

OFFICE BUILDING
FOR LEASE



NORWELL PARK

101 ACCORD PARK DR,
NORWELL, MA 02061-1605

DAVE ELLIS, SIOR

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PROPERTY SUMMARY

NORWELL PARK



PROPERTY DESCRIPTION

This two-story office building has undergone a complete renovation in 2019. The properties exterior has been improved with new paving, new landscaping with up-lighting & a completely new building exterior. The interior has received a modern update as well that includes new bathrooms, cafe/kitchenette, and shared co-work amenities.

The second floor has been transformed into an industrial chic co-work environment, with common conference rooms that feature large LED monitors with wireless connectivity, secure WiFi, shared cafe/kitchenette, phone/meditation room and more. The enterprise suites are turnkey and range from 847sf to 1,550sf.

101 Accord Park Drive offers Enterprise and Team suites built to be flexible for small growing businesses to flexible corporate requirements. The newly renovated building offers several amenities including full business lounge, 3 common conference rooms, kitchen, and ready to use technology package for plug and play. Offices can be delivered furnished upon request. Flexible Lease Terms.

PROPERTY HIGHLIGHTS

- Building Amenities including Lounge
- Plug & Play Office Suites
- 3 Common Conference Rooms
- Direct Highway Access
- Updated Building Facade and Entry
- Ample Parking
- Possible Rent Concessions Upon Lease Term Negotiation

OFFERING SUMMARY

Lease Rate:	\$2,750 per month (MG)
Number of Units:	15
Available SF:	992 - 1,285 SF
Lot Size:	2.27 Acres
Building Size:	21,879 SF

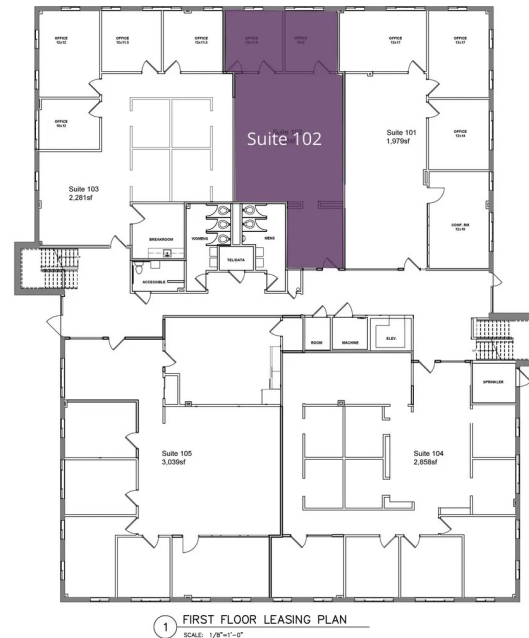


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Lease Type:	MG	Lease Term:	Negotiable
Total Space:	992 - 1,285 SF	Lease Rate:	\$2,750 per month

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 102	Available	1,285 SF	Modified Gross	\$2,750 per month	-
Suite 202 - Tides Hospice	Tides Hospice	1,181 SF	Modified Gross	-	Rent includes use of two conference rooms, kitchenette, and business lounge
Suite 203	Uber Jets	992 - 3,461 SF	Modified Gross	-	Rent includes use of two conference rooms, kitchenette, and business lounge
Suite 207	Apollo Jets	847 SF	Modified Gross	-	-
Suite 204	Available	992 SF	Modified Gross	Negotiable	-

ADDITIONAL PHOTOS

NORWELL PARK



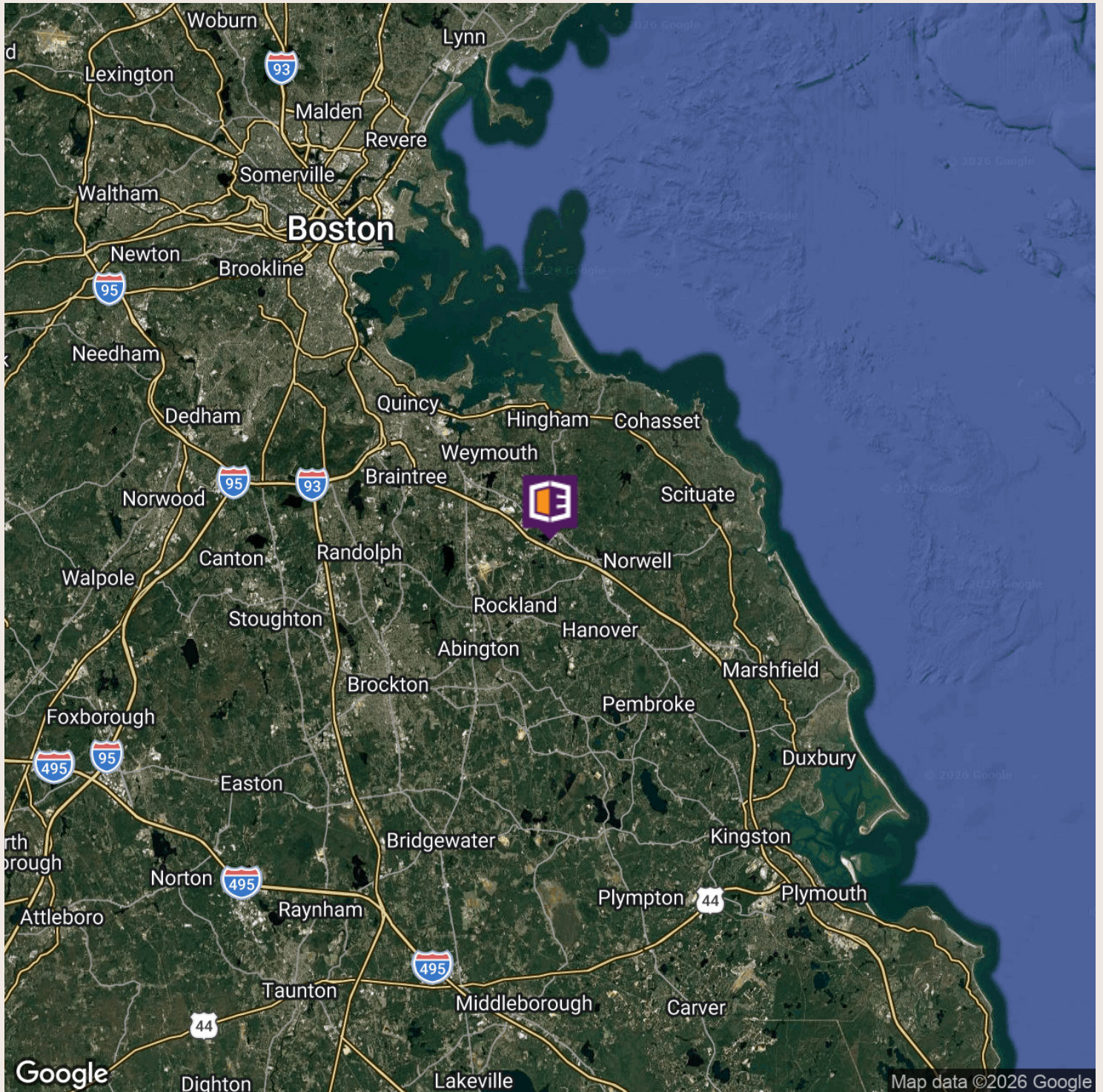
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AERIAL MAP

