



75 WASHINGTON STREET NORWELL, MA

FOR LEASE MEDICAL OFFICE SPACE



OFFERING SUMMARY

Lease Rate: \$14.00 SF/yr
(Plus Utilities)

Building Size: 36,075 SF

Available SF: 1,292 - 12,219 SF

PROPERTY OVERVIEW

Medical Office Space Available for Lease

PROPERTY HIGHLIGHTS

- Medical Office Space
- Elevator
- Onsite Parking
- High Daily Traffic Counts
- Visibility
- Signage

BEN STOUT, CCIM

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 ATLANTIC PROPERTIES



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LEASE INFORMATION

Lease Type:	Plus Utilities	Lease Term:	Negotiable
Total Space:	1,292 - 12,219 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	-	2,304 SF	Modified Gross	Negotiable	-
Unit B	-	2,034 SF	Modified Gross	Negotiable	-
Unit C	Available	3,187 - 4,479 SF	Plus Utilities	\$14.00 SF/yr	First Floor Medical Office Space Unit C & Unit D can be combined for 4,479 sf
Unit D	Available	1,292 - 4,479 SF	Plus Utilities	\$14.00 SF/yr	First Floor Medical Office Space Unit C & Unit D can be combined for 4,479 sf
Unit E	-	726 SF	Modified Gross	Negotiable	-
Unit 1	Available	3,365 - 7,740 SF	Plus Utilities	\$14.00 SF/yr	Ground Floor Medical Office Space Unit 1 & Unit 2 can be combined for 7,740sf
unit 2	Available	4,375 - 7,740 SF	Plus Utilities	\$14.00 SF/yr	Ground Floor Medical Office Space Unit 1 & Unit 2 can be combined for 7,740sf

