

FOR LEASE
OFFICE BUILDING



1239 WASHINGTON STREET

WEYMOUTH, MA 02189

For More Information

BILL KINGDON, SIOR

603.560.2710

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1239 WASHINGTON STREET



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 2,961 SF suite is ready for build-out to be customized to a tenant's specific needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

PROPERTY HIGHLIGHTS

- Building underwent full rehab in 2022
- Ample parking
- Easy access to Route 3
- Flexible floor plan, ready for customization
- Retail-like signage/exposure opportunity

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,961 SF
Lot Size:	0.74 Acres
Building Size:	14,480 SF

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	28,227	67,271
Total Population	64,721	160,605
Average HH Income	\$111,385	\$114,807

1239 WASHINGTON STREET

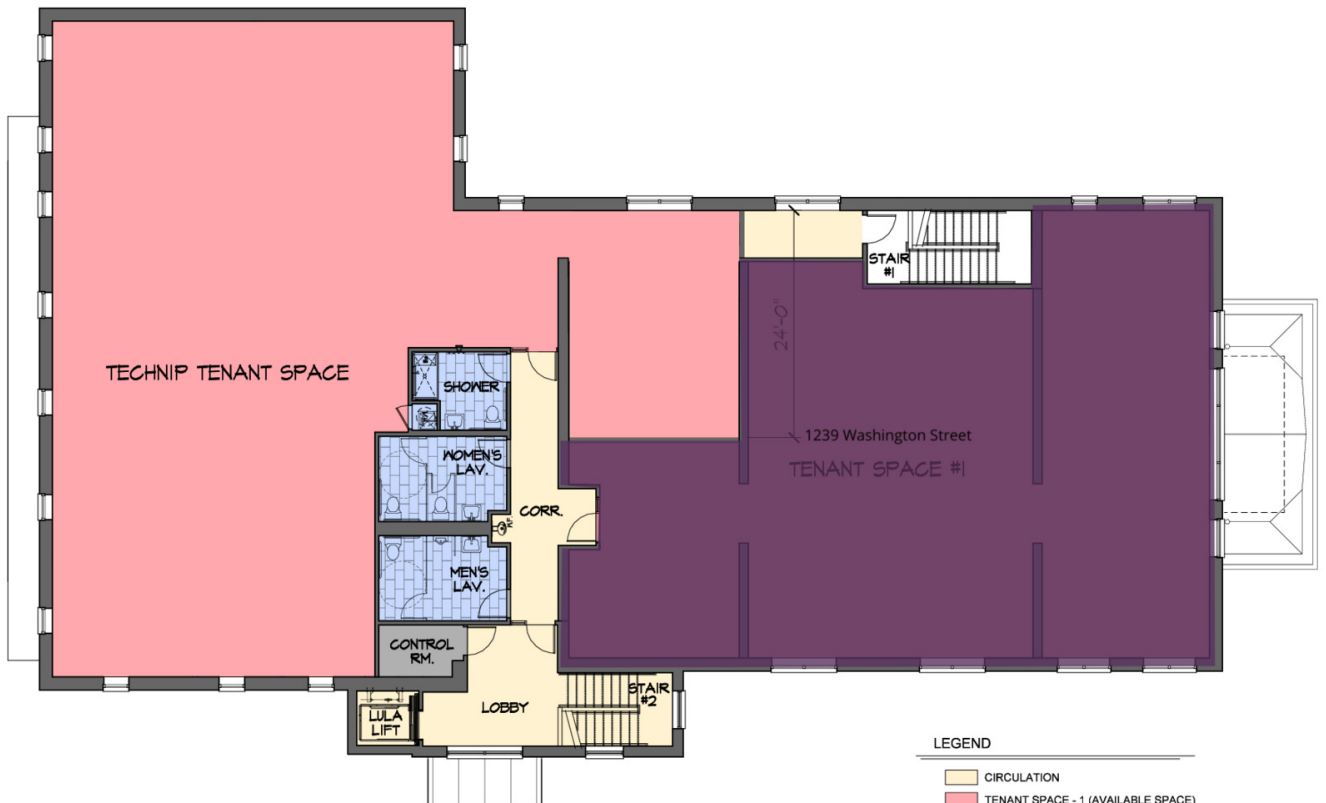


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SECOND FLOOR PLAN

1/16" = 1'-0"

LEGEND

- CIRCULATION
- TENANT SPACE - 1 (AVAILABLE SPACE)
- TENANT SPACE - 2 (AVAILABLE SPACE)
- AMERICAN ALARM & COMMUNICATIONS, INC.
- LAVATORY/JANITOR AREA (PUBLIC)
- SUPPORT/UTILITY



HM ARCHITECTS
611 MAIN STREET, SUITE 300
WINCHESTER, MA 01890
v.781.729.3700 f.781.729.3672
email: cmulhern@hmarchitects.com

1239 WASHINGTON ST
AMERICAN ALARM & COMMUNICATIONS, INC.

1239 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS

02-1

11.11

LEGEND

Available

1239 WASHINGTON STREET

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,961 SF	Lease Rate:	Negotiable

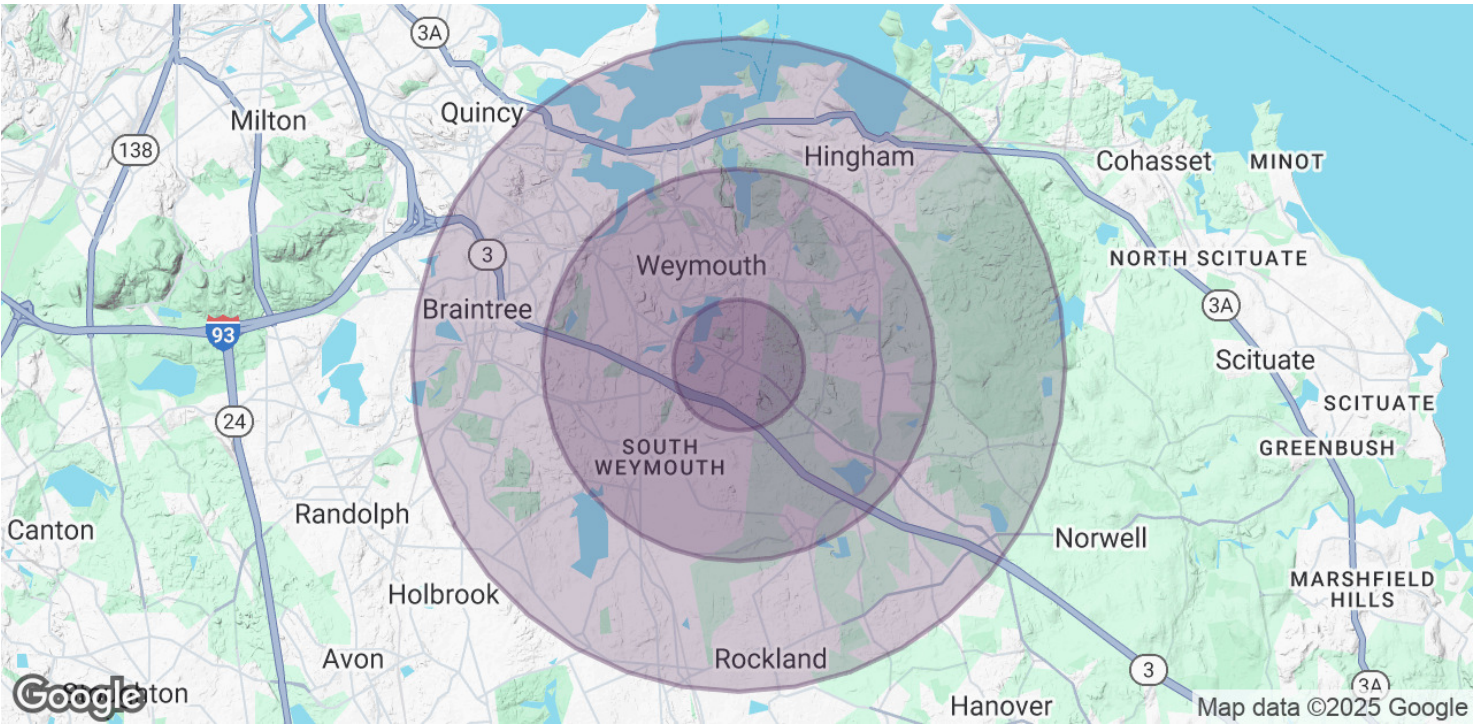
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1239 Washington Street	Available	2,961 SF	Modified Gross	Negotiable	Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 2961 SF suite is ready for build-out to be customized to a tenant's specific needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

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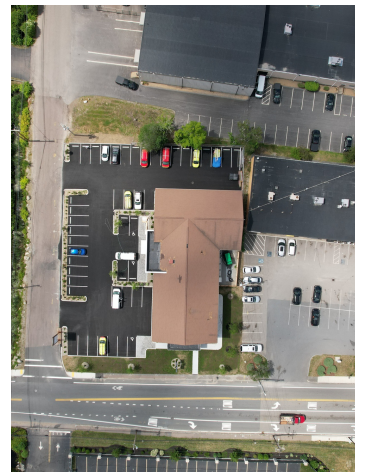
POPULATION	3 MILES	5 MILES
Total Population	64,721	160,605
Average Age	44.6	42.9
Average Age (Male)	43.5	41.4
Average Age (Female)	46.5	44.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	28,227	67,271
# of Persons per HH	2.3	2.4
Average HH Income	\$111,385	\$114,807
Average House Value	\$475,760	\$492,135

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

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BILL KINGDON, SIOR

Commercial Advisor

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MA #9558664

PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$85,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors in 2019. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 coaches for the largest hockey camp company in the world.

EDUCATION

Ithaca College (2012)
Bachelor of Science - Business Management
Bachelor of Science - Sport Management

MEMBERSHIPS

SIOR - Industrial Specialist
South Shore Young Professionals - Past Board Chair
Weymouth Chamber of Commerce - Board
South Shore Chamber of Commerce
Quincy Chamber of Commerce

Ellis Realty Advisors

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