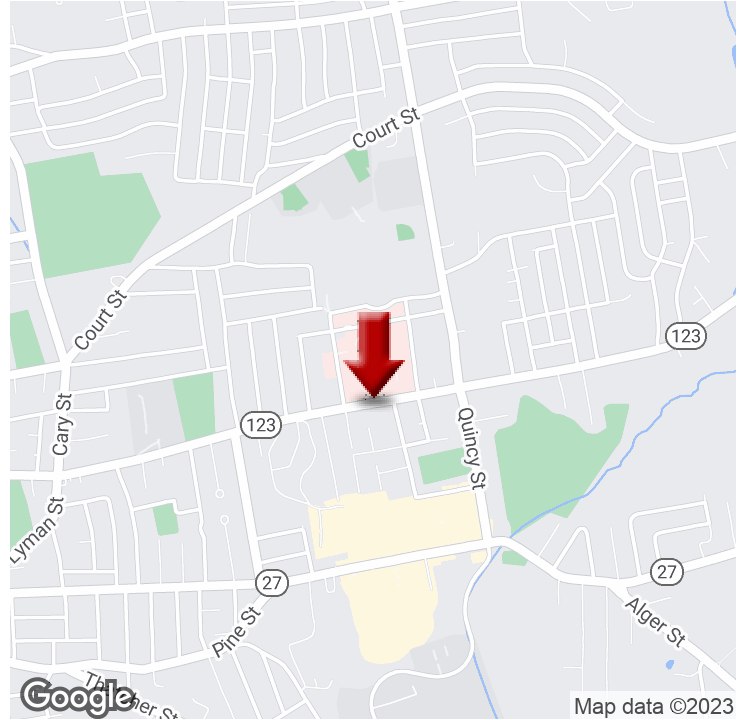


GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



OFFERING SUMMARY

SALE PRICE:	N/A
NUMBER OF UNITS:	2
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	0.85 Acres
BUILDING SIZE:	20,514 SF
ZONING:	C2
PRICE / SF:	-

PROPERTY OVERVIEW

Freestanding +20,514 sq ft office building located on Rt 123 (aka Centre St.) across the street from Brockton Hospital Medical Campus. Property is nearby the Brockton/Abington line. The property is available for Sale or Lease. The building was constructed in 2009 and renovated in 2018, offers a large parking lot with onsite parking spaces and is in excellent condition. Additional features include elevator, built out office space and conference areas. The space can be divided. Perfect for investor or owner operator. Contact Listing Broker to explore opportunity.

PROPERTY HIGHLIGHTS

- ACROSS THE STREET FROM BROCKTON HOSPITAL MEDICAL CAMPUS
- Building can be used for Single or Multi Tenant occupancy
- 1st floor measures 9,884 sq/ft
- 2nd floor measures 10,630 sq/ft
- 112 Parking spaces on-site
- Close proximity to Massasoit Community College
- Near Crescent Retail corridor on Rt. 27 (aka Crescent St)

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COMMERCIAL REAL ESTATE SALES & LEASING

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OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	-	9,884 SF	NNN	Negotiable	Common = 3,098 sq ft Usable = 6,786 sq ft
2nd Floor	-	10,630 SF	NNN	Negotiable	Common = 2,477 sq ft Usable = 8,153 sq ft