NORWELL PARK



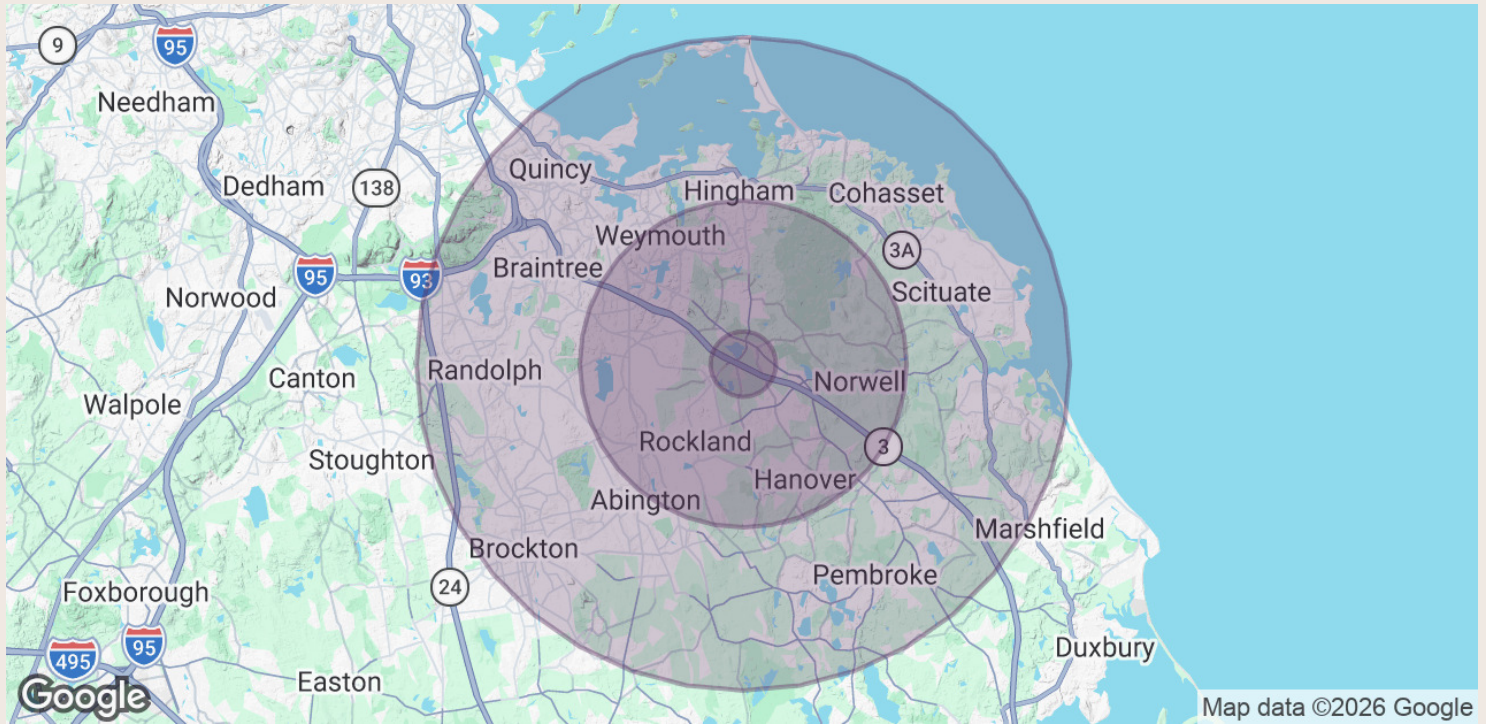
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,598	98,289	388,031
Average Age	42.8	40.3	40.3
Average Age (Male)	39.9	38.6	38.7
Average Age (Female)	46.0	42.0	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,000	38,344	150,527
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,550	\$97,352	\$90,038
Average House Value	\$423,380	\$458,409	\$429,638

2020 American Community Survey (ACS)



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