

Property For Lease

376-380 Boston Street

Topsfield, MA 01983



Chris Everest

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www.NordlundAssociates.com

Pediatric  Associates



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A two-story Retail/Office/Flex Building situated on Rt. 1 at the juncture of Ipswich Road, 2.5 miles west of Exit 74 off I-95 and 4 miles north of the juncture of I-95 and Rt 1 at exit 70. Property was acquired by Pediatric Associates of Greater Salem who will renovate the entire structure and occupy the entire 2nd floor and lease the four contiguous suites on the 1st floor supporting tenants from 3,000 to 15,000 SF.

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Property Summary



Lot Size

1.86 Acres



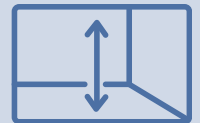
Total SF

+/- 24,500 SF



Lease Price

**\$15.00 per
SF NNN**



Ceiling Height

10'



Loading Docks

2 (one w/ leveler)



Utilities

**Nat. Grid for
Gas and Electric**



Power

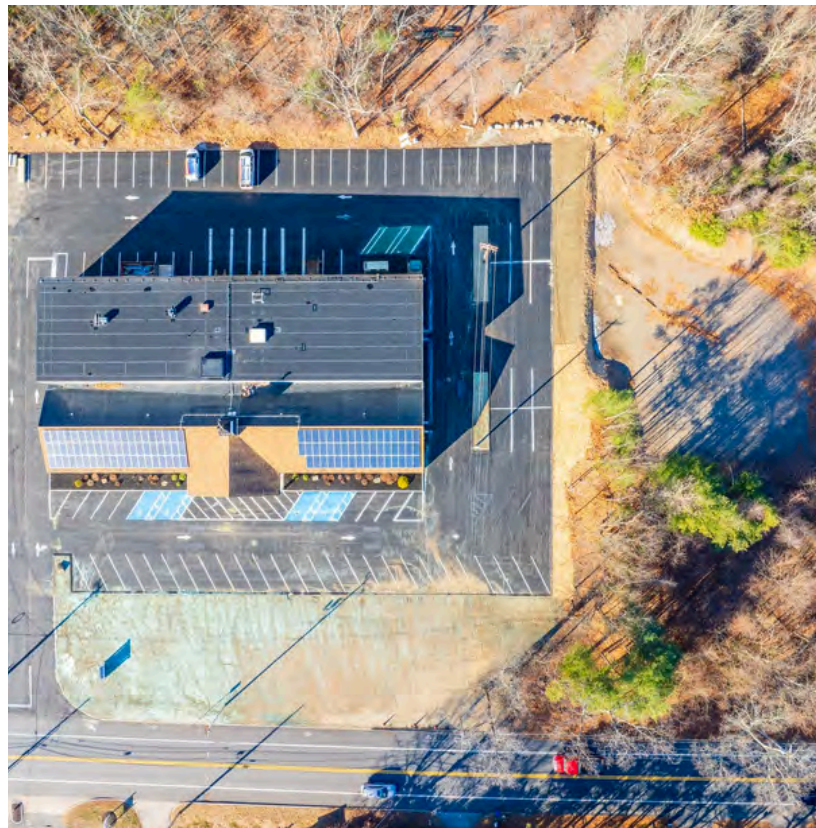
**208v
1,200 amp**



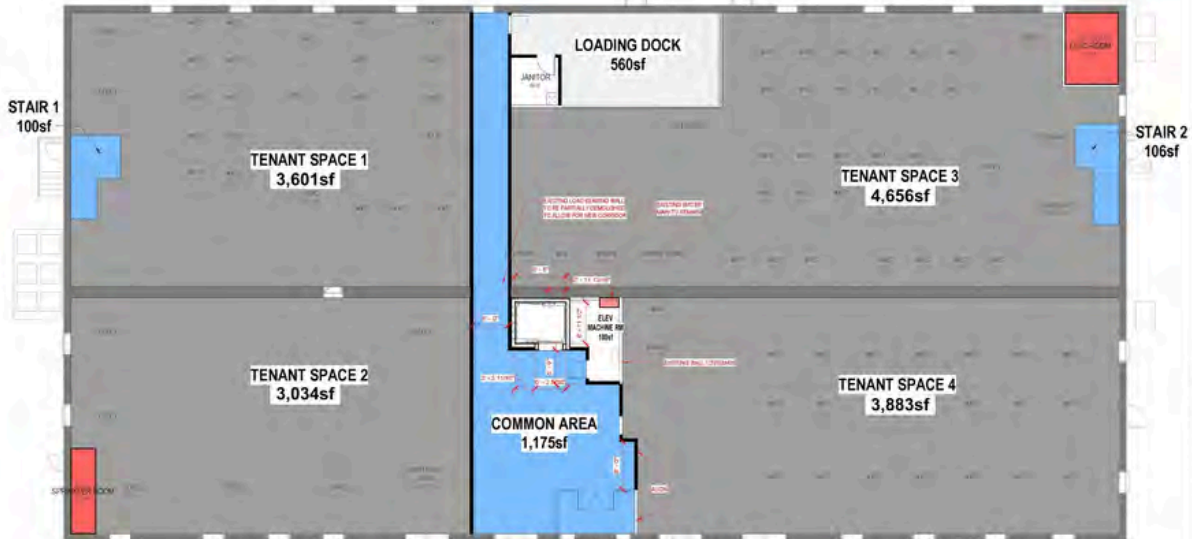
Water & Sewer

**Topsfield Water
Septic**

376-380 Boston Street



Floor Plan



Level 1 Floor Plan
1/8" = 1'-0"

