

FOR LEASE

MEDICAL OFFICE BUILDING



WEYMOUTH MEDICAL BUILDING

696 MAIN STREET, WEYMOUTH, MA 02190-1842

For More Information

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OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	13,069 SF
Available SF:	Fully Leased
Lot Size:	2.27 Acres
Year Built:	1975
Renovated:	2018
Market:	Boston
Submarket:	Route 3 Corridor
Traffic Count:	33,000

PROPERTY OVERVIEW

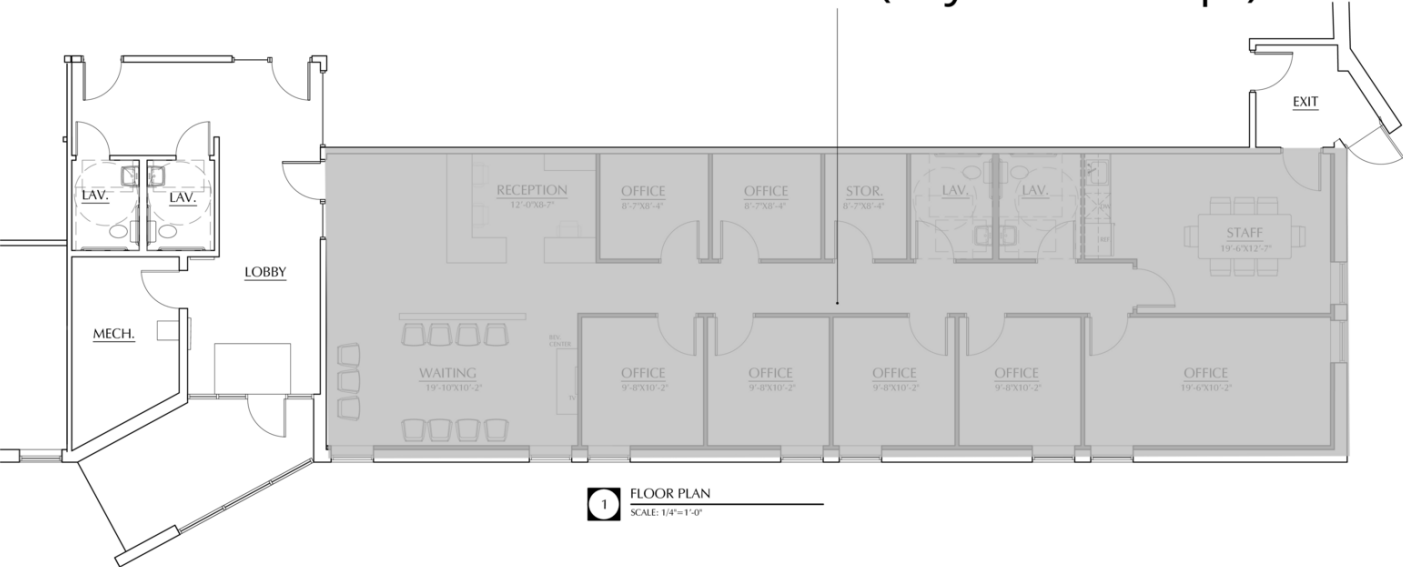
Prime First Floor Medical or Professional Office space, built to suit. Prominent Backlit Signage on Route 18. This dedicated medical building is professionally managed with a high parking ratio of 8 spaces per 1,000 square feet. Recent building improvements include parking lot, landscaping entryway, windows and signage. Perfectly situated within the medical corridor of Weymouth, minutes away from the South Shore Hospital.

PROPERTY HIGHLIGHTS

- Prominent Signage on Route 18
- Excellent Traffic Counts
- Close Proximity to South Shore Hospital
- Less than 1 Mile to Route 3
- 2 miles to Commuter Rail

WEYMOUTH MEDICAL BUILDING

Suite 2 Build To Suit (Layout Concept)



UNAVAILABLE

LEASE TYPE - | TOTAL SPACE FULLY LEASED | LEASE TERM NEGOTIABLE | LEASE RATE N/A

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 2	-	2,147 SF	Triple Net	-	This 2,147 SF build to suite space offers excellent accessibility, ample parking, and a recently renovated lobby area.