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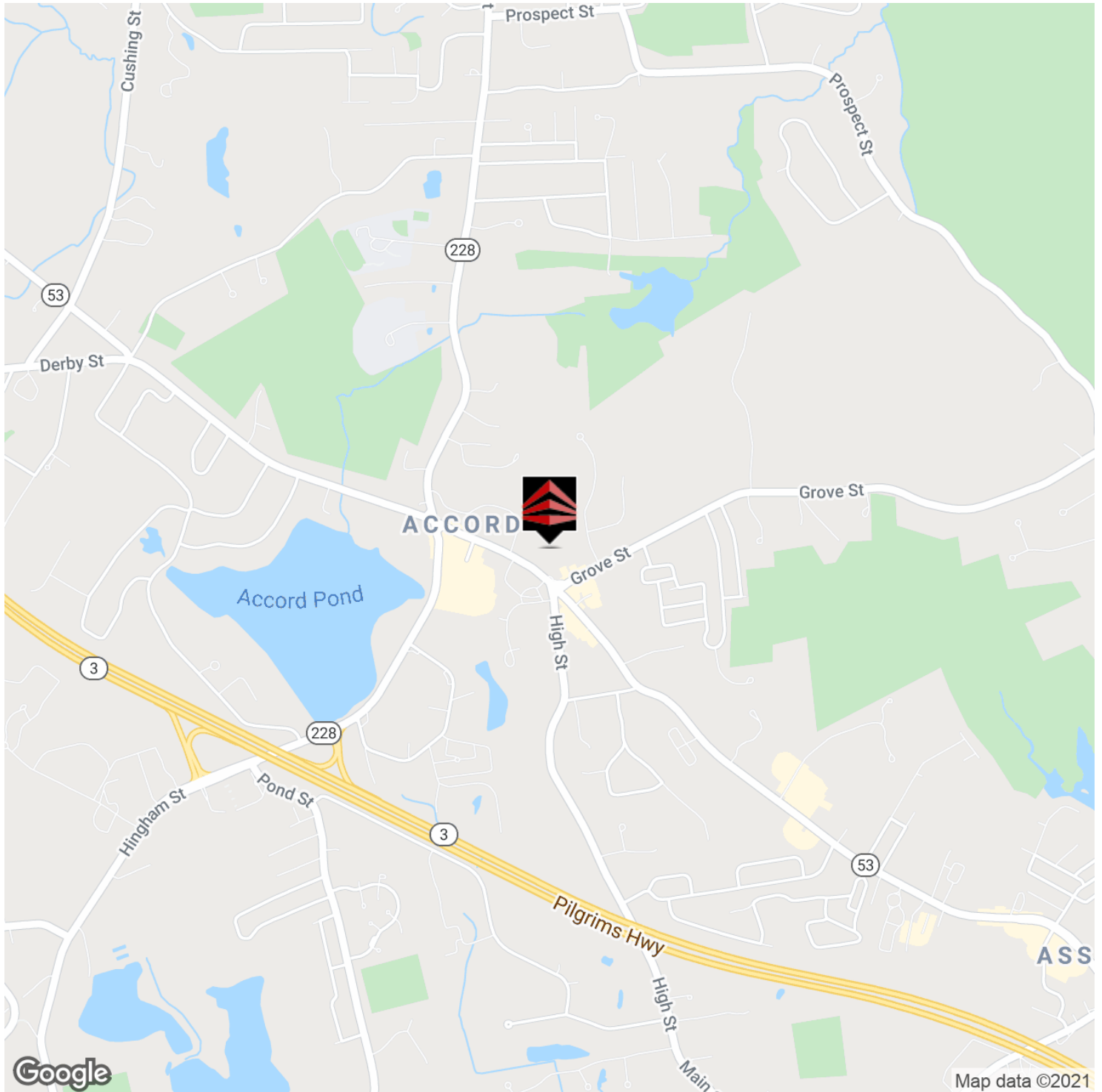
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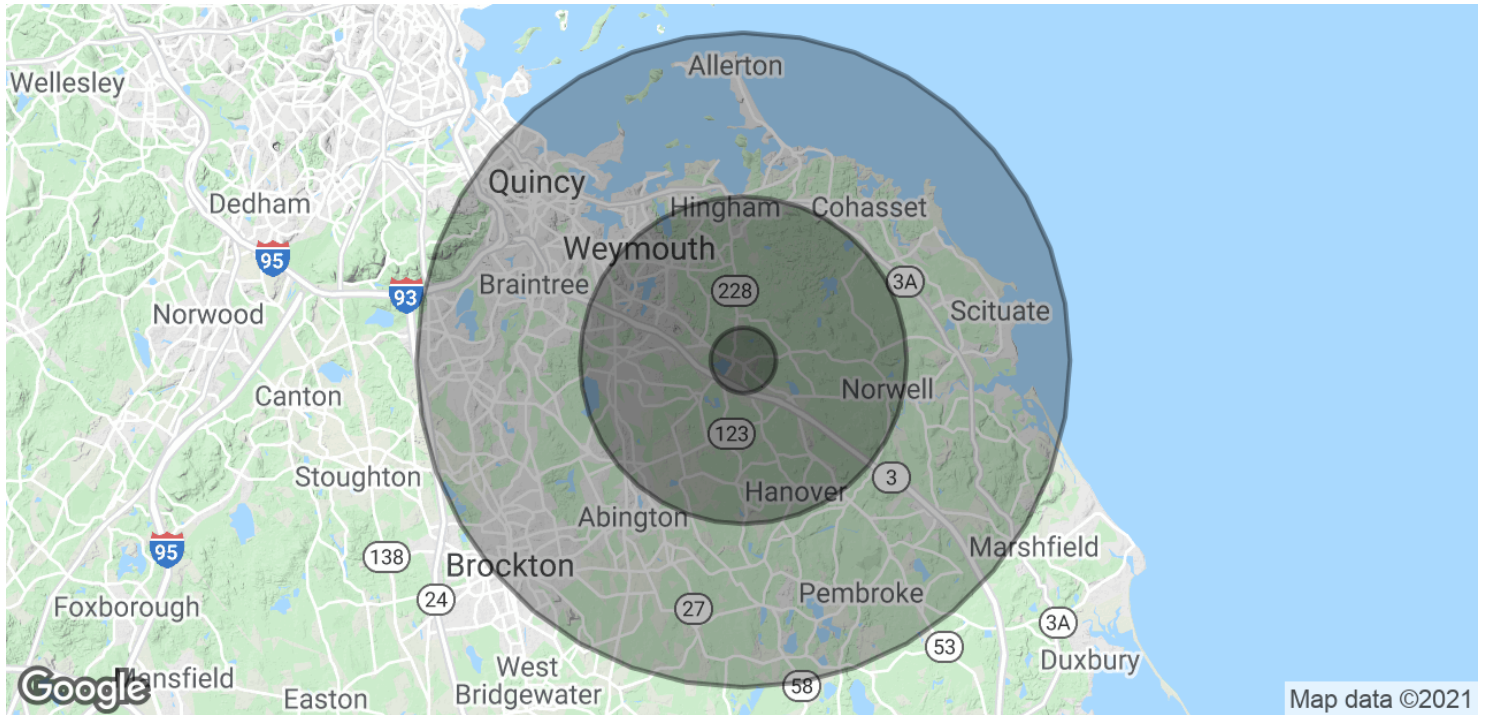
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Map data ©2021

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,856	88,759	359,245
Average age	44.1	40.6	40.5
Average age (Male)	42.2	38.9	39.0
Average age (Female)	45.9	42.4	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	651	34,419	140,031
# of persons per HH	2.9	2.6	2.6
Average HH income	\$124,669	\$102,641	\$91,591
Average house value	\$583,121	\$487,041	\$439,897

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