

OFFICE BUILDING
FOR LEASE



5 WALLY KRUEGER WAY, BRIDGEWATER, MA 02324

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PROPERTY SUMMARY

5 WALLY KRUEGER WAY, BRIDGEWATER, MA



PROPERTY DESCRIPTION

5 Wally Krueger Way offers a unique leasing opportunity within the Conant Community Health Center in Bridgewater. The property features two flexible suites of approximately 2,210 SF and 1,530 SF, with purpose-built layouts designed to accommodate a variety of medical, healthcare, childcare, adult day care, and related uses. Each suite features a two suite entrances and shared building amenities include a lounge/kitchenette, open function hall, common-area restrooms, and enclosed courtyard. The ADA-accessible property is conveniently located just off Route 18 with easy access to major area routes.

PROPERTY HIGHLIGHTS

- ±2,210 SF and ±1,530 SF suites available
- Purpose-built layouts
- ADA-accessible building designed to accommodate a range of users
- Shared tenant amenities including lounge/kitchenette, open function hall, common-area restrooms, and enclosed courtyard

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,210 SF
Lot Size:	307,481 SF
Building Size:	13,164 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	422	1,634
Total Population	292	1,217	5,602
Average HH Income	\$123,897	\$134,628	\$150,925



**ELLIS
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ADVISORS**

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COMPLETE HIGHLIGHTS

5 WALLY KRUEGER WAY, BRIDGEWATER, MA



PROPERTY HIGHLIGHTS

- $\pm 2,210$ SF and $\pm 1,530$ SF suites available
- Purpose-built layouts
- ADA-accessible building designed to accommodate a range of users
- Shared tenant amenities including lounge/kitchenette, open function hall, common-area restrooms, and enclosed courtyard
- Conveniently located near Bridgewater Town Center with easy access to Route 18, Route 44, Route 24, and I-495



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ADDITIONAL PHOTOS

5 WALLY KRUEGER WAY, BRIDGEWATER, MA



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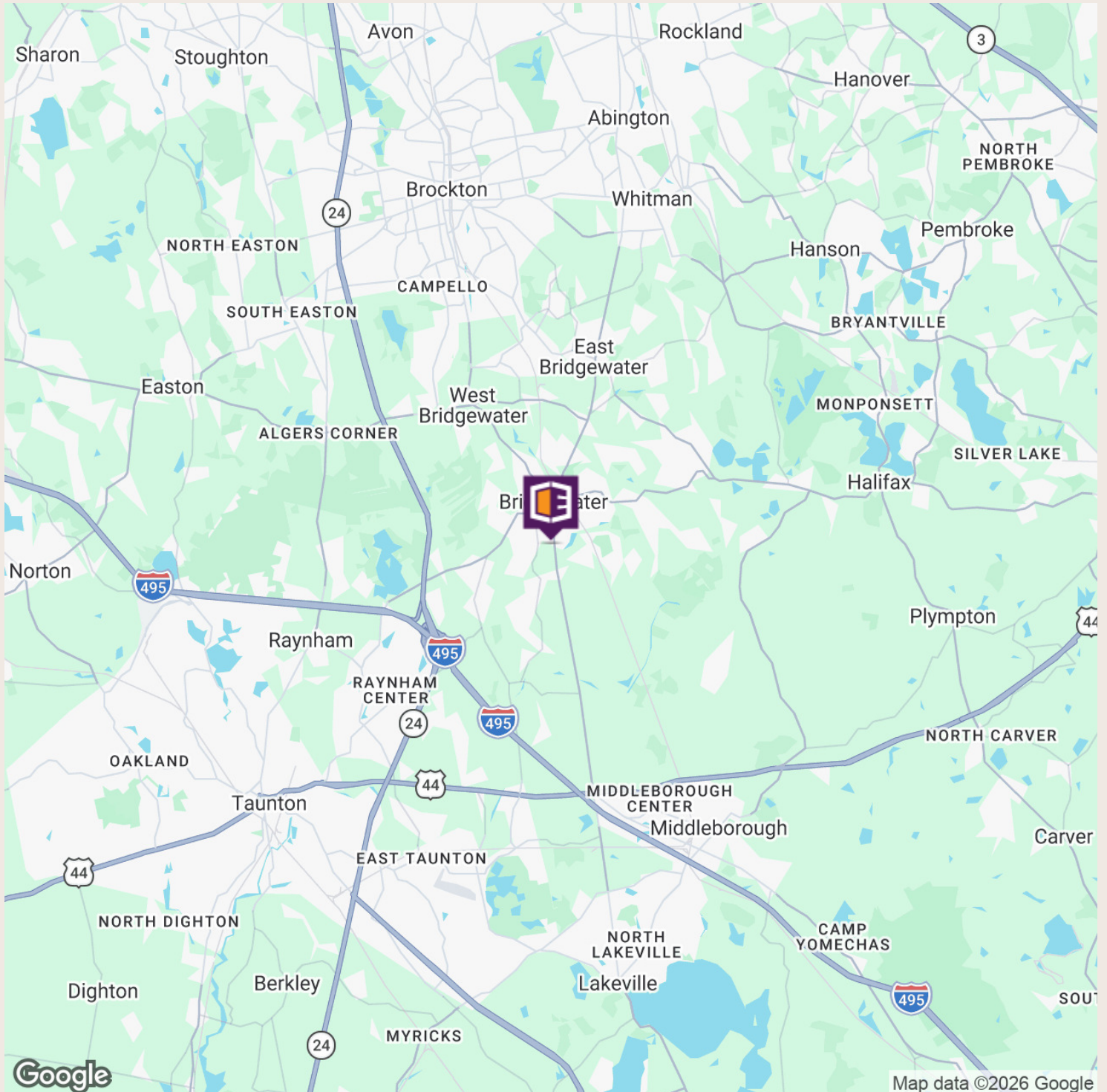
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AERIAL MAP

