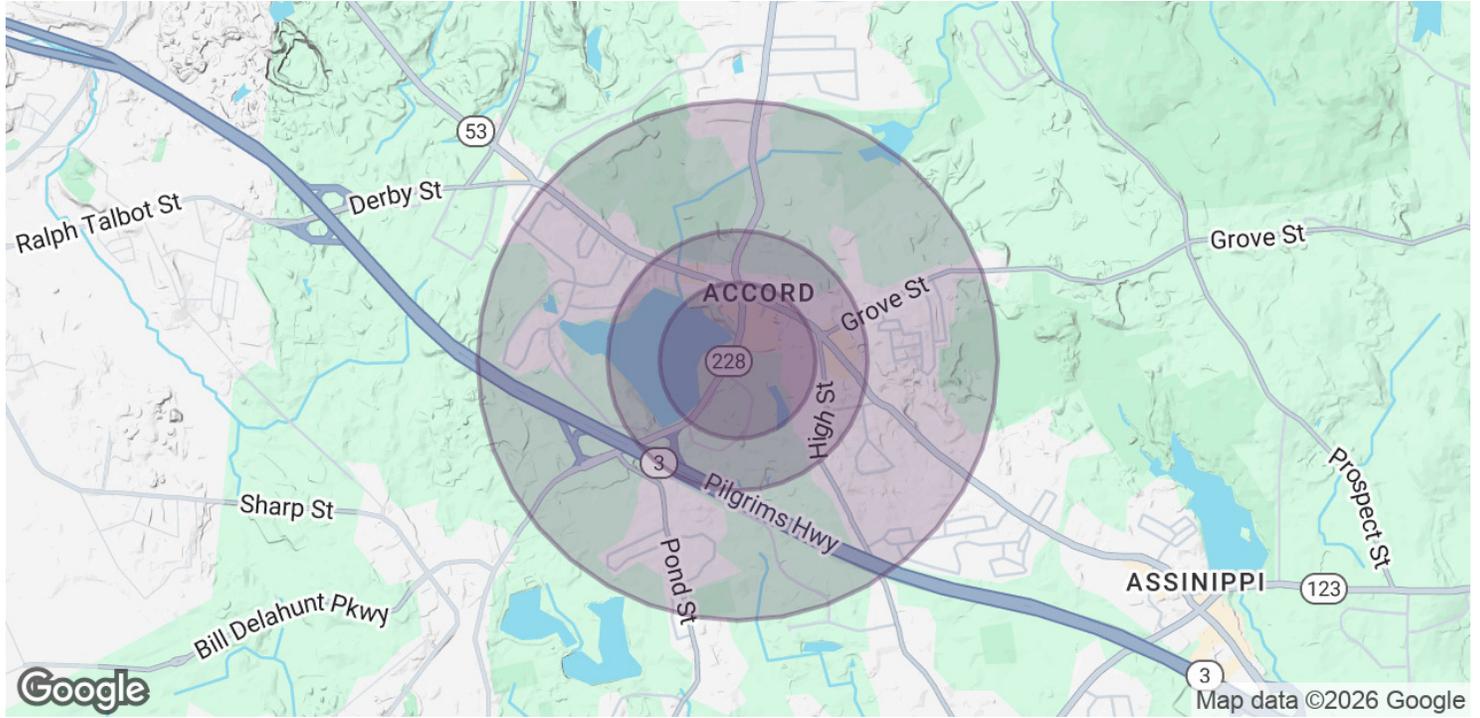
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 60 | 432 | 2,780 |
| Average Age | 42 | 43 | 43 |
| Average Age (Male) | 39 | 40 | 41 |
| Average Age (Female) | 45 | 45 | 45 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 19 | 141 | 958 |
| # of Persons per HH | 3.2 | 3.1 | 2.9 |
| Average HH Income | \$176,355 | \$178,196 | \$187,097 |
| Average House Value | \$592,436 | \$627,996 | \$714,028 |

Demographics data derived from AlphaMap

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DANIEL MORTON

Commercial Advisor

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PROFESSIONAL BACKGROUND

Daniel Morton is a Commercial Real Estate Advisor poised to make impactful strides in leasing and investment sales within the vibrant South Shore market. Growing up locally and recently joining the talented team at Ellis Realty Advisors, Daniel brings a fervent dedication to delivering tailored solutions and a keen eye for emerging opportunities.

EDUCATION

University of Massachusetts Amherst (2024)

MEMBERSHIPS

SSYP

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Donna's Mission- Founder/Director

PurpleStride

Ellis Realty Advisors

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