

FOR LEASE

OFFICE BUILDING



# DUXBURY MEDICAL CENTER

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*For More Information*

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# DUXBURY MEDICAL CENTER



## PROPERTY DESCRIPTION

Modern Construction Medical Office Building with easy highway access via Route 3/Exit 20. Offering with tenant improvement allowance or build to suit. Current medical tenants include Plymouth Bay Orthopedic Associates, Duxbury Orthodontics, Duxbury Children's Dentistry, Plymouth Bay Radiology and Advanced Foot Care.

## PROPERTY HIGHLIGHTS

- Modern Construction 3-Story Medical Building
- Great Highway Access
- Strong Demographics
- 125 Parking Spaces

## OFFERING SUMMARY

Lease Rate:	\$24.00 - 28.00 SF/yr (NNN)
Available SF:	1,000 - 7,195 SF
Lot Size:	2.55 Acres
Building Size:	49,240 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	509	14,518	49,785
Total Population	1,349	38,997	135,730
Average HH Income	\$139,144	\$113,672	\$101,213



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 7,195 SF	Lease Rate:	\$24.00 - \$28.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3rd Floor	Available	1,000 - 7,195 SF	NNN	\$24.00 SF/yr	-
Ground Floor Suite 2   Modern Mentality	Modern Mentality	1,393 SF	NNN	\$24.00 SF/yr	-
Ground Floor   Suite 3 - OI Infusion Services LLC	OI Infusion Services LLC	1,758 SF	NNN	\$24.00 SF/yr	-
Suite 1 - Former Plymouth Bay Orthopedic	Available	4,353 SF	NNN	\$28.00 SF/yr	-



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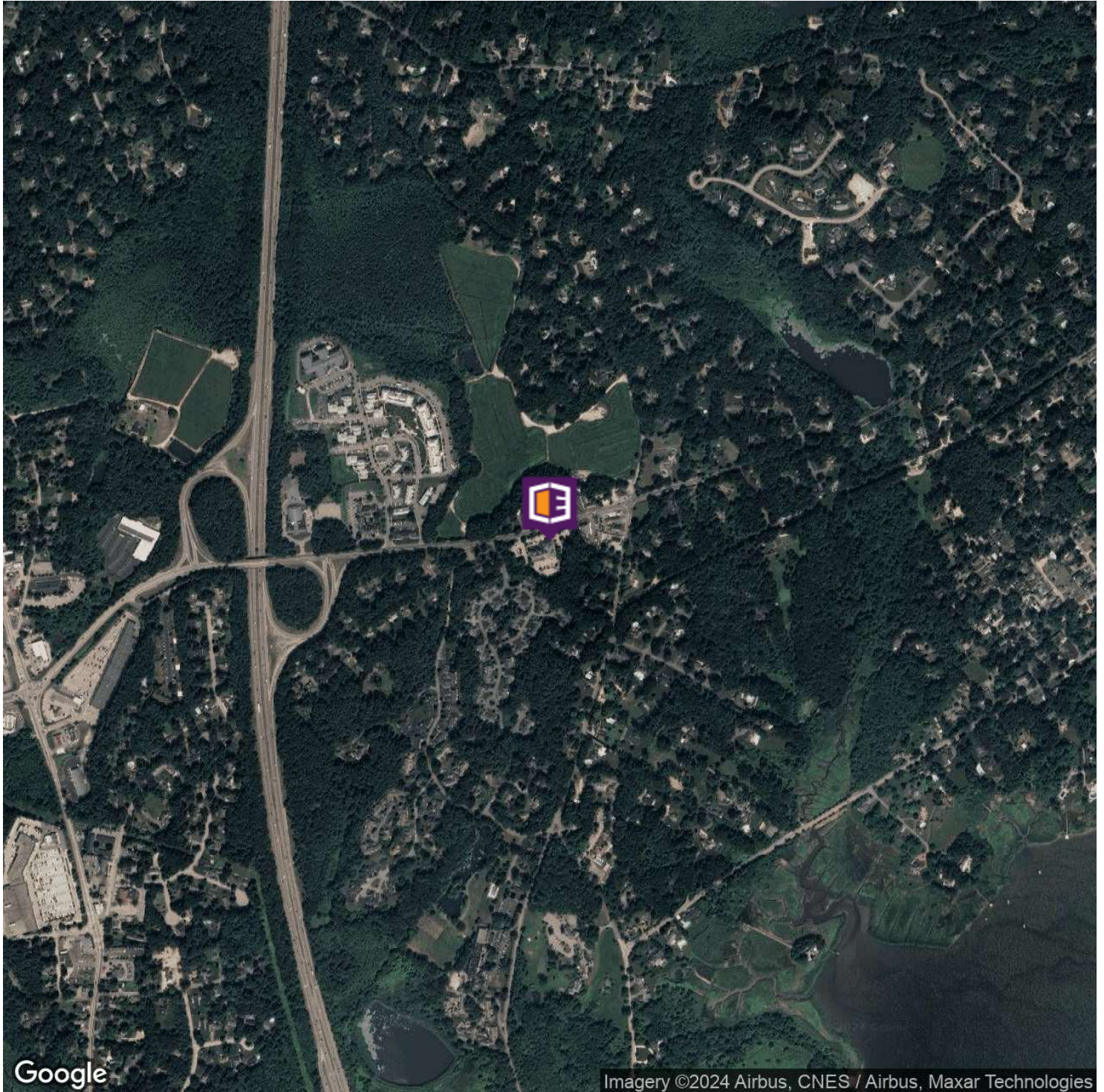
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AERIAL MAP

