

FOR LEASE
OFFICE BUILDING



400 HINGHAM STREET

ROCKLAND, MA 02370

For More Information

DAVE ELLIS, SIOR

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PROPERTY DESCRIPTION

Highly visible, front-facing office space offers an open floor plan with opportunities for customization. The space includes two conference rooms and shared amenities that include a high-end, finished 600 sq. ft. cafeteria with a full kitchen—perfect for daily lunches and small events. With ample convenient parking and easy access for employees and clients, this prime location ensures both functionality and accessibility. Just a 10-minute drive to the Derby Street Shops and Merchant Row, and only 1 mile from Union Point, the office provides excellent connectivity to sought-after lifestyle amenities and direct access to Route 3.

PROPERTY HIGHLIGHTS

- Shared Cafeteria & Kitchen
- High-end finishes
- Back-up Generator
- Ample Parking (25+ dedicated spaces - 5/1,000 sq ft)
- Private Bathroom

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,500 - 7,000 SF
Lot Size:	1.39 Acres
Building Size:	14,136 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	305	1,783
Total Population	189	800	4,780
Average HH Income	\$123,462	\$128,261	\$140,155



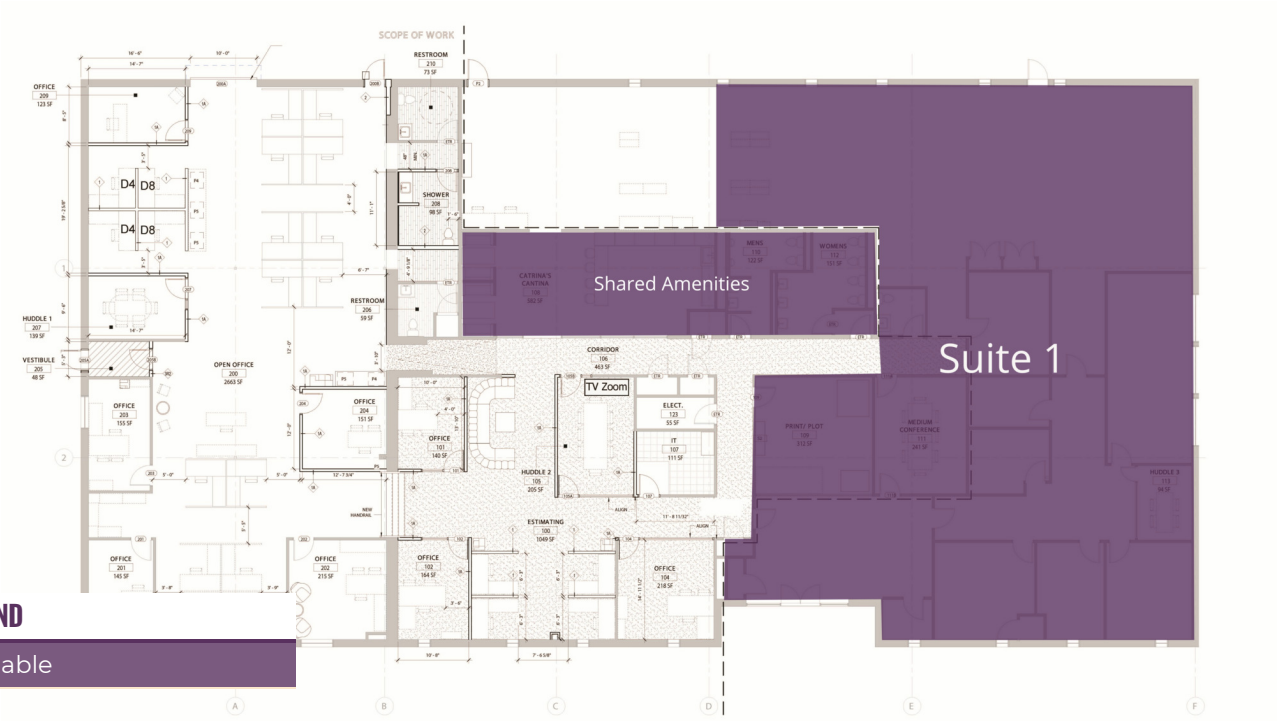
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LEASE INFORMATION