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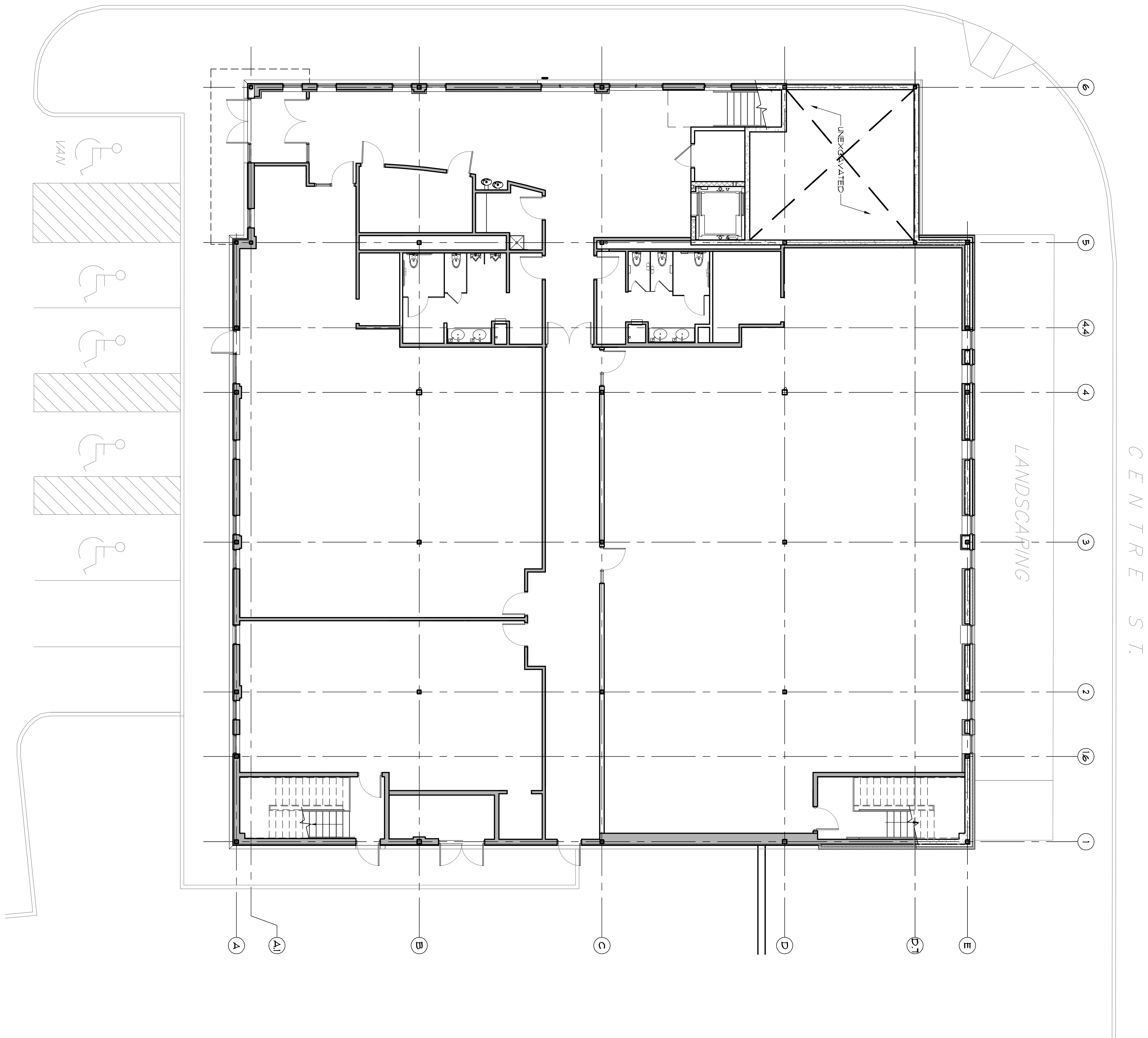