# DUXBURY MEDICAL CENTER



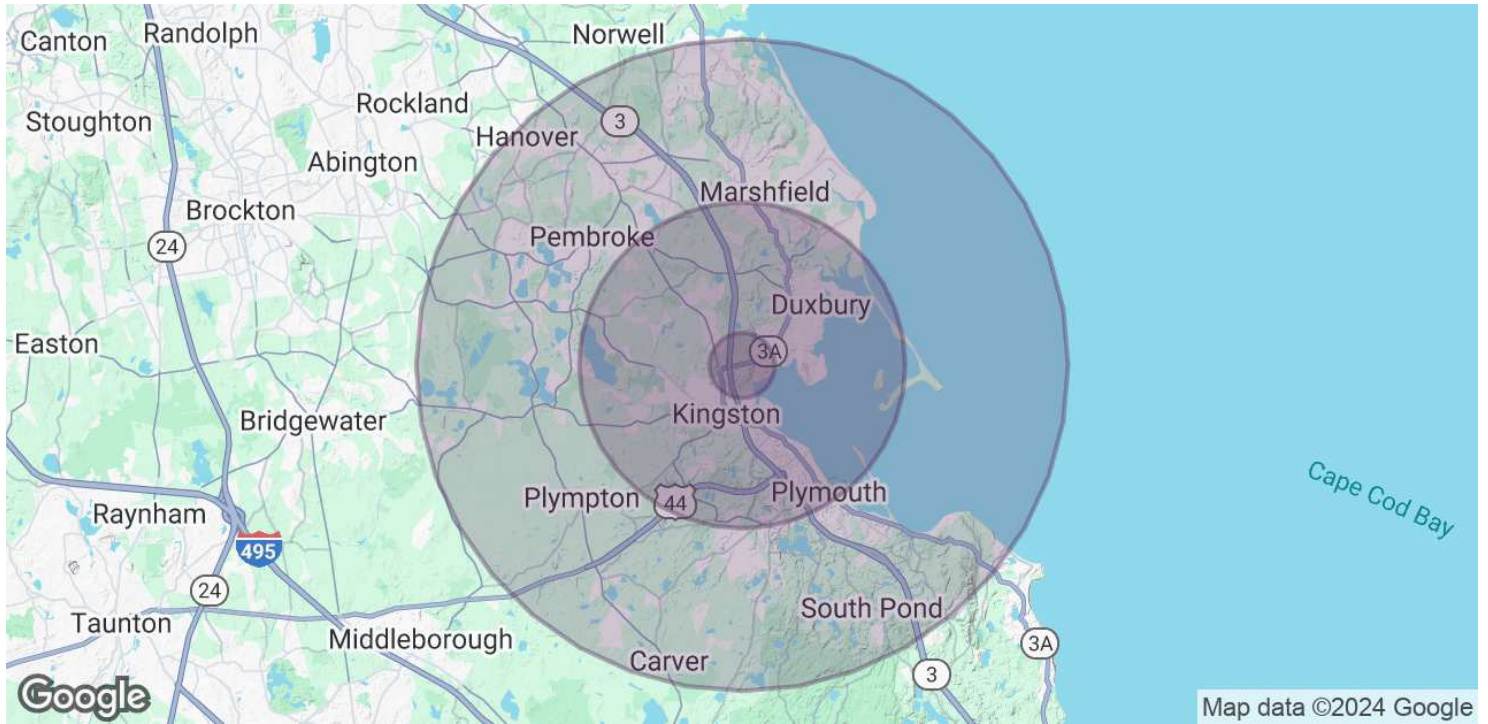
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# DUXBURY MEDICAL CENTER



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,349	38,997	135,730
Average Age	42.9	42.0	41.8
Average Age (Male)	42.5	41.2	40.8
Average Age (Female)	43.4	42.6	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	509	14,518	49,785
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$139,144	\$113,672	\$101,213
Average House Value	\$541,353	\$452,698	\$438,550

\* Demographic data derived from 2020 ACS - US Census



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