

72 SHARP STREET



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Year Built:	1982
Renovated:	2018
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

1800 SF office condo for sale or lease in the Hingham Corporate Center. This unit was completely refinished by the owner in early 2019 with no expense spared. New, wider windows have been added, en-suite kitchenette features granite counter tops and stainless steel appliances, and all lighting and systems have been completely updated. Highly desirable Hingham location makes the space perfect for an attorney, financial advisor, or professional services group. Suite features 6 private offices, a conference room, kitchenette, two bathrooms, and an open reception/bullpen area. Easy ability to add a wheelchair elevator in the common lobby to accommodate ADA use.

STREET

ADDITIONAL PHOTOS

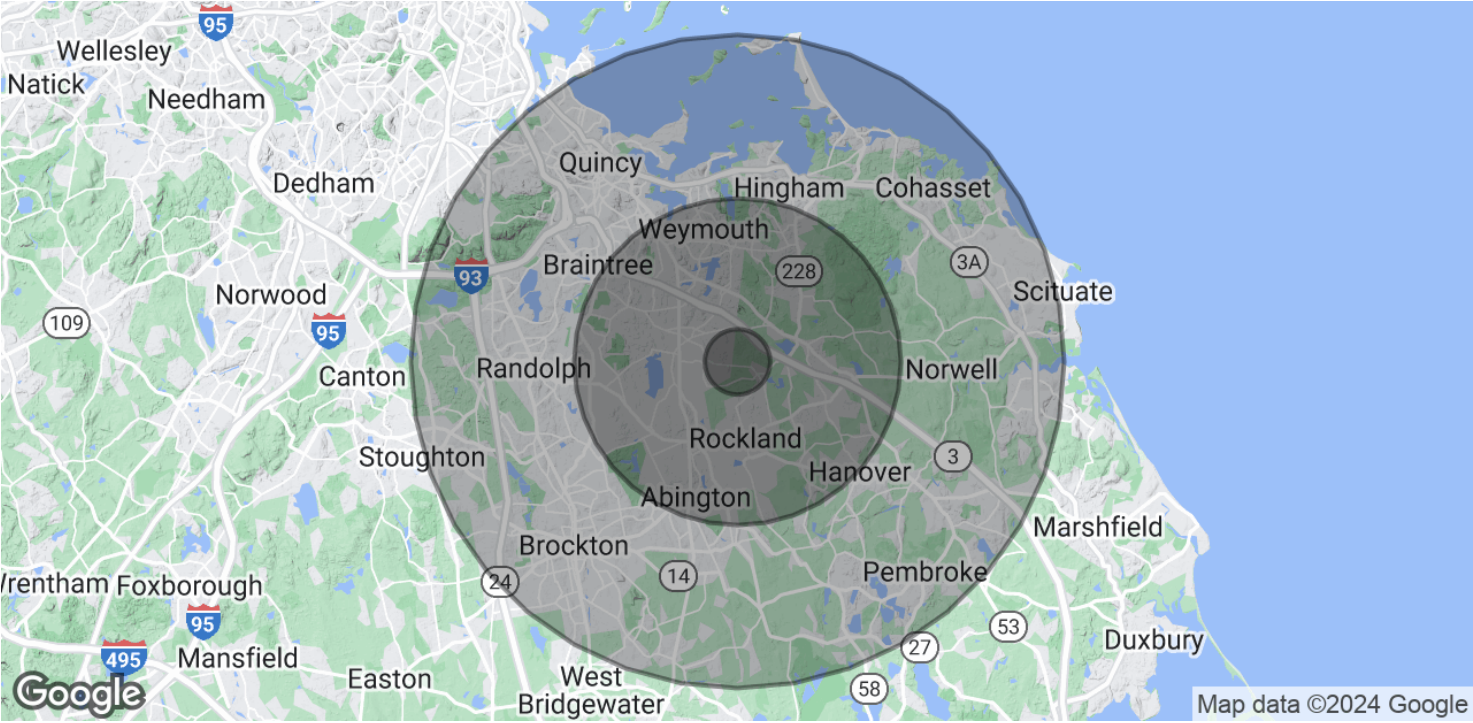
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,310	130,924	505,662
Median age	41.2	40.2	39.3
Median age (Male)	38.7	38.6	37.8
Median age (Female)	44.1	42.0	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,771	51,751	196,073
# of persons per HH	2.4	2.5	2.6
Average HH income	\$85,747	\$91,198	\$82,906
Average house value	\$381,808	\$410,513	\$405,201

* Demographic data derived from 2020 ACS - US Census