

**FOR LEASE**  
OFFICE BUILDING



# 306 WASHINGTON STREET, NORWELL

306 WASHINGTON ST, NORWELL, MA 02061-1704

*For More Information*

**BILL KINGDON, SIOR**

603.560.2710

[bill@ellisrealtyadvisors.com](mailto:bill@ellisrealtyadvisors.com)





# 306 WASHINGTON STREET, NORWELL



## PROPERTY DESCRIPTION

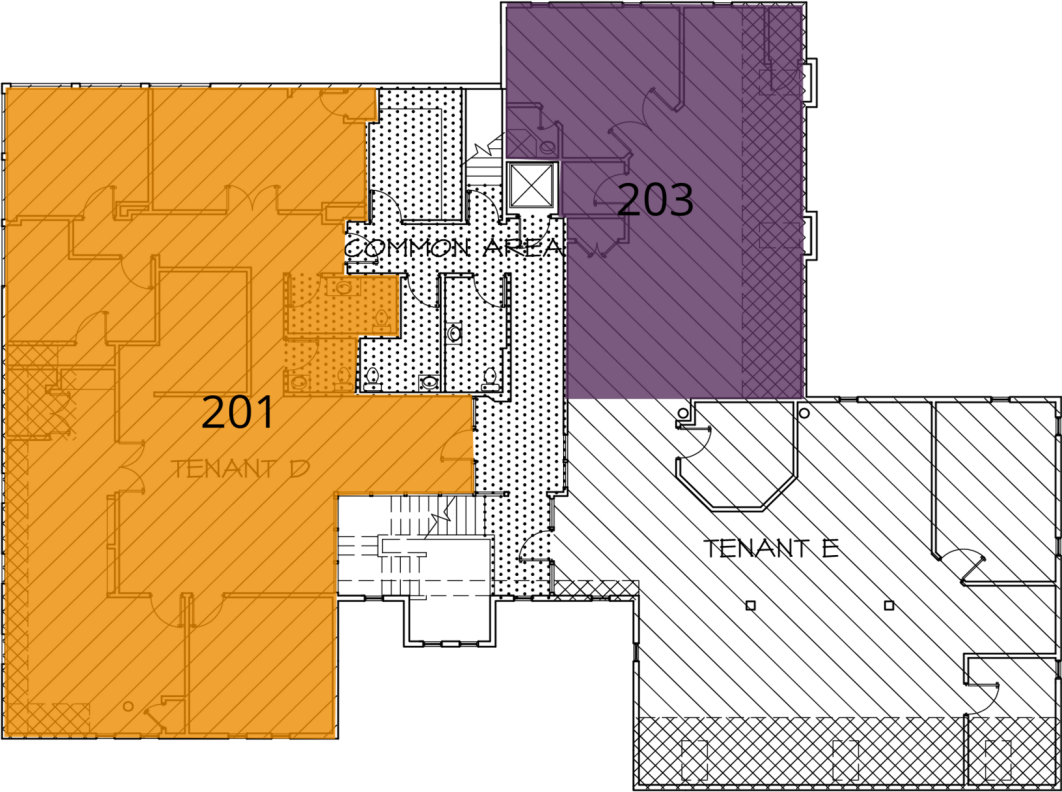
Now available at 306 Washington Street in Norwell, two second floor office suites measuring 2743 and 1257 square feet. This conveniently located professional office building has outstanding visibility and pylon signage on Route 53. Available suite currently has an open floorplan with ample cube space, private offices, and a conference room. Private bathroom in the larger suite with common area access to a kitchen/break room and common area multi-stall bathrooms. Accessible via an ADA wheelchair lift. Perfect space for a law firm, financial advisory practice, or other professional services providers with easy availability to convert to a medical use for the right long term tenant. Space has great detail throughout including crown moldings, over-sized offices, and great natural light. Dedicated parking available.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	753 - 4,000 SF
Lot Size:	1.63 Acres
Building Size:	11,569 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	665	26,422	126,287
Total Population	2,021	71,090	329,259
Average HH Income	\$131,938	\$108,750	\$94,794

