

FOR LEASE

OFFICE BUILDING



760 CHIEF JUSTICE CUSHING HWY

COHASSET, MA 02025

For More Information

BILL KINGDON

603.560.2710

bill@ellisrealtyadvisors.com



760 CHIEF JUSTICE CUSHING HWY



PROPERTY DESCRIPTION

Medical/Professional Office space available. 650-4,189 SF of third floor space in an elevated building with other medical/professional office users. Build to suit.

PROPERTY HIGHLIGHTS

- Professionally managed
- Close proximity to national retailers
- New septic system to meet medical/dental needs
- ADA Compliant
- Shell Space available

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross; MG)
Available SF:	650 - 4,189 SF
Lot Size:	1 Acres
Building Size:	13,572 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	397	10,677	56,440
Total Population	1,157	29,892	148,175
Average HH Income	\$145,849	\$133,160	\$110,710

760 CHIEF JUSTICE CUSHING HWY



LOCATION INFORMATION

Street Address	760 Chief Justice Cushing Hwy
City, State, Zip	Cohasset, MA 02025
County	Norfolk
Sub-market	Route 3 Corridor

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	3



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LEGEND

- Available
- Available Soon

Estimated areas
 GFA FLOOR 1: 4,189 sq. ft. excluded 0 sq. ft.
 GFA FLOOR 2: 4,189 sq. ft. excluded 0 sq. ft.
 GFA FLOOR 3: 4,189 sq. ft. excluded 0 sq. ft.
 Total GFA 12,567 sq. ft. Total leasable area 12,567 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	650 - 4,189 SF	Lease Rate:	\$24.00 SF/yr

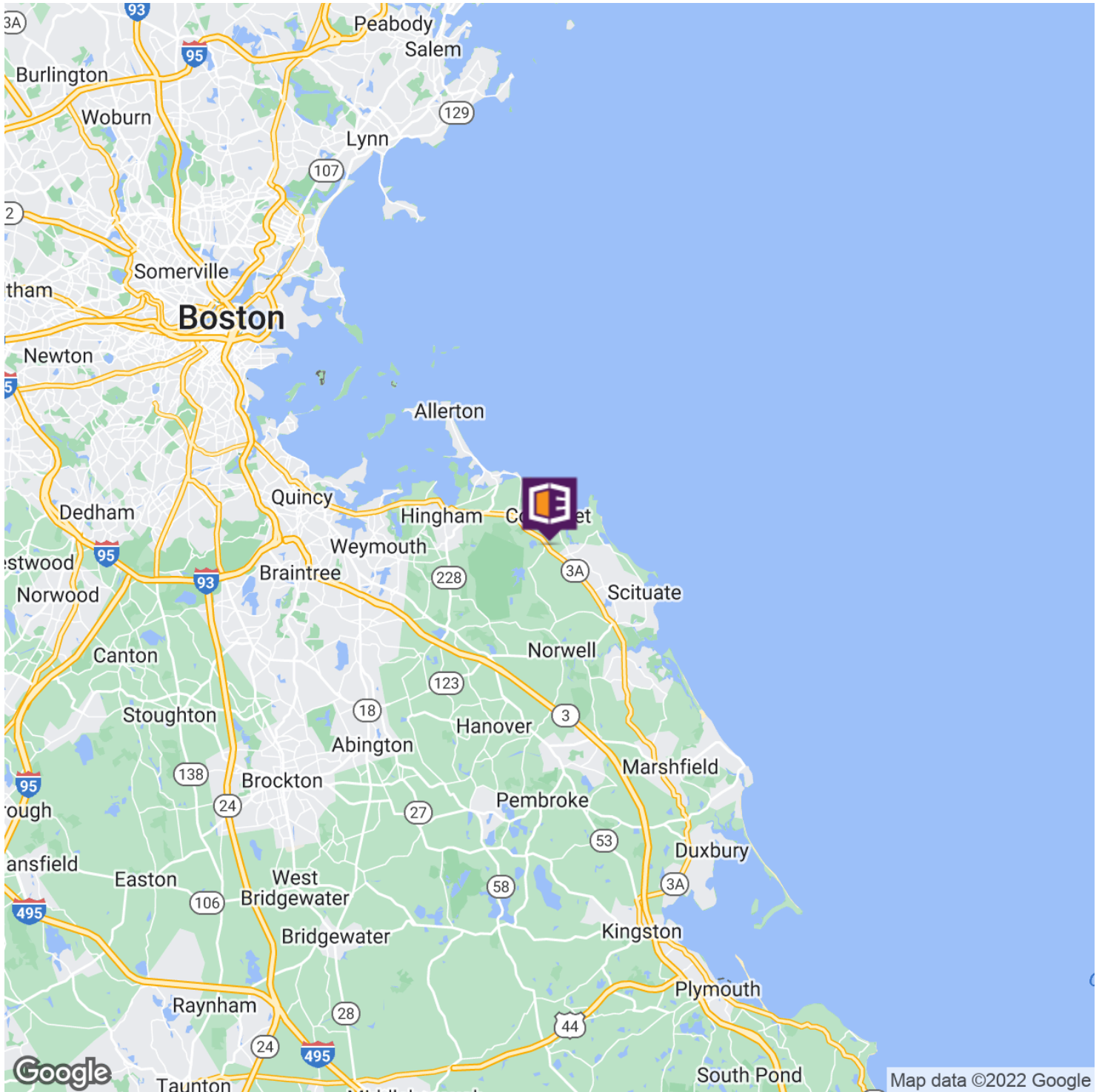
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3B	Available	1,656 - 4,189 SF	Gross	\$24.00 SF/yr	-
3C	Available	650 - 4,189 SF	Gross	\$24.00 SF/yr	-
3A	Institutional Cash Distributors, LLC	1,500 SF	Modified Gross	Negotiable	-

