

FOR LEASE

OFFICE BUILDING



DUXBURY MEDICAL CENTER

95 TREMONT , DUXBURY, MA 02332

For More Information

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DUXBURY MEDICAL CENTER



PROPERTY DESCRIPTION

Modern Construction Medical Office Building with easy highway access via Route 3/Exit 20. Offering with tenant improvement allowance or build to suit. Current medical tenants include Plymouth Bay Orthopedic Associates, Duxbury Orthodontics, Duxbury Children's Dentistry, Plymouth Bay Radiology and Advanced Foot Care.

PROPERTY HIGHLIGHTS

- Modern Construction 3-Story Medical Building
- Great Highway Access
- Strong Demographics
- 125 Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	4,353 SF
Lot Size:	2.55 Acres
Building Size:	36,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	509	14,518	49,785
Total Population	1,349	38,997	135,730
Average HH Income	\$139,144	\$113,672	\$101,213

DUXBURY MEDICAL CENTER

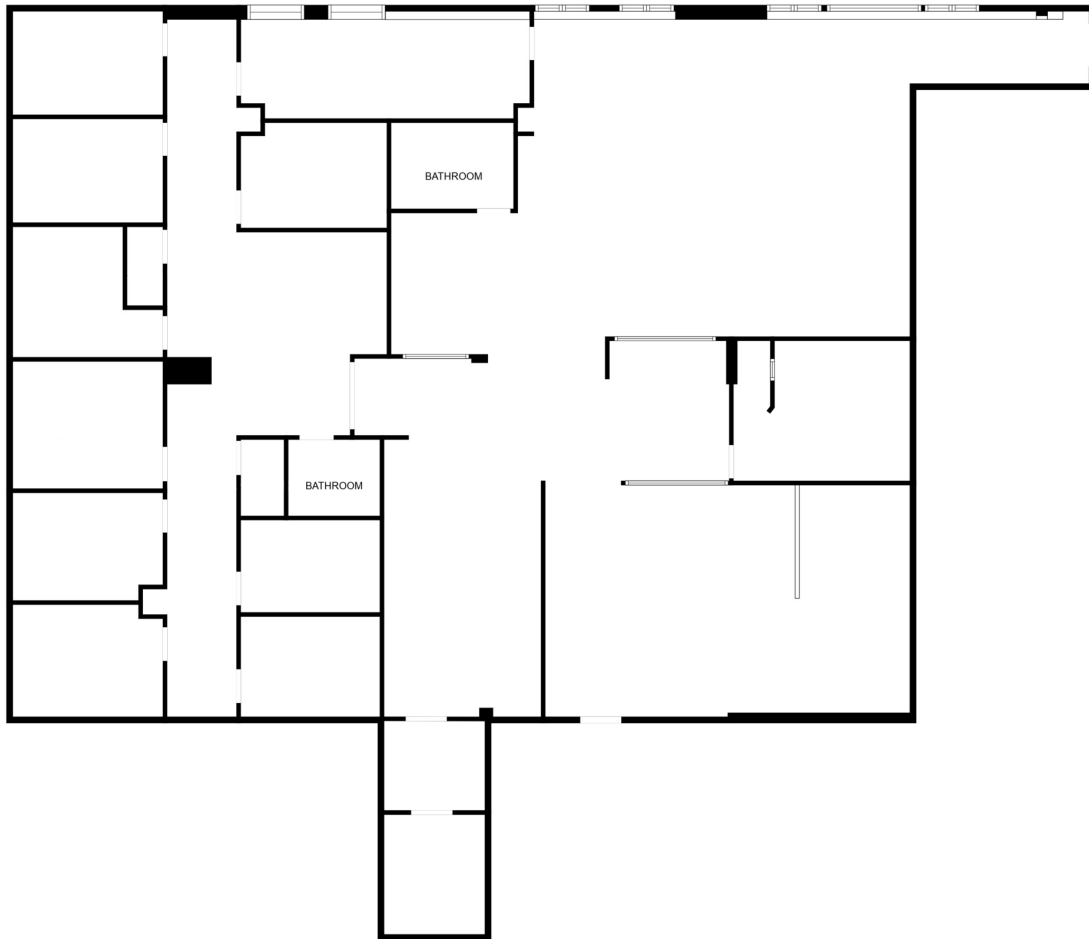
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,353 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 20A	Suite 20A Soleo Wellness	3,491 SF	NNN	\$24.00 SF/yr	-
Suite 20B	-	3,600 SF	NNN	\$24.00 SF/yr	-
Ground Floor Suite 2 Modern Mentality	Modern Mentality	1,393 SF	NNN	\$24.00 SF/yr	-
Ground Floor Suite 3 - OI Infusion Services LLC	OI Infusion Services LLC	1,758 SF	NNN	\$24.00 SF/yr	-
Suite 1 - Former Plymouth Bay Orthopedic	Available	4,353 SF	NNN	\$28.00 SF/yr	-