ADDITIONAL PHOTOS

BUILD TO SUIT MEDICAL OFFICE SPACE



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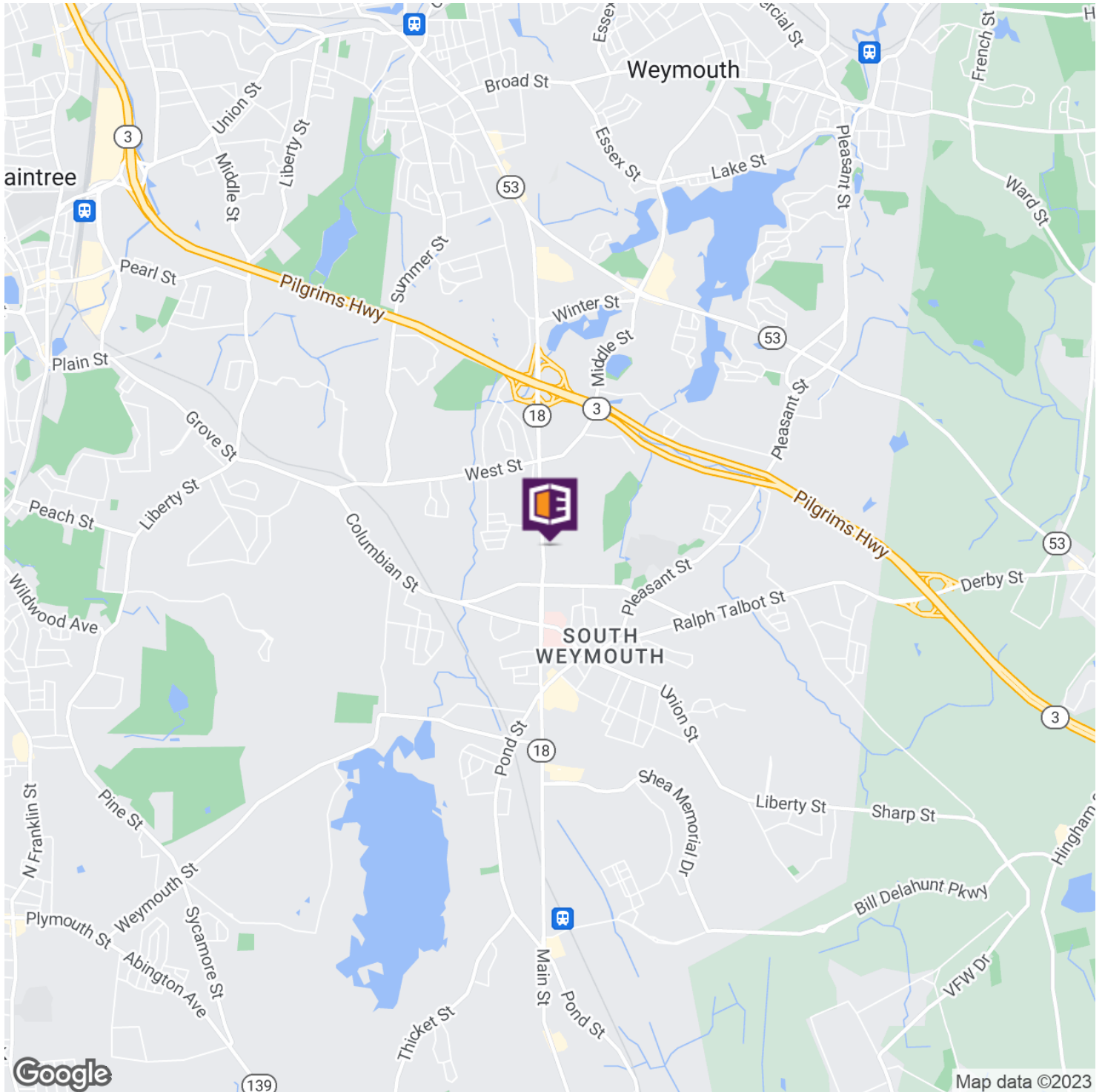
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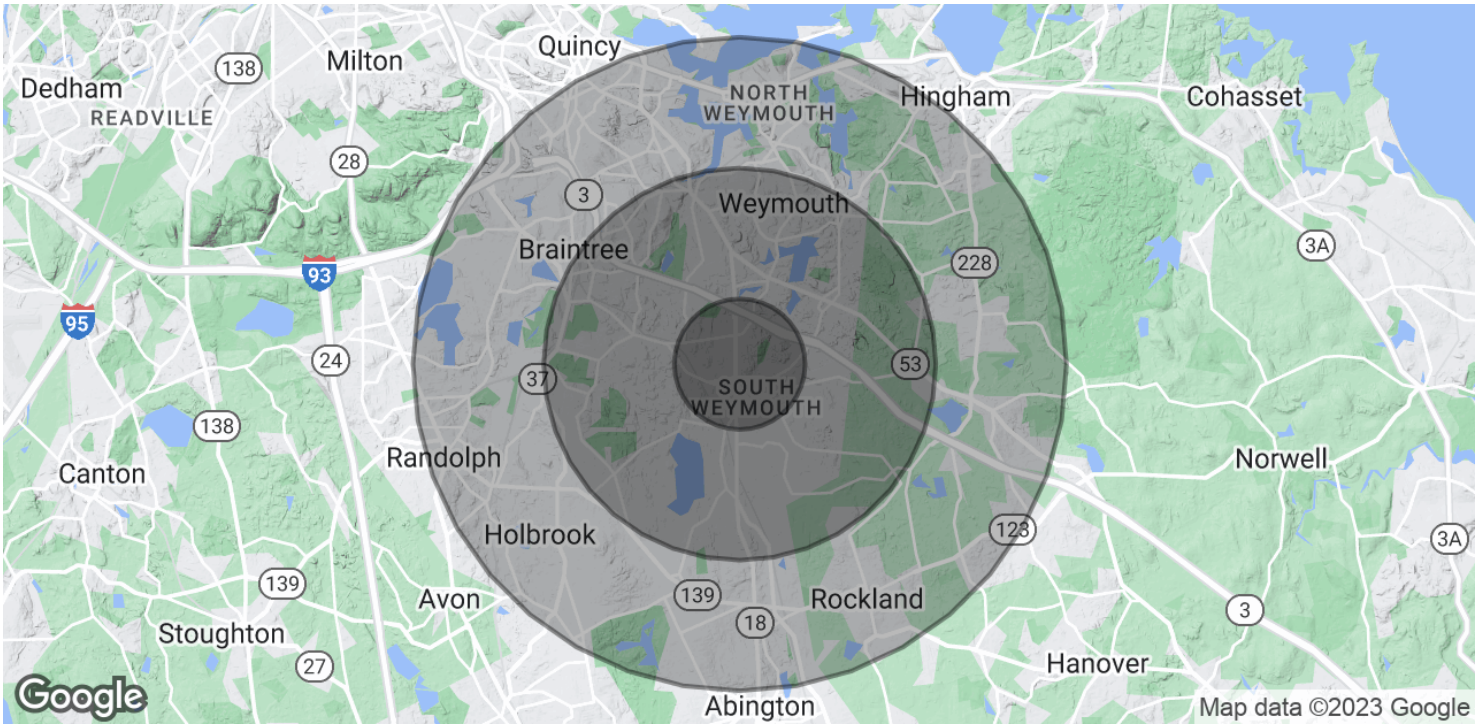
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WEYMOUTH MEDICAL BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,169	68,049	170,505
Median age	40.1	40.6	40.7
Median age (Male)	40.4	39.1	39.0
Median age (Female)	40.8	42.5	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,954	28,088	69,633
# of persons per HH	2.4	2.4	2.4
Average HH income	\$89,514	\$85,839	\$85,010
Average house value	\$367,973	\$383,850	\$394,948

* Demographic data derived from 2020 ACS - US Census