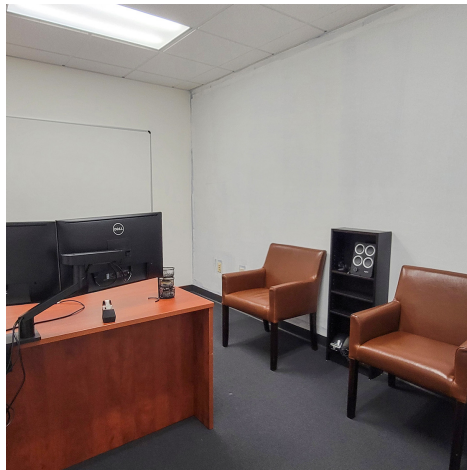
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 - 7,000 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1	Available	2,500 - 7,000 SF	Modified Cross	\$23.00 SF/yr	-

ADDITIONAL PHOTOS

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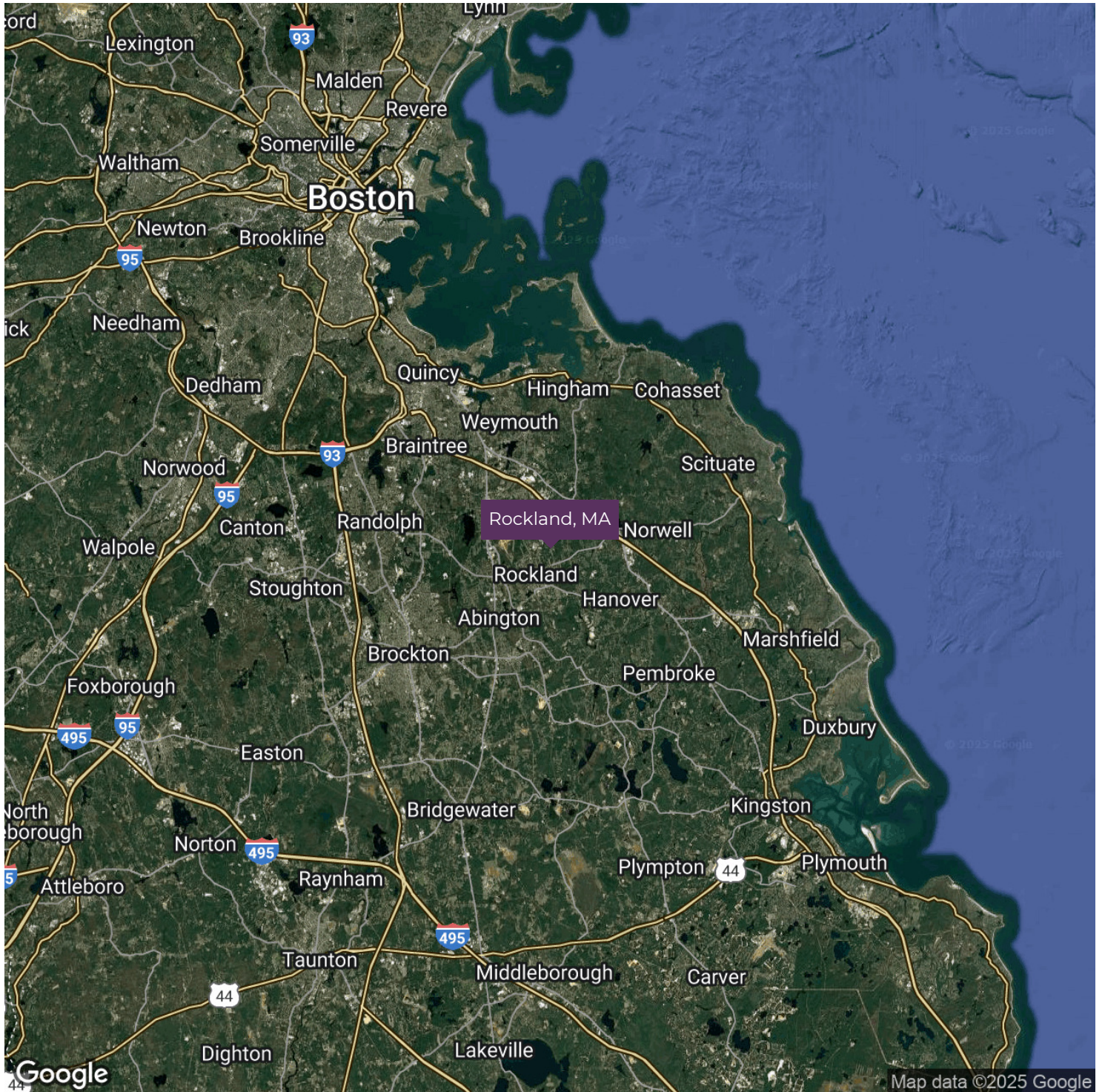
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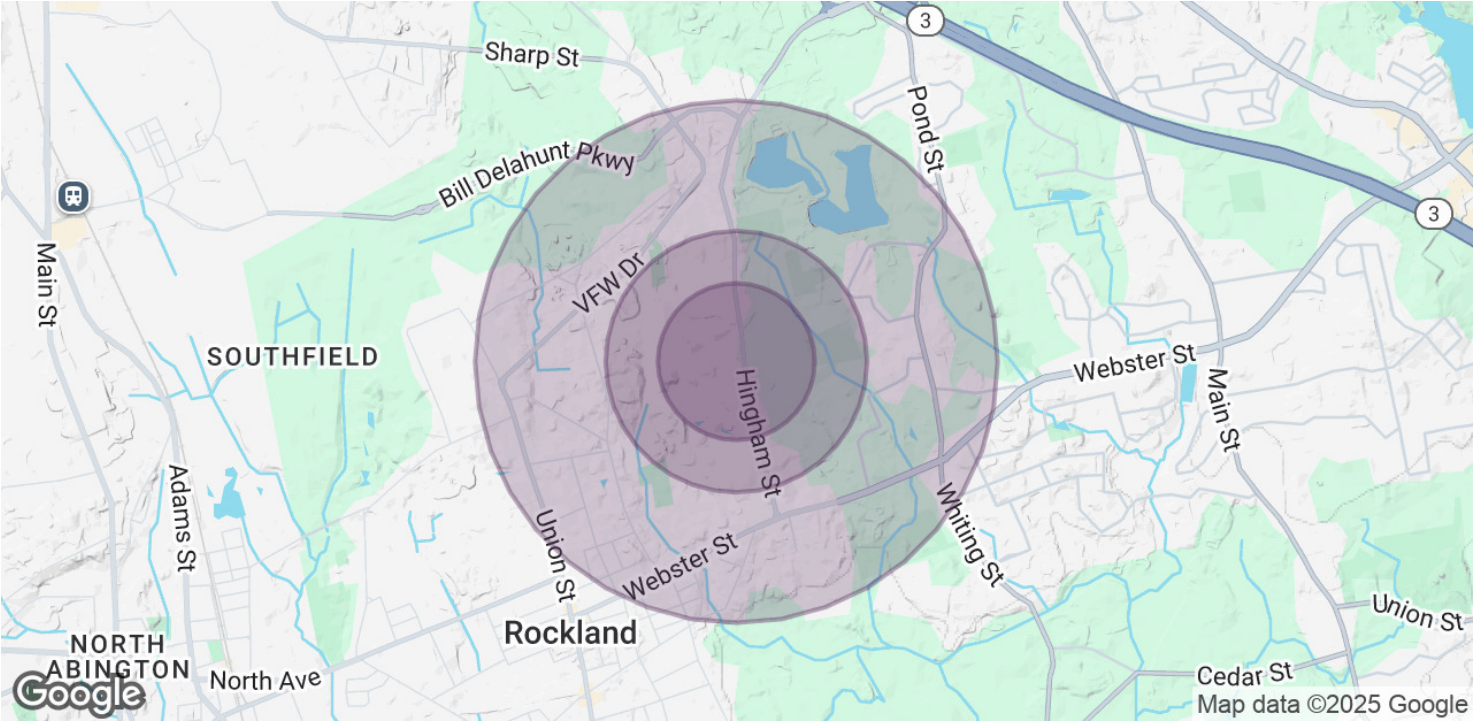
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	189	800	4,780
Average Age	46	45	43
Average Age (Male)	44	44	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	305	1,783
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$123,462	\$128,261	\$140,155
Average House Value	\$505,776	\$525,807	\$543,388

Demographics data derived from AlphaMap



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