

FOR LEASE
OFFICE BUILDING



1221 MAIN STREET

WEYMOUTH, MA 02190-1561

For More Information

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1221 MAIN STREET



OFFERING SUMMARY

Lease Rate:	\$20.00- 21.50 SF/yr (MG)
Building Size:	34,000 SF
Available SF:	1,500 - 4,850 SF
Lot Size:	1.5 Acres
Year Built:	1987
Renovated:	2020
Market:	Boston
Submarket:	Route 3 Corridor
Traffic Count:	31,200

PROPERTY OVERVIEW

1221 Main Street is a 4-story, elevated, multi-tenanted building offering spaces of varying size, which are available for lease.

The building offers an attractive mix of office and medical space that is ready as-is, or can be built to suit. Situated on the widened Route 18 in a strong trade area, 1221 Main Street has a traffic count of over 30,000 VPD.

The property is easily accessible from Route 3 and 128 via the newly widened Route 18.

PROPERTY HIGHLIGHTS

- 127 Parking Spaces
- Elevator access
- Located 25 minutes south of downtown Boston.
- Convenient to South Shore Hospital, Union Point and South Weymouth MBTA Commuter Rail Station.

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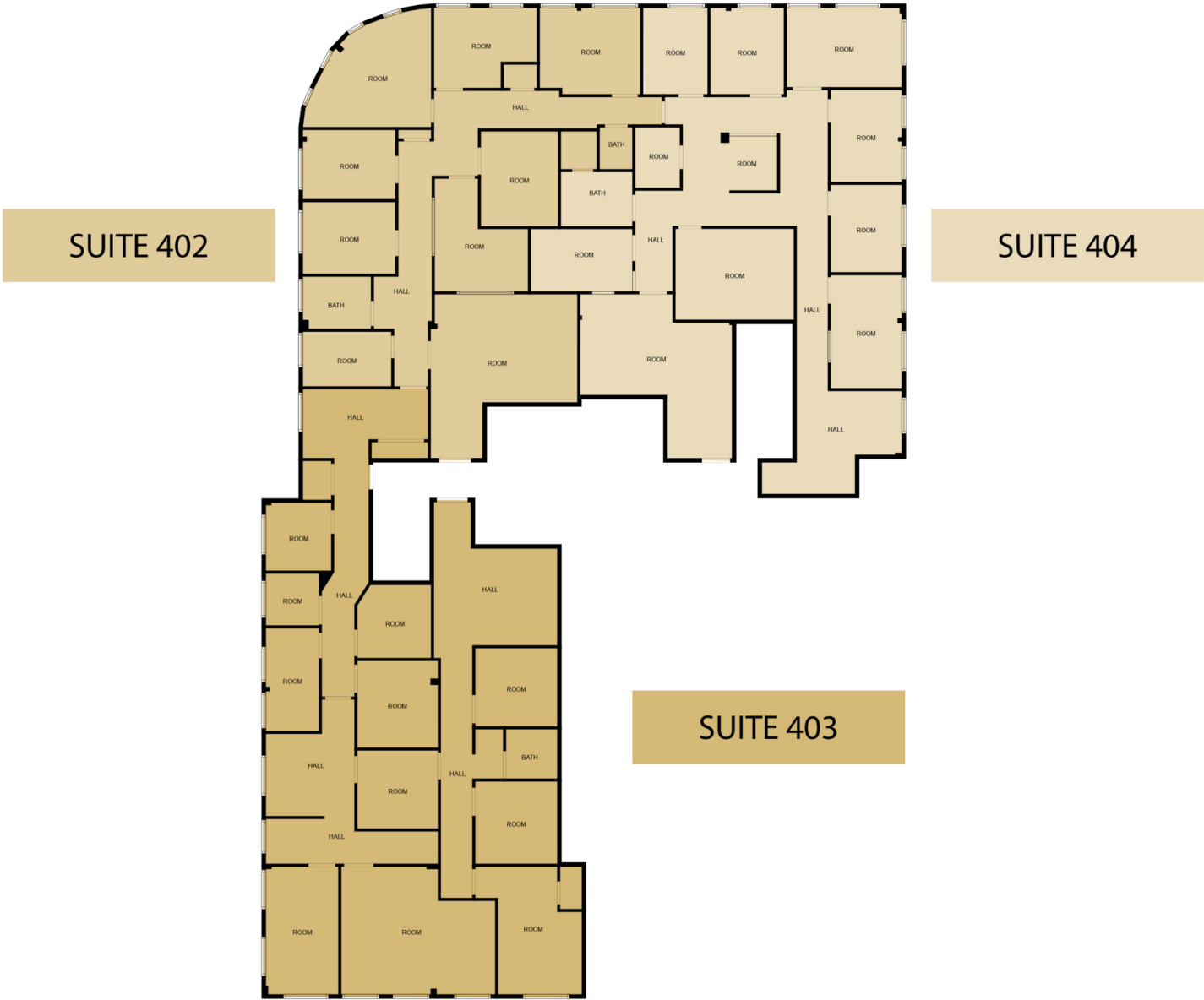


