FOR LEASE

OFFICE BUILDING

NORWELL PARK

101 ACCORD PARK DRIVE, NORWELL, MA 02061-1605

For More Information

DAVE ELLIS

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ELLIS REALTY ADVISORS

PROPERTY DETAILS & HIGHLIGHTS

NORWELL PARK

Building Name	Norwell Park
Property Type	Office
Property Subtype	Office Building
Building Size	21,879 SF
Lot Size	2.27 Acres
Building Class	B
Year Built	1980
Year Last Renovated	2019
Number of Floors	2
Average Floor Size	11,000 SF

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 include all utilities plus internet 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.

- Building Amenities including Lounge, Common Kitchen, Conference Room Displays
- Plug & Play Office Suites
- 3 Common Conference Rooms
- Direct Highway Access
- Updated Building Facade, Entry and Common Areas
- Ample Parking

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ADDITIONAL PHOTOS

NORWELL PARK

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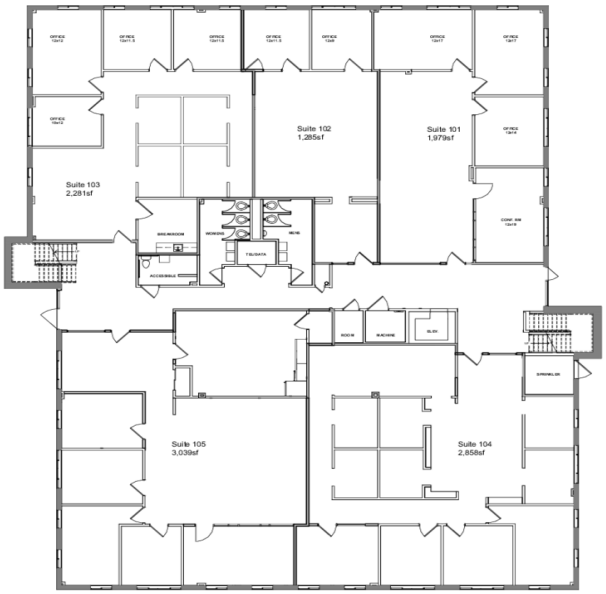
AVAILABLE SPACES

NORWELL PARK

2 SECOND FLOOR LEASING PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR LEASING PLAN
SCALE: 1/8"=1'-0"

UNAVAILABLE AVAILABLE

LEASE TYPE MG | **TOTAL SPACE** 992 - 1,285 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 202	Available	1,181 SF	Modified Gross	Call Listing Broker
Suite 203	Available	992 SF	Modified Gross	Call Listing Broker

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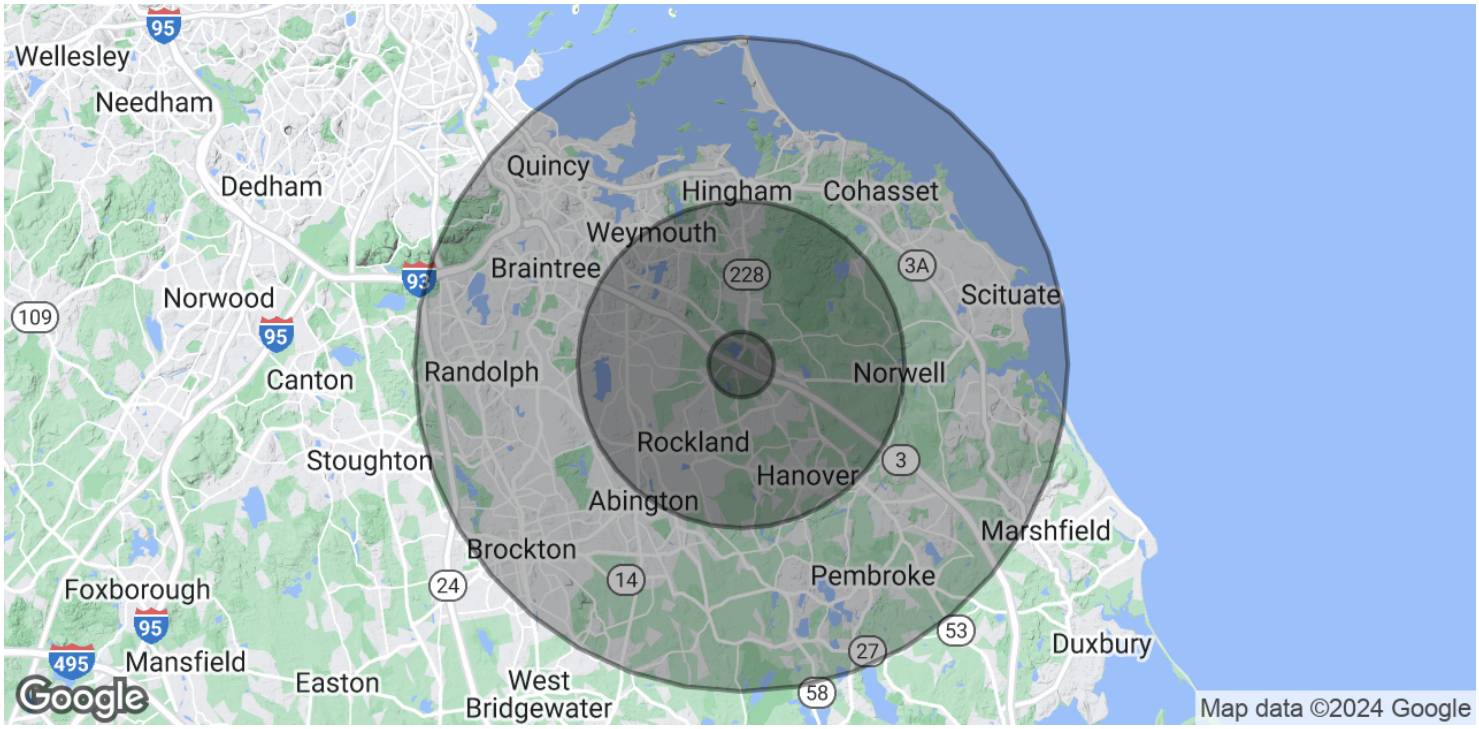