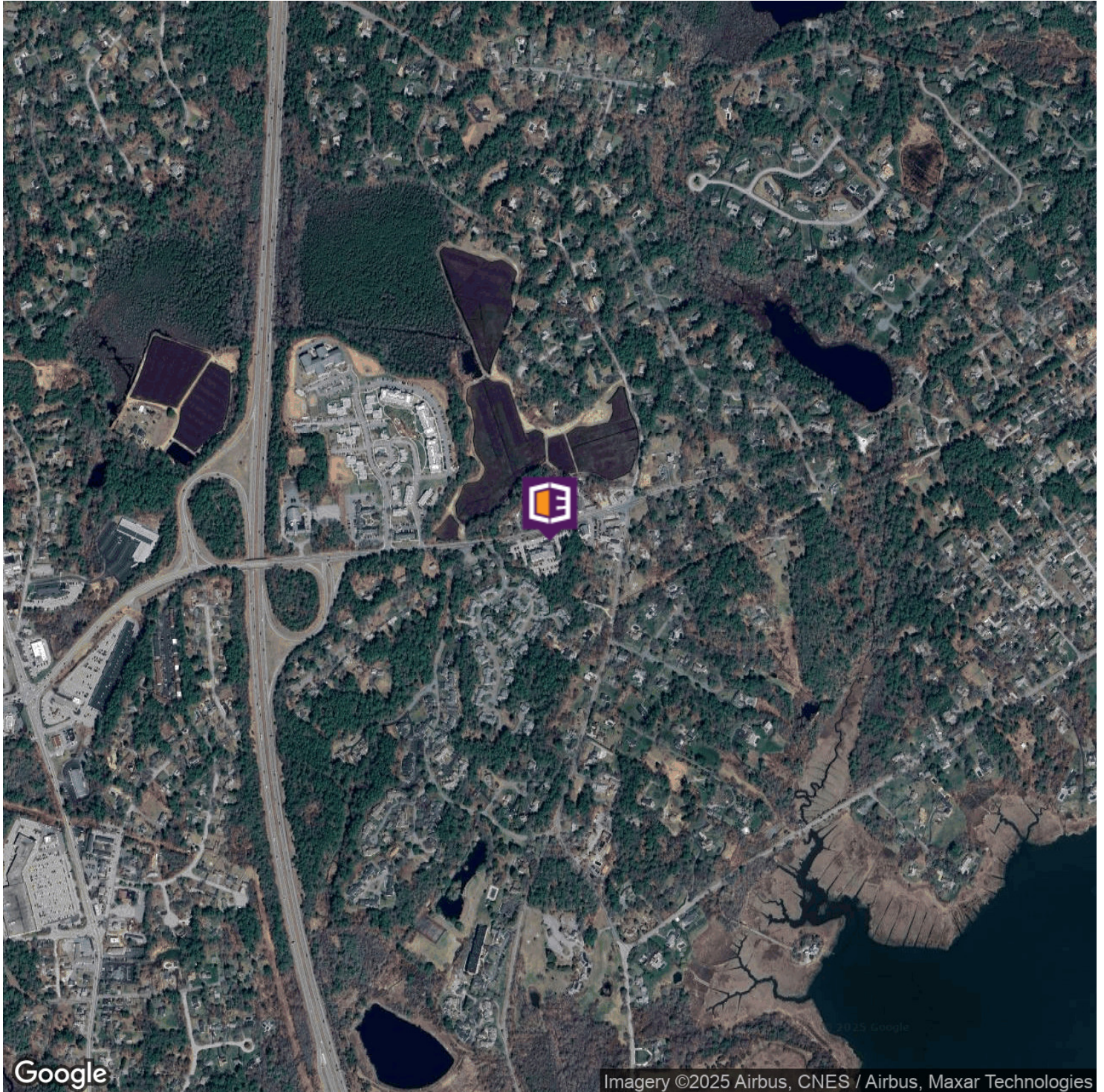
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP

DUXBURY MEDICAL CENTER



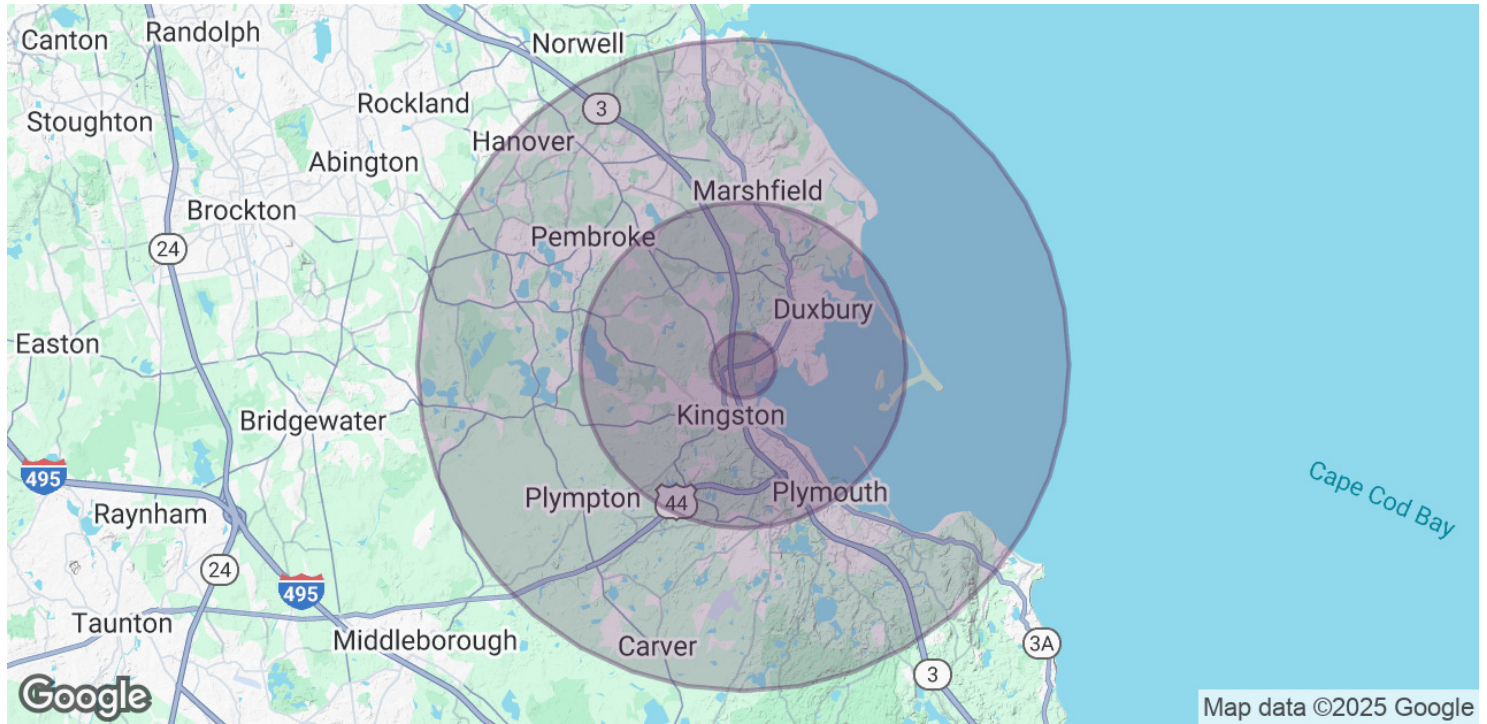
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,349	38,997	135,730
Average Age	42.9	42.0	41.8
Average Age (Male)	42.5	41.2	40.8
Average Age (Female)	43.4	42.6	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	509	14,518	49,785
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$139,144	\$113,672	\$101,213
Average House Value	\$541,353	\$452,698	\$438,550

* Demographic data derived from 2020 ACS - US Census