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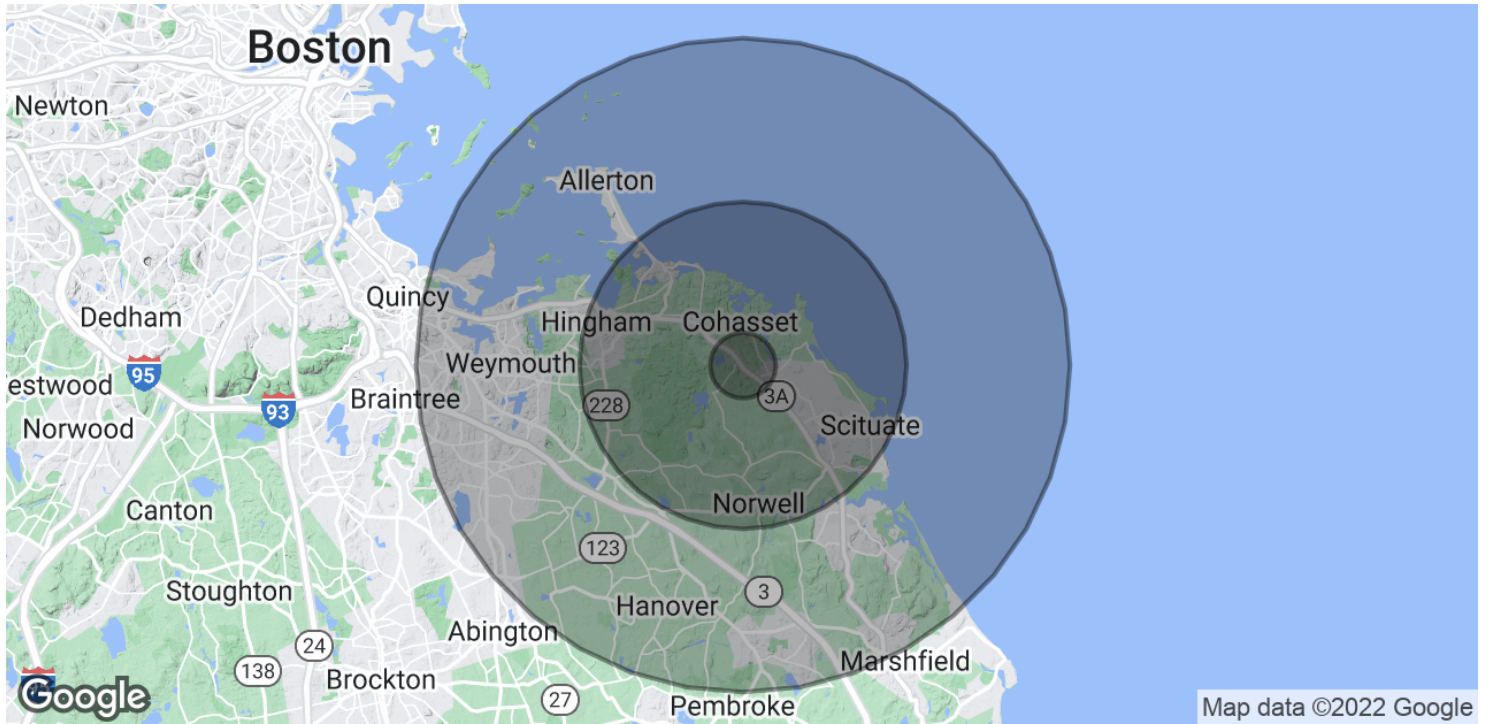
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Map data ©2022 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,157	29,892	148,175
Average Age	42.7	43.6	42.0
Average Age (Male)	41.8	42.4	40.5
Average Age (Female)	43.1	44.6	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	397	10,677	56,440
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$145,849	\$133,160	\$110,710
Average House Value	\$572,031	\$617,630	\$539,812

* Demographic data derived from 2010 US Census

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BILL KINGDON

Commercial Advisor

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MA #9558664

PROFESSIONAL BACKGROUND

Harrison West is a brokerage advisor with Ellis Realty Advisors, dedicated to the industrial & office markets across the South Shore and the Greater Boston area. Focused on new business development, leasing, and investment sales, Harrison prioritizes his client's financial and logistical needs to develop a strategy that aligns with his client's short and long-term goals.

Prior to joining Ellis Realty Advisors, Harrison attended University of Tampa, where he received a bachelor's degree in Political Science.

EDUCATION

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

MEMBERSHIPS

South Shore Young Professionals - Board Chair
Weymouth Chamber of Commerce - Board
South Shore Chamber of Commerce - Ambassador Board
South Shore Business Collaborative
Quincy Chamber of Commerce - Ambassador Board

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