

FOR LEASE

OFFICE BUILDING



THE GALE BUILDING

163 LIBBEY INDUSTRIAL PARKWAY, WEYMOUTH, MA 02190

For More Information

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PROPERTY DESCRIPTION

Build-to-suit medical or professional office space. 3-Story brick & glass office building in Libbey Business Park. Space is subdividable and can be built-to-suit for a variety of professional and medical office uses. The building offers professional building management, security card access, recent building upgrades include LED lighting, updated common areas and access to park amenities including drive-thru ATM and variety of other medical and professional tenants.

PROPERTY HIGHLIGHTS

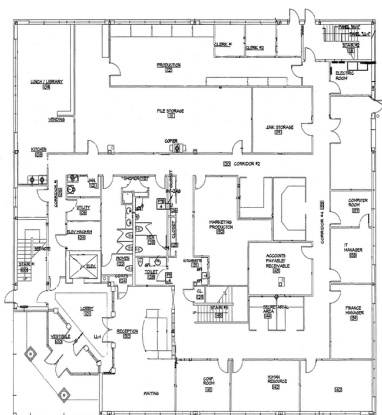
- Brick & Glass Office Building
- Route 3 Building Identity
- Libbey Business Park Location
- Easy Access to Route 3 and 18
- Variety of professional & medical tenants

OFFERING SUMMARY

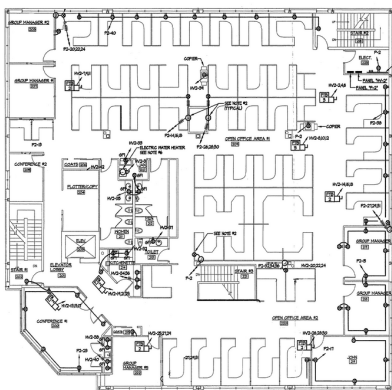
Lease Rate:	N/A
Available SF:	Fully Leased
Lot Size:	
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,075	28,620	68,539
Total Population	8,855	68,850	166,973
Average HH Income	\$86,604	\$85,085	\$86,596

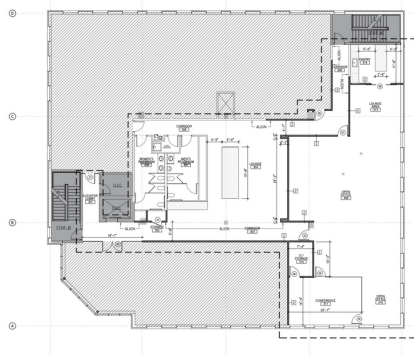
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First Floor



Second Floor



Third Floor

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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ADDITIONAL PHOTOS

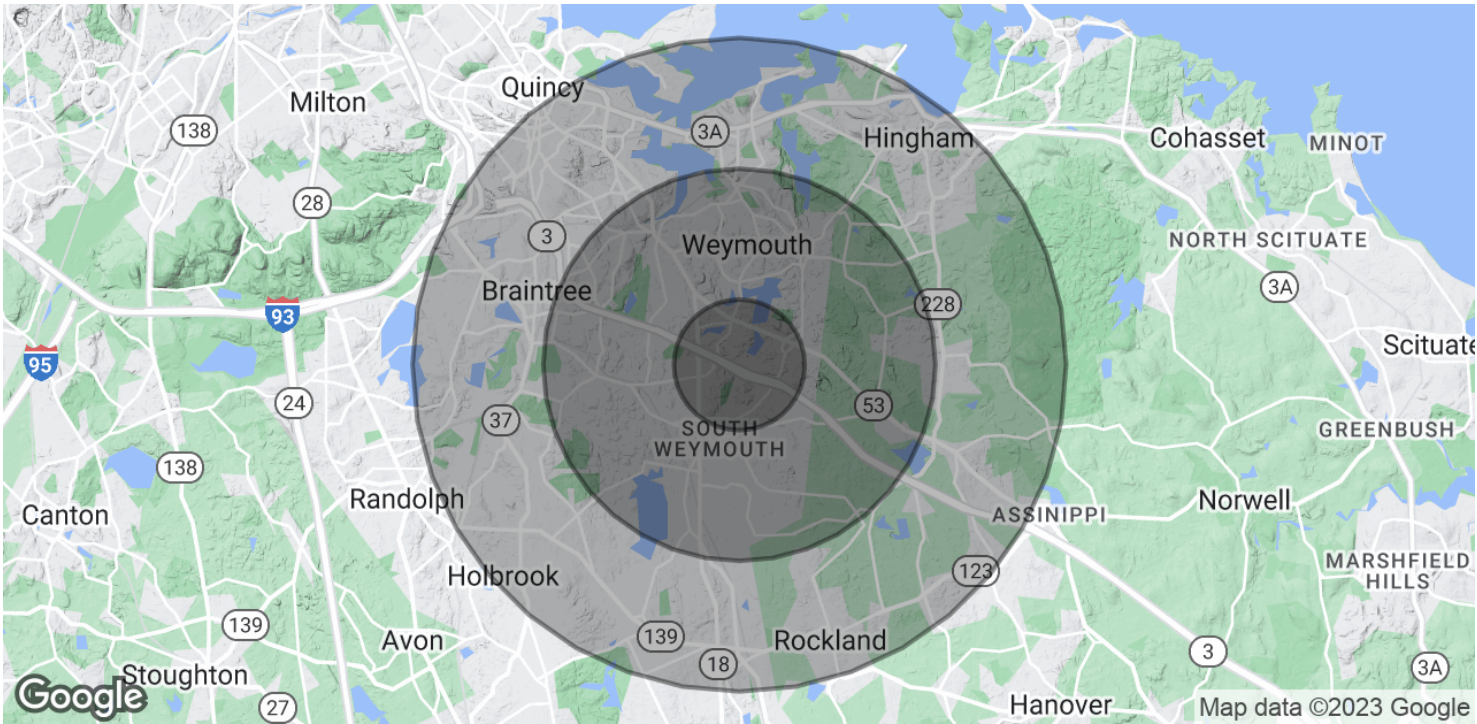
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,855	68,850	166,973
Median age	39.2	40.6	40.9
Median age (Male)	38.5	39.0	39.0
Median age (Female)	41.0	42.6	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,075	28,620	68,539
# of persons per HH	2.2	2.4	2.4
Average HH income	\$86,604	\$85,085	\$86,596
Average house value	\$361,637	\$389,202	\$412,750

* Demographic data derived from 2020 ACS - US Census