5 WALLY KRUEGER WAY, BRIDGEWATER, MA



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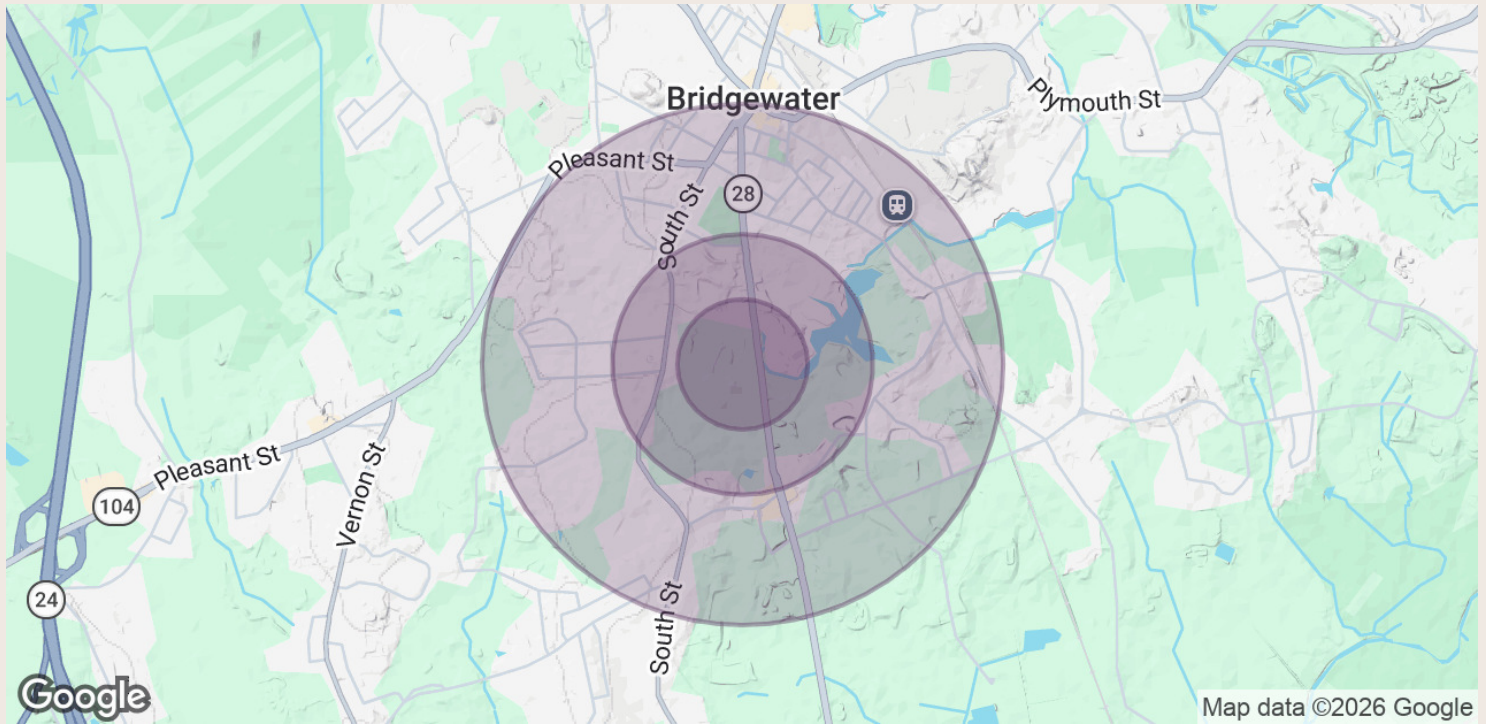
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5 WALLY KRUEGER WAY, BRIDGEWATER, MA



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	292	1,217	5,602
Average Age	39.6	40.4	38.1
Average Age (Male)	36.9	37.4	35.4
Average Age (Female)	42.4	43.2	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	422	1,634
# of Persons per HH	2.8	2.9	3.4
Average HH Income	\$123,897	\$134,628	\$150,925
Average House Value	\$458,728	\$465,618	\$490,305

2023 American Community Survey (ACS)



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