PROGRESS PLAN 2024 0430

rnm
DESIGN
ASSOCIATES

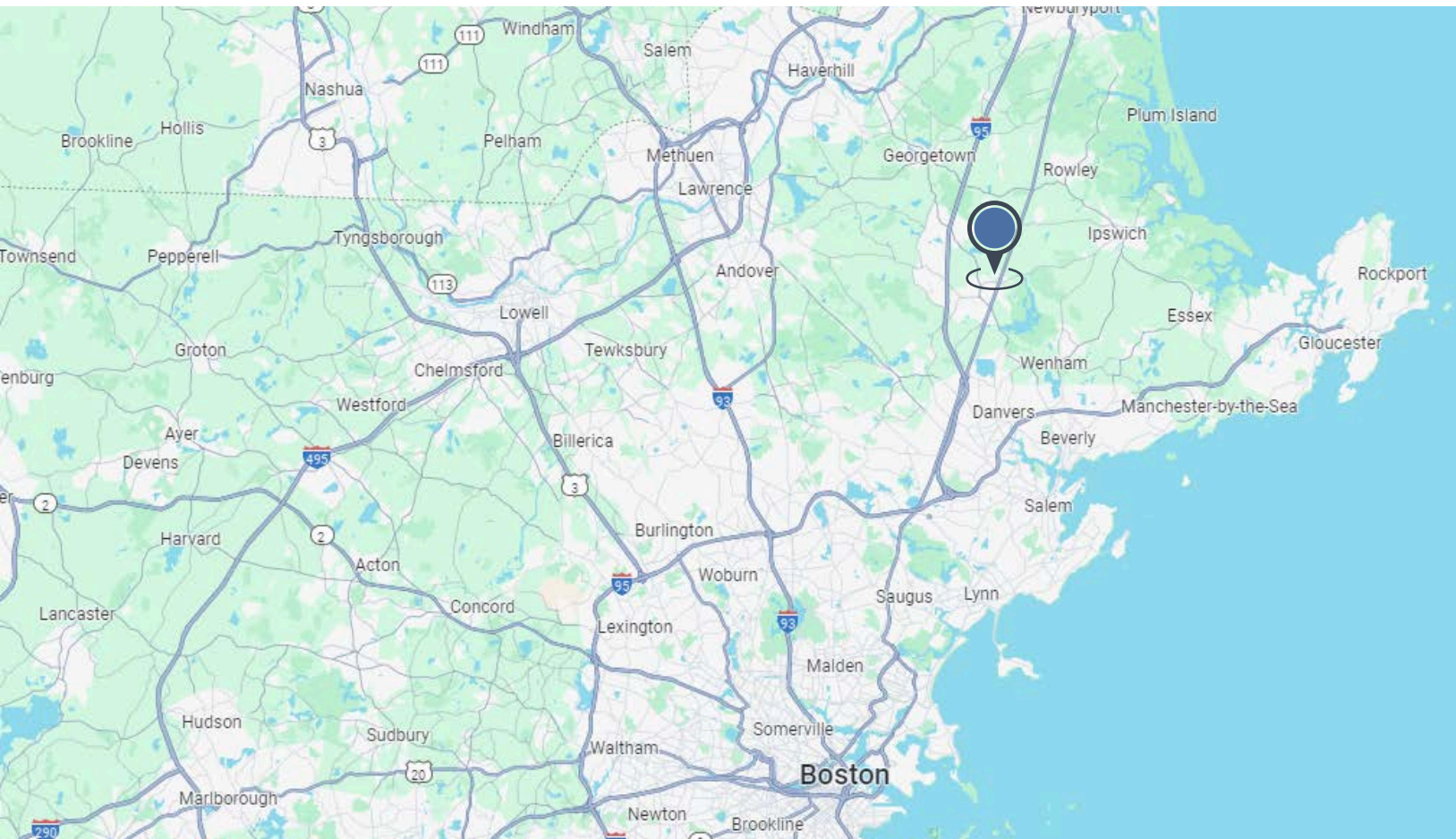
www.rnm-design.com

No.	Description	Date

Pediatric Associates of
Greater Salem 375 Boston
Street, Topsfield, MA

FIRST FLOOR PLAN

Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A101	
Scale	1/8" = 1'-0"



Distances

To US Rte 1: **0 Minutes/ 0 Miles**



To I-95: **4 Minutes / 2.8 Miles**



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