# 306 WASHINGTON STREET, NORWELL



SECOND FLOOR  
306 WASHINGTON ST., NORWELL, MA

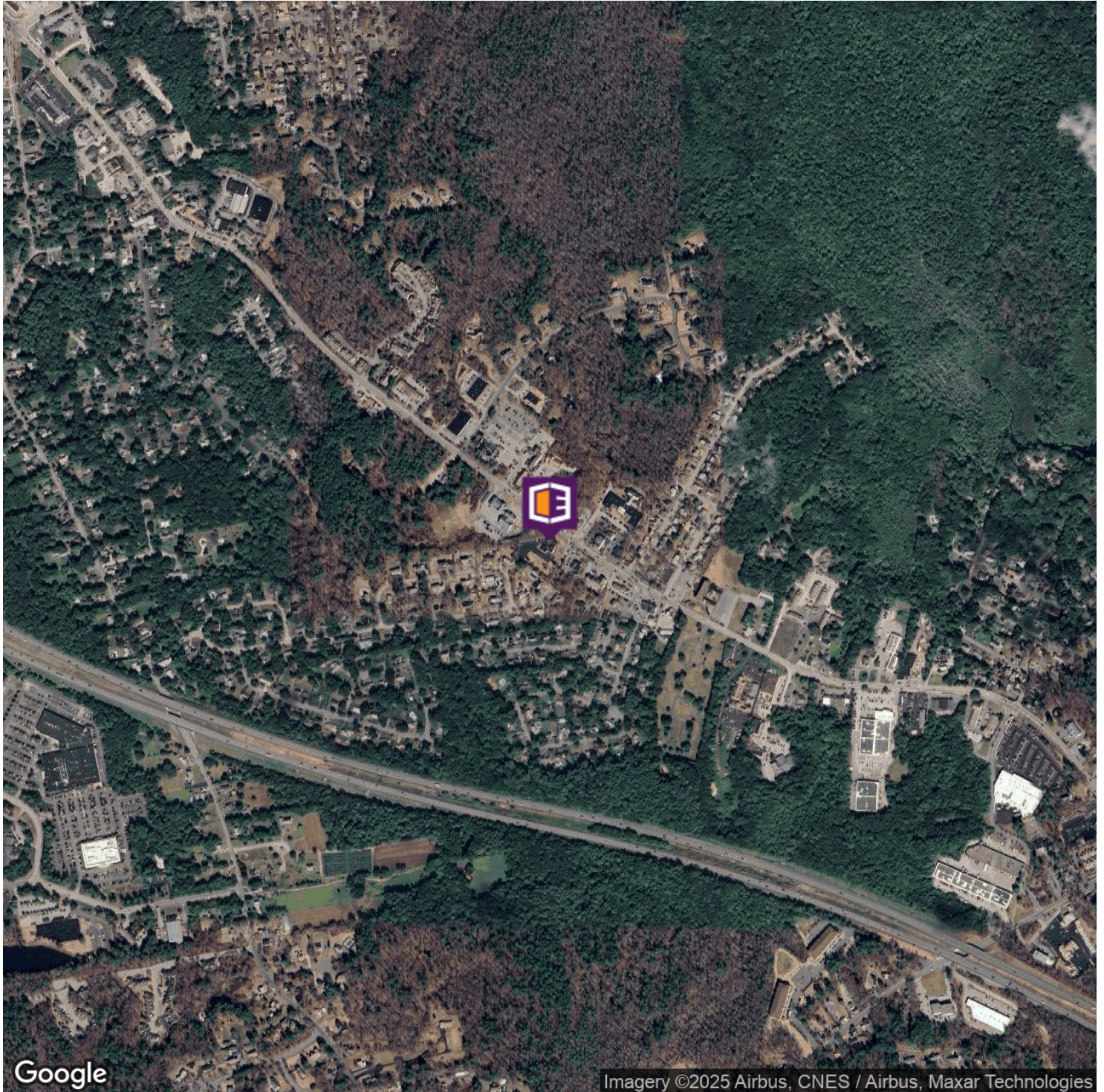
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
306 Washington Street - Suite 203	Available	1,257 - 4,000 SF	Modified Gross	Negotiable
306 Washington Street - Suite 201 - 2025	Available Soon	2,743 - 4,000 SF	Modified Gross	Negotiable