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,598	98,289	388,031
Median age	42.8	40.3	40.3
Median age (Male)	39.9	38.6	38.7
Median age (Female)	46.0	42.0	41.7

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

** Demographic data derived from 2020 ACS - US Census*

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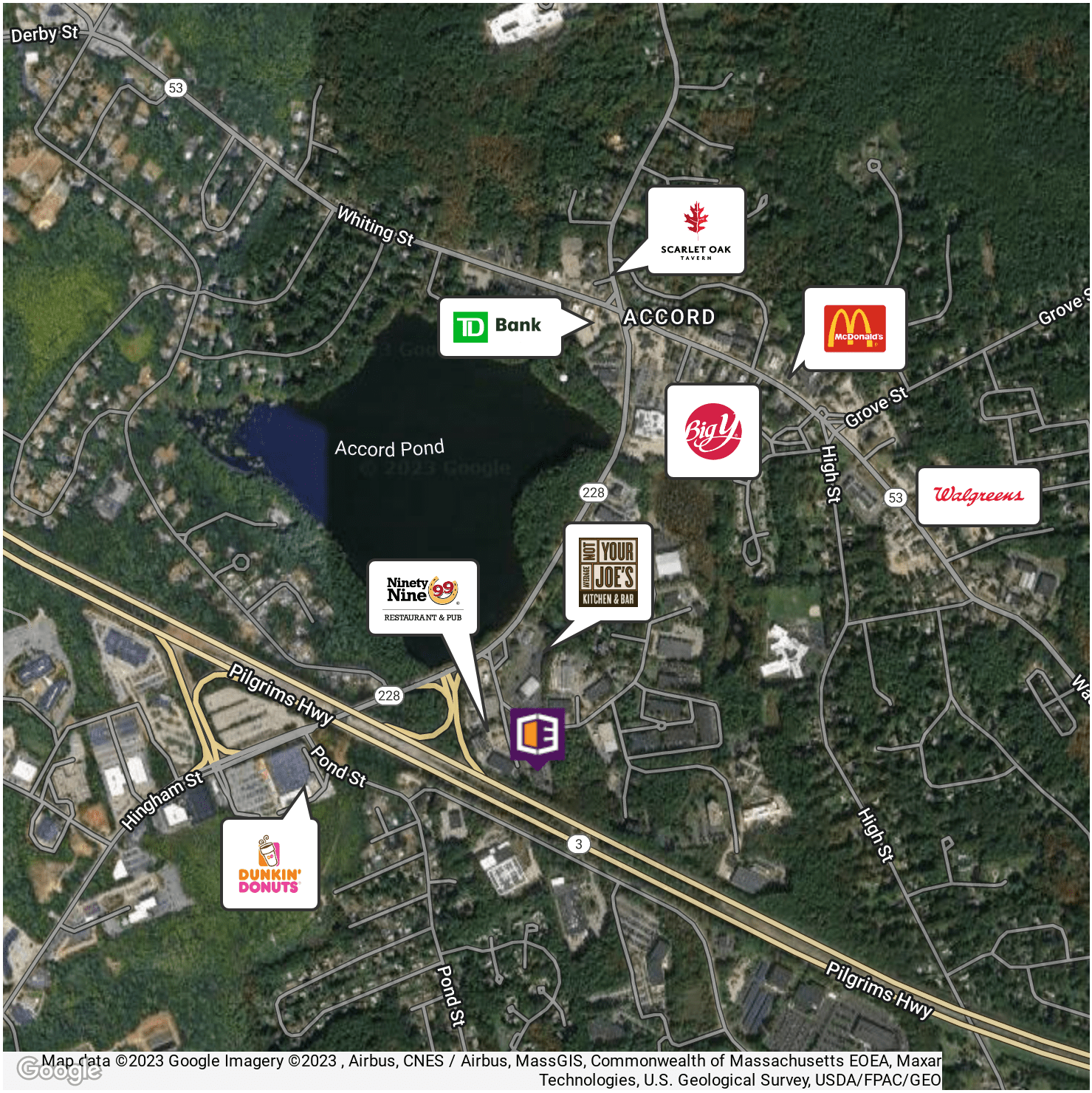
LOCATION MAPS

NORWELL PARK



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