ADDITIONAL PHOTOS

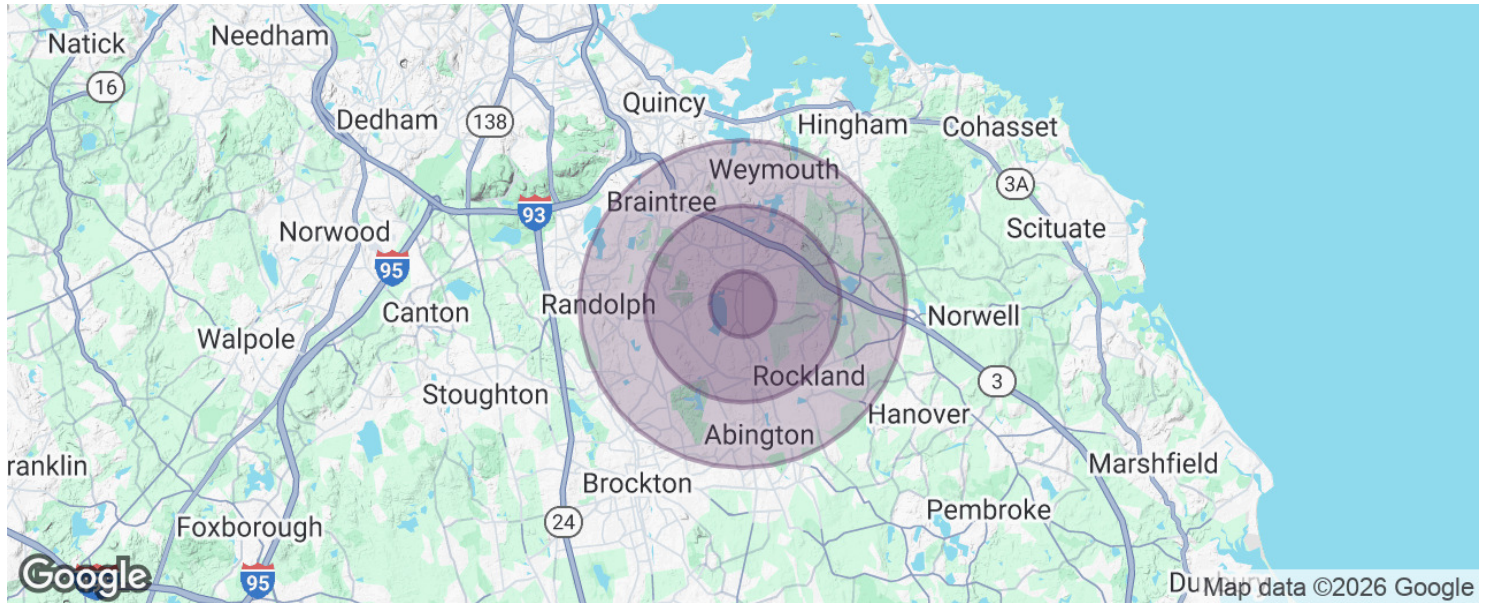
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,173	53,007	159,194
Median age	39.9	40.3	40.4
Median age (Male)	38.0	39.2	38.7
Median age (Female)	41.7	42.0	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,393	21,420	63,146
# of persons per HH	2.6	2.5	2.5
Average HH income	\$89,540	\$89,110	\$85,029
Average house value	\$380,052	\$368,424	\$374,080

* Demographic data derived from 2020 ACS - US Census