AERIAL MAP

# 306 WASHINGTON STREET, NORWELL



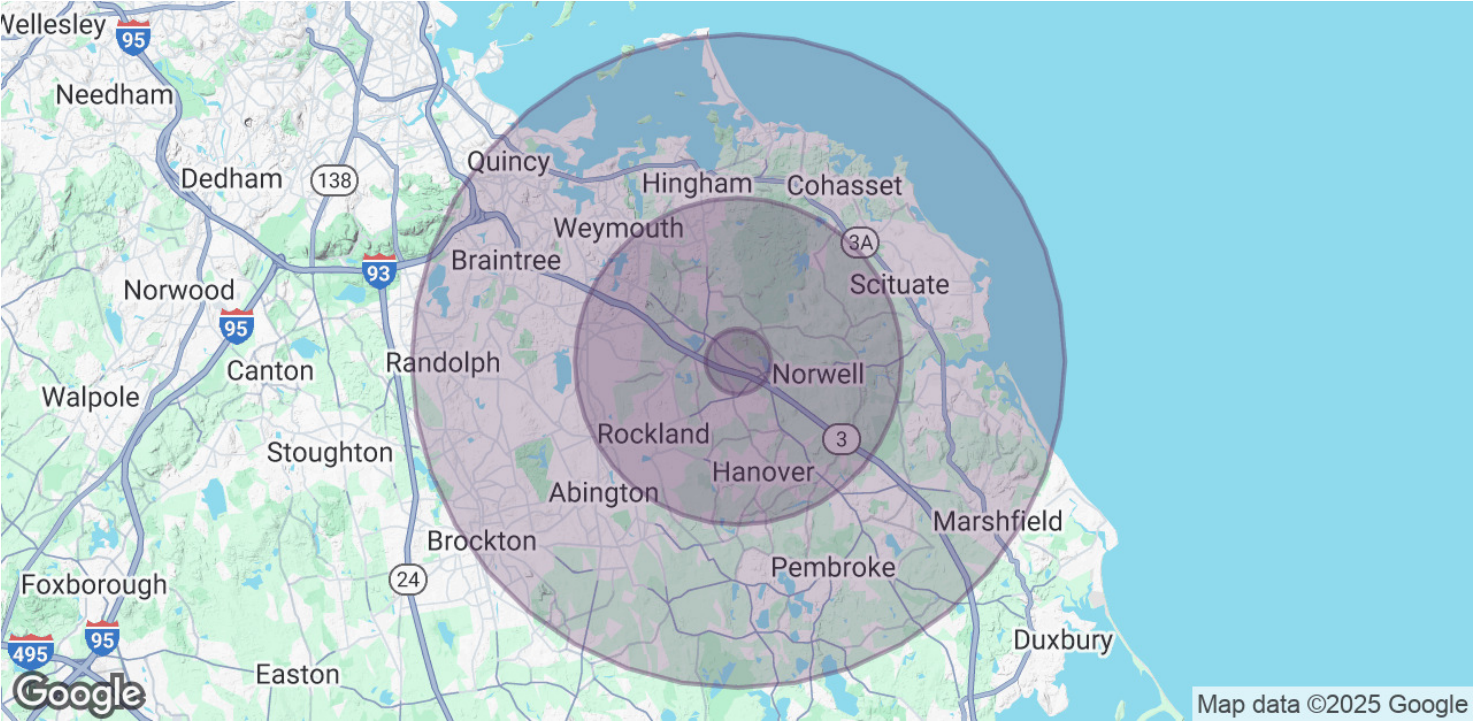
BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com



# 306 WASHINGTON STREET, NORWELL



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,021	71,090	329,259
Average Age	42.1	40.9	40.7
Average Age (Male)	41.0	39.1	39.2
Average Age (Female)	43.3	42.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	665	26,422	126,287
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$131,938	\$108,750	\$94,794
Average House Value	\$568,161	\$498,563	\$444,987

2020 American Community Survey (ACS)



ADDITIONAL PHOTOS

# 306 WASHINGTON STREET, NORWELL

