

**FOR LEASE**

775-785 WASHINGTON STREET  
HANOVER, MA

**CX**  
**COLUMBIA CROSSING**  
**AT 53**

**RETAIL PAD SITE**  
PRIME BUILD-TO-SUIT OPPORTUNITY  
&  
**±3,024 SF FLEX SPACE**  
EXISTING BUILDING FOR LEASE

↔ Combined 326' Frontage on Route 53

📍 Commercial Zoning (C)

🏢 Lease Opportunity



**785 Washington Street**  
±3,024 SF Flex Space For Lease



**775 Washington Street**  
Retail/Medical Pad Site Available



# CX COLUMBIA CROSSING AT 53

## EXECUTIVE SUMMARY

Columbia Crossing at 53 offers two distinct lease opportunities along busy Route 53 in Hanover, Massachusetts. The property features a  $\pm 3,024$  SF freestanding flex building available for lease, as well as a prime pad site opportunity with flexible sizing for a ground lease or build-to-suit. Together, the site provides  $\pm 326$  feet of combined frontage and nearly two acres of paved area, with Commercial zoning that allows for a wide range of uses including retail, service, professional, and institutional.

Located less than two miles from Route 3 and Hanover Crossing, Columbia Crossing at 53 is positioned in one of the South Shore's most active corridors, offering exceptional visibility and accessibility for tenants seeking a high-profile location. A larger-scale development opportunity also exists for the entire  $\pm 5.87$ -acre site.

## SITE OVERVIEW



ADDRESS

775-785 Washington Street Hanover, MA



BUILDING

$\pm 3,024$  SF Flex Building (785 Washington)



LOT SIZE

Up To  $\pm 5.87$  Acres



ZONING

C - Commercial



FRONTAGE

Combined 326' On Route 53



RETAIL/MEDICAL PAD SITE & FLEX LEASE OPPORTUNITY





775 Washington Street - Retail Pad Site Available For Lease



785 Washington Street - ±3,024 SF Freestanding Flex Building For Lease

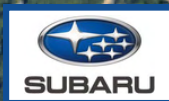






1.9 Miles  
(5 Minute Drive)

EXIT  
32



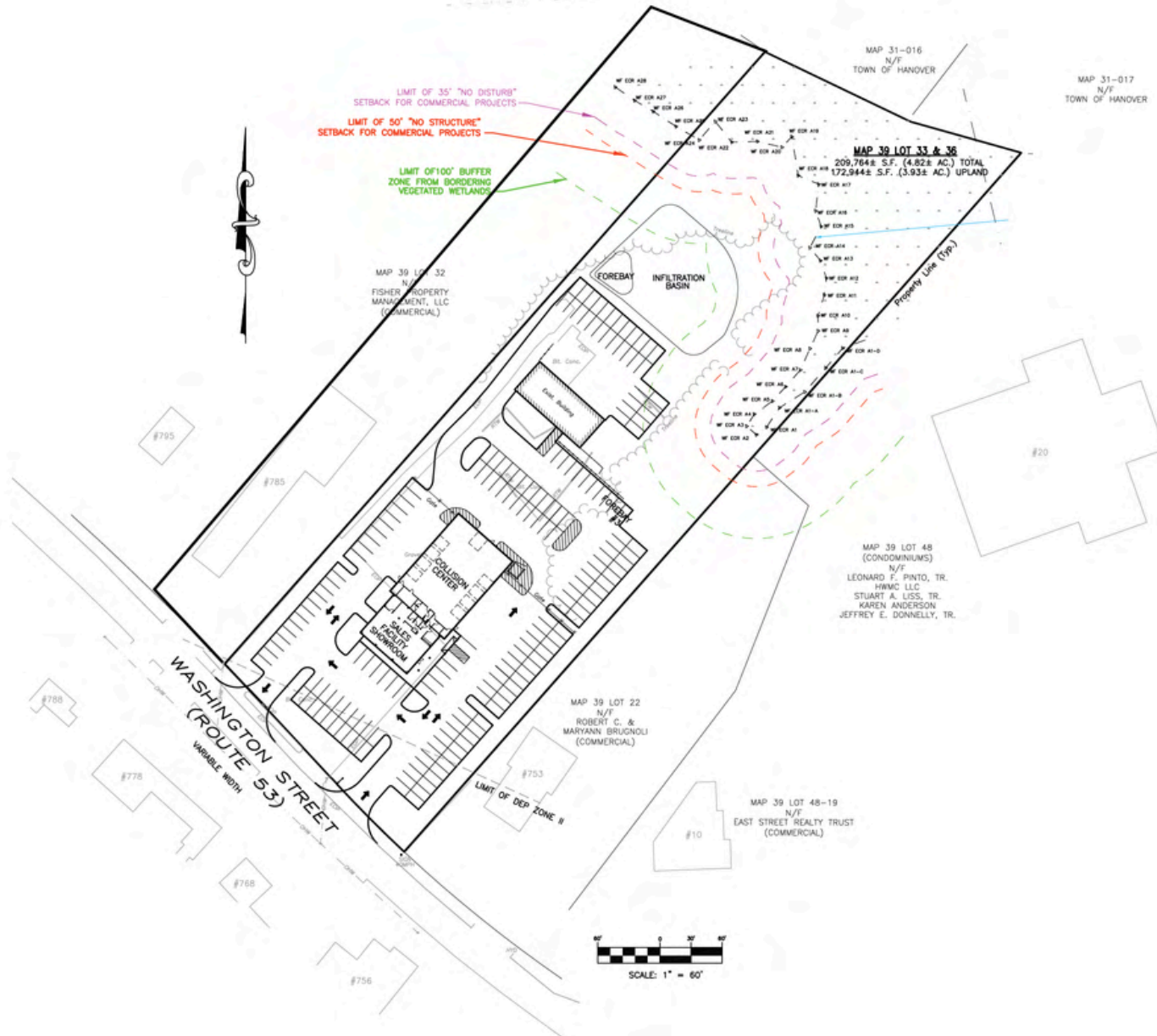
139

## DRIVE TIMES

Route 3	Less than 2 miles (5-minute drive)
Boston, MA	30-35 minutes via Route 3 North
I-93 Access	20 minutes via Route 3 North
Providence, RI	55-60 minutes via I-95 South
Worcester, MA	1 hour 10 minutes via I-90 West



# CONCEPTUAL PLANS 775-785 Washington Street



FLOOR PLANS  
785 Washington Street



±3,024 SF Flex/R&D Space Available





## RETAIL/MEDICAL PAD SITE & FLEX LEASE OPPORTUNITY

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