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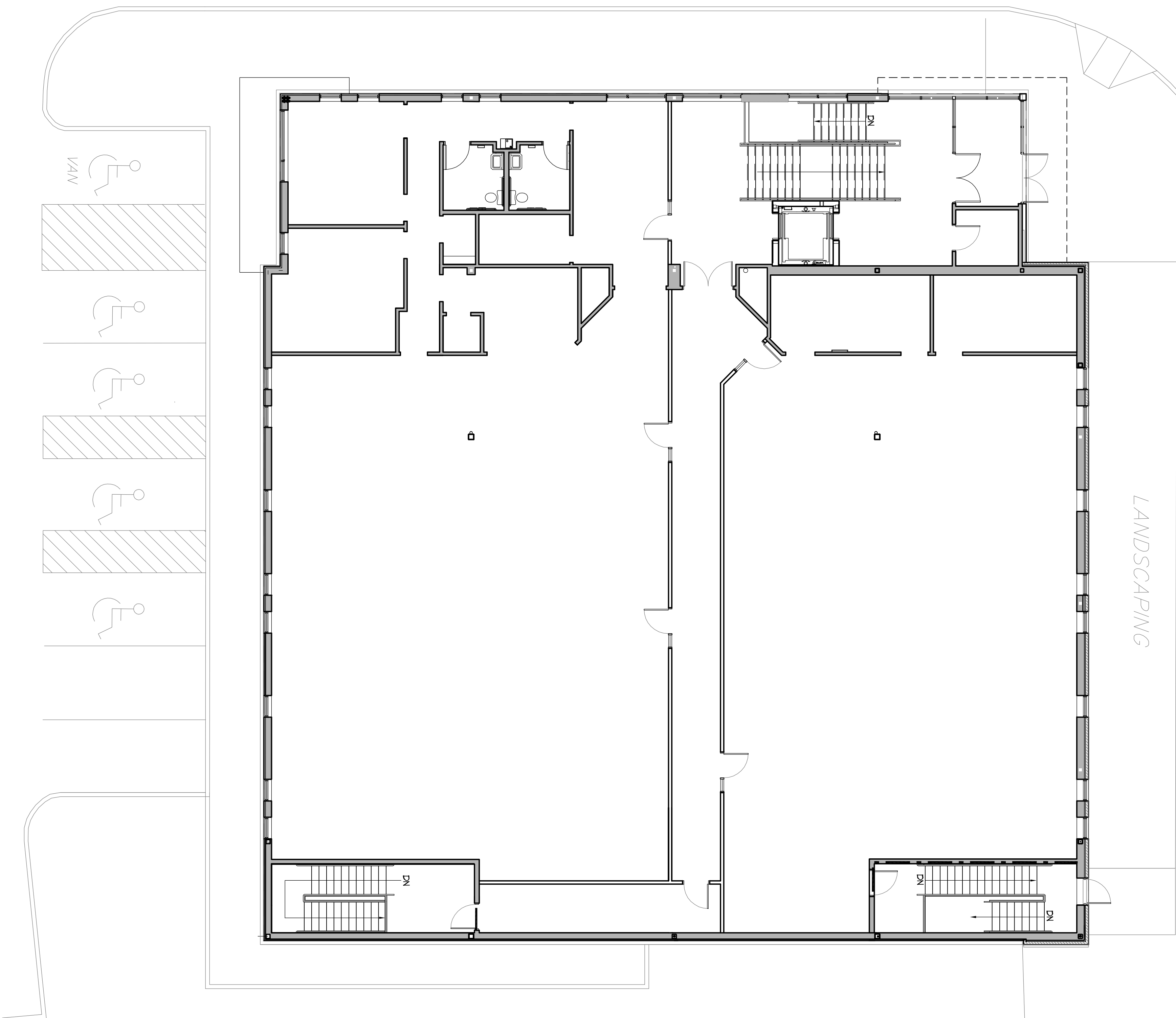
BNA ARCHITECTS, INC.
Architecture + Interiors

**142 Crescent Street
Brockton, MA 02302**

tel : 508.583.5603
fax : 508.584.2914
e-mail : bka@bkaarch.com

C O O L I D G E A V E.

LANDSCAPING



SECOND FLOOR PLAN

SCALE: SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

OFFICE BUILDING SHELL SPACE
655 CENTRE STREET
BROCKTON, MA

1	5/28/15	ISSUED FOR CONSTRUCTION
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Revisions

△	Date
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Scale:	A5 NOTED
Date:	Feb 07, 2015
Draun By:	D&G
Checked By:	A&B
Job Number:	214195

Drawing:

A1.2

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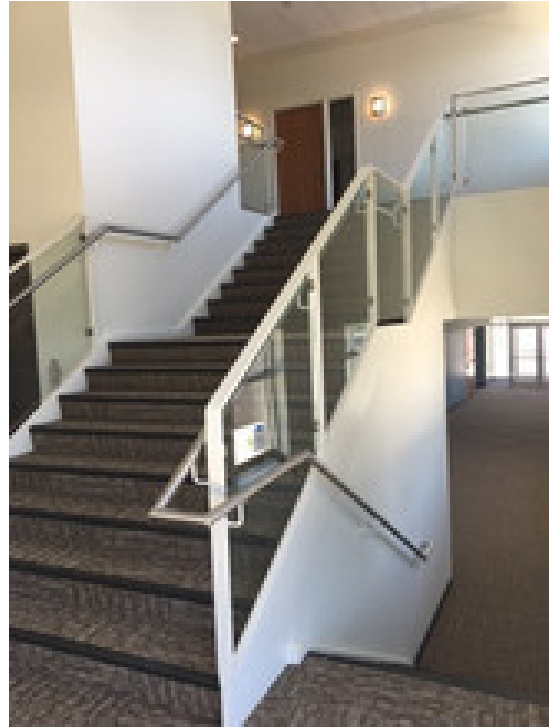
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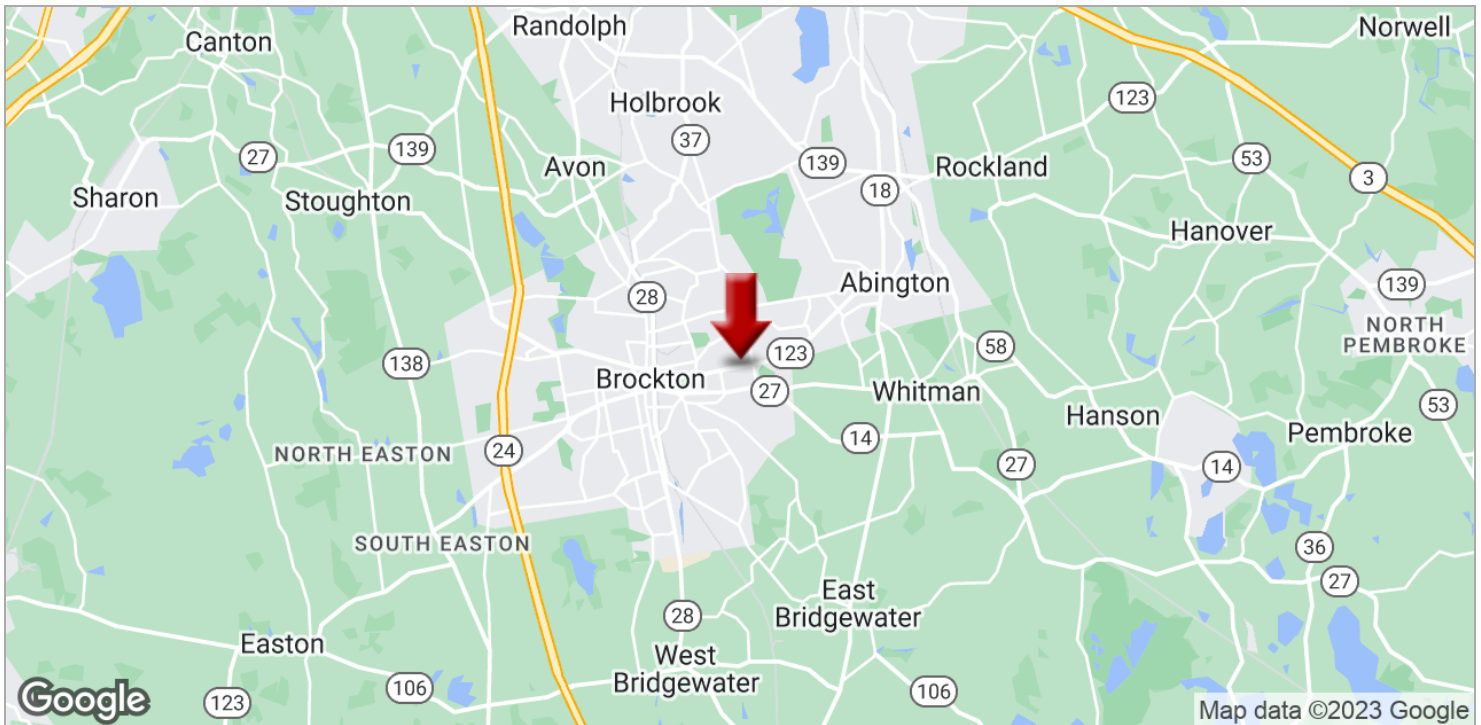
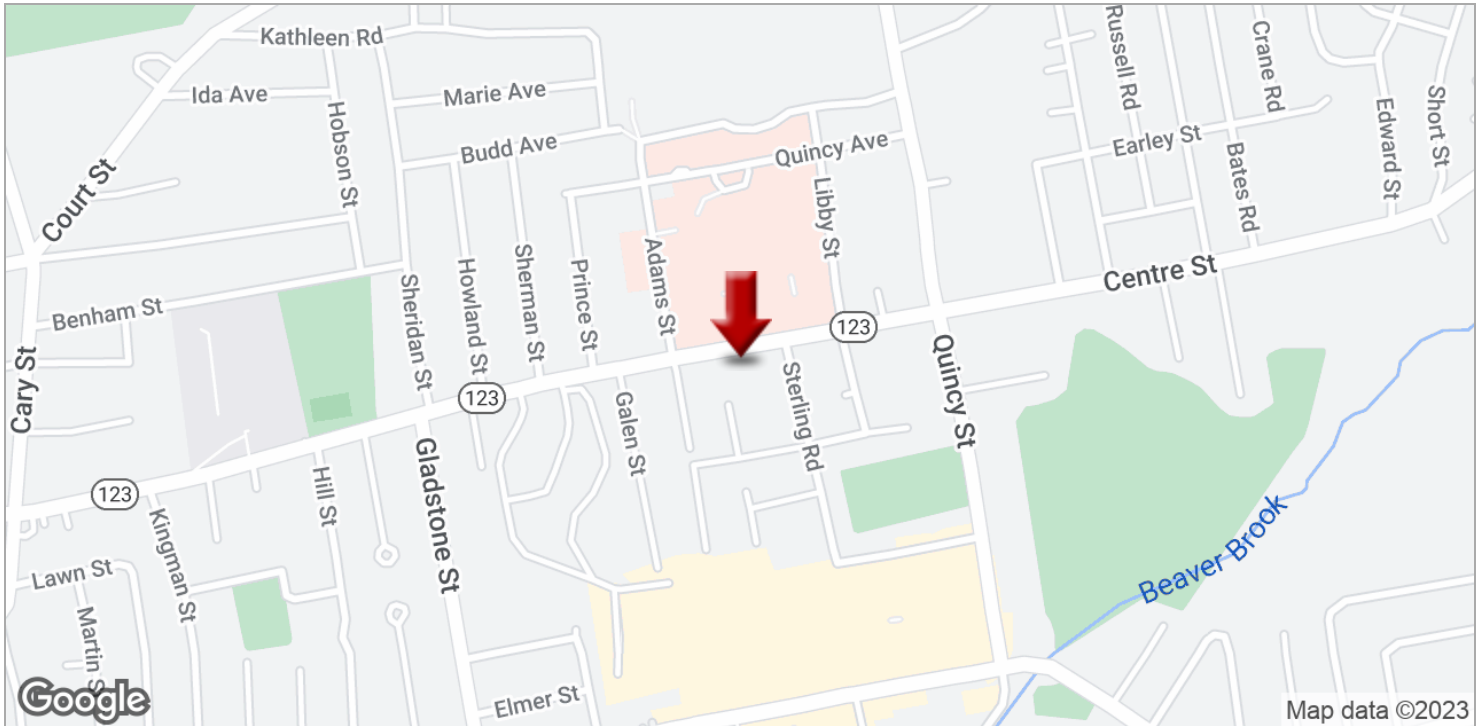
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