FOR LEASE

OFFICE SUITES



THE BRASS KETTLE BUILDING

231 CHIEF JUSTICE CUSHING HIGHWAY, COHASSET, MA 02025

For More Information

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ELLIS REALTY ADVISORS

THE BRASS KETTLE BUILDING





OFFERING SUMMARY

Lease Rate:	$20.00 - 22.00 SF/yr (MG)
Building Size:	6,895 SF
Available SF:	1,111 - 2,723 SF
Lot Size:	3.48 Acres
Year Built:	1990
Zoning:	TB
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

The Brass Kettle is a well constructed colonial brick professional office building on Route 3A in Cohasset. Just steps from Cohasset commuter rail station and short drive to downtown Hingham and Hingham Shipyard. The building offers many amenities and commuter infrastructure to and from Boston.

PROPERTY HIGHLIGHTS

- Build to Suit
- FedEx and UPS Dropbox
- Ample Parking
- Exposure on Route 3A

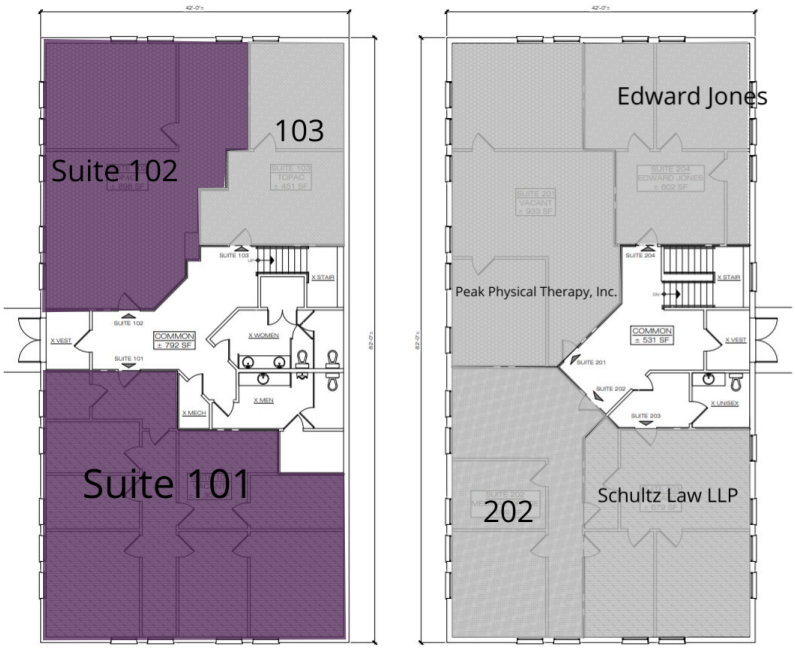
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AVAILABLE SPACES

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UNAVAILABLE AVAILABLE

LEASE TYPE MG | **TOTAL SPACE** 1,111 - 3,281 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** $20.00 - $22.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
Suite 101 - 2024	Available	1,612 - 3,281 SF	Modified Gross	$22.00 SF/yr
Suite 102 - 2024	Available	1,111 - 2,723 SF	Modified Gross	$20.00 SF/yr
103	-	558 - 3,281 SF	Modified Gross	-
201, 202, 203 - Peak Physical Therapy, Inc.	Peak Physical Therapy, Inc.	2,859 SF	Modified Gross	-
202	-	864 - 2,019 SF	Modified Gross	-
203 - Schultz Law LLP	Schultz Law LLP	840 SF	Modified Gross	-
204	Edward Jones	754 SF	Modified Gross	-

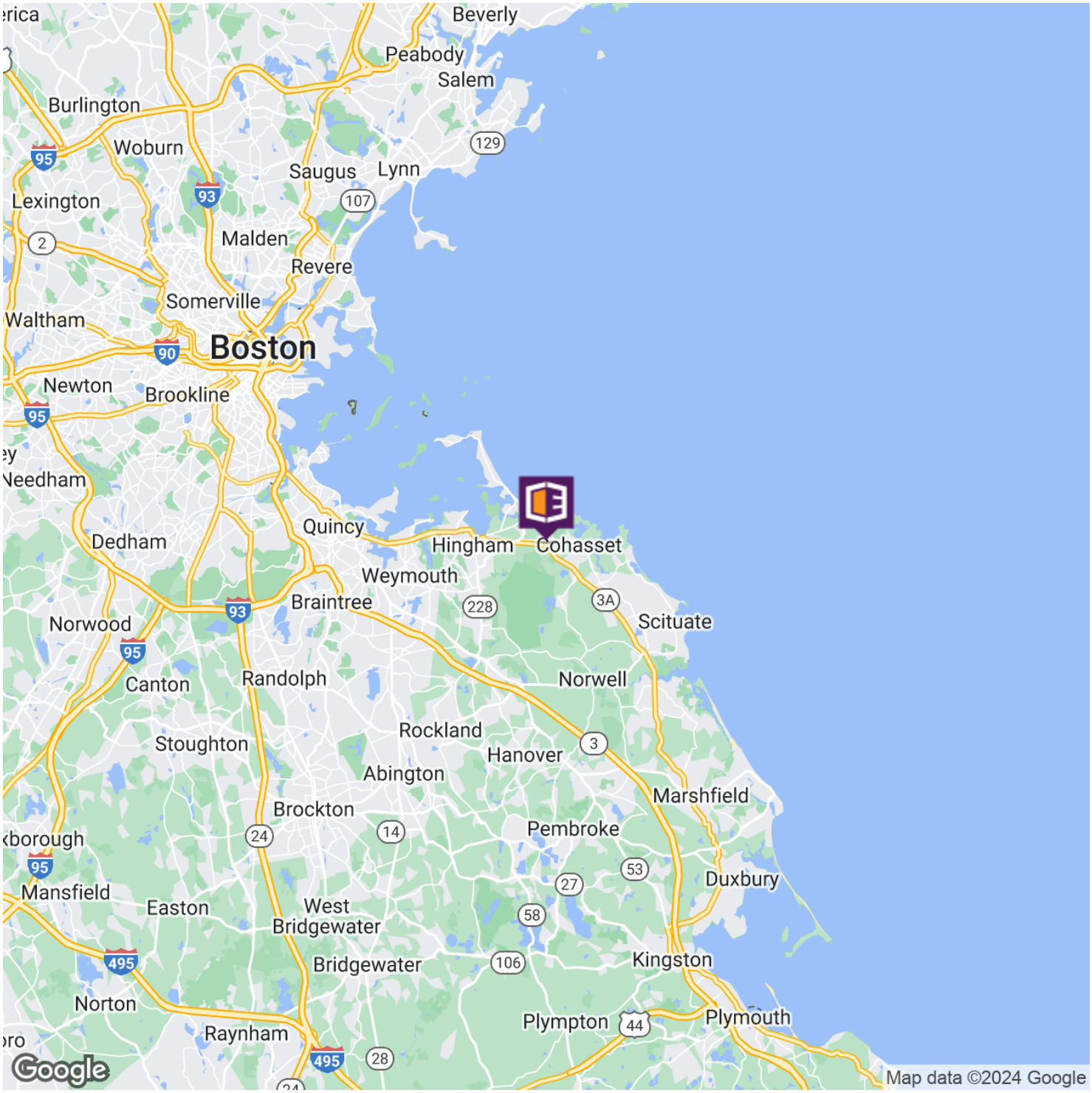
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LOCATION MAPS

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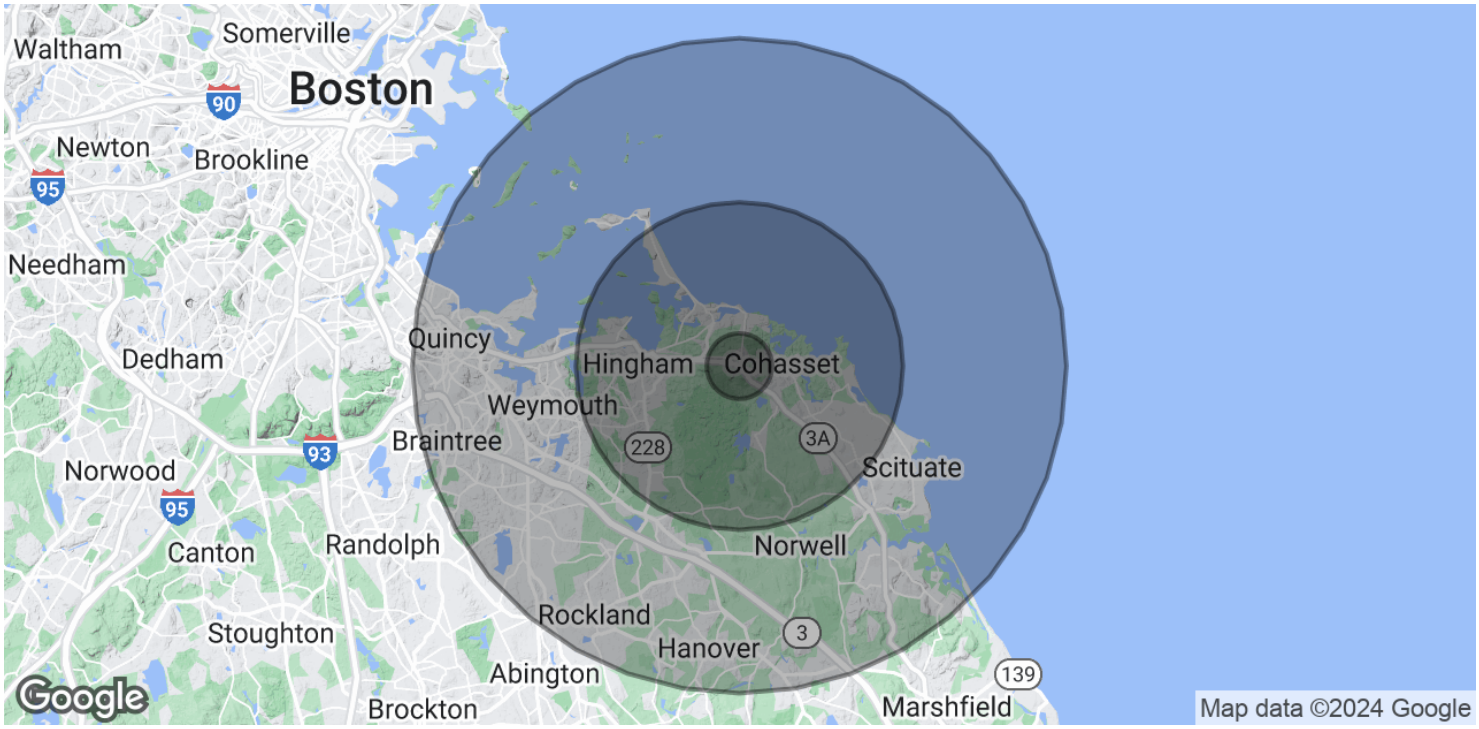


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	753	34,106	176,249
Median age	43.9	43.4	41.7
Median age (Male)	43.0	42.1	39.8
Median age (Female)	44.3	44.5	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	267	12,399	69,180
# of persons per HH	2.8	2.8	2.5
Average HH income	$165,407	$135,389	$101,728
Average house value	$888,836	$618,448	$504,065

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

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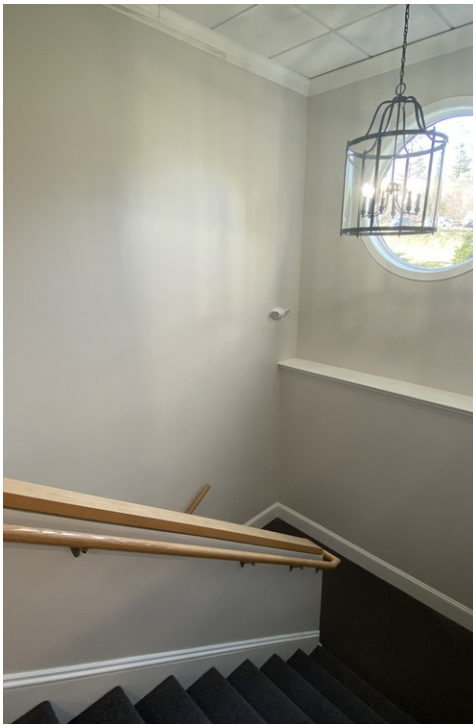
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ADDITIONAL PHOTOS

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