

56

NEW DRIFTWAY

Scituate, MA

MEDICAL OFFICE SPACE FOR LEASE



Fully-plumbed and ready to occupy outpatient space on the top floor of a three-story Professional Medical Office Complex. Located directly across the street from the Greenbush commuter rail station and 78 new apartments opening Summer 2024. Walk to numerous retail amenities. This space has its own outdoor patio.

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|---------------------------------|--|
| TOTAL BUILDING SIZE: | 24,019 Square Feet |
| AVAILABLE SPACE: | 2,106 Square Feet (6 exam rooms and 2 private restrooms) |
| FLOORS: | 3 |
| ZONING: | "C", Commercial District |
| PARKING: | 116 spaces, 7 handicapped (4.75+/1,000 SF ratio) |
| HVAC: | Gas-fired roof-top units with modified VAV controls per tenant |
| ELECTRIC: | 1,000 amp, 208 volt main service |
| ELEVATOR: | One (1) Otis Elevator, 2,000 lb. capacity |
| ENERGY MANAGEMENT: | Energy management and building security system |
| EMERGENCY GENERATOR: | 24kw generator for all life safety systems |
| LAUNDRY: | Secure "PPE" laundry on-site available to all tenants |
| CABLE/INTERNET PROVIDER: | Verizon, Comcast |
| WATER/SEWER: | Municipal, Town of Scituate |
| LEASE RATE: | \$24.00/SF, NNN (Includes an improvement allowance) |
| TENANT ROSTER: | Mass General Brigham, Healthcare South PC, Scituate Family Dental, Baystate Physical Therapy, Pearl Dental, Scituate Oral Surgery, and Scituate Periodontics |



**Highly Desirable
Medical Office Building**

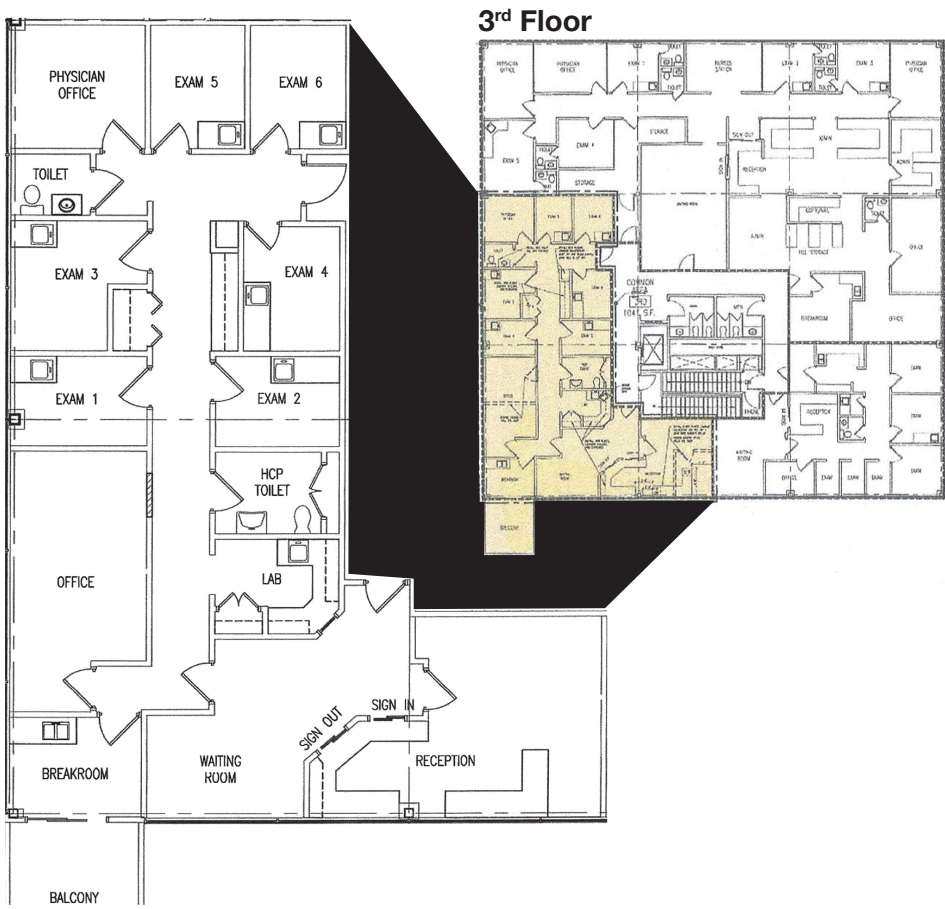


**2,106 Rentable
Square Feet
Ready to Occupy**



**4.75+/1,000 SF
Parking Ratio**

*116 spaces and
7 handicapped spaces*



2,106 SF Available

- Six (6) fully plumbed exam rooms
- Two (2) private restrooms
- Two (2) private physicians' offices
- Open office and waiting room
- Breakroom



Located directly across the street from the MBTA commuter rail providing transportation to and from South Station in Boston

T
GREENBUSH

New gas station / convenience store

LUCKY FINN CAFE

78 new apartments across the street

56
NEW DRIFTWAY
Scituate, MA

47.5 Years Median Resident Age

\$131,230 Median Family Income

31.7% of Families Earning Over \$200,000 Annually

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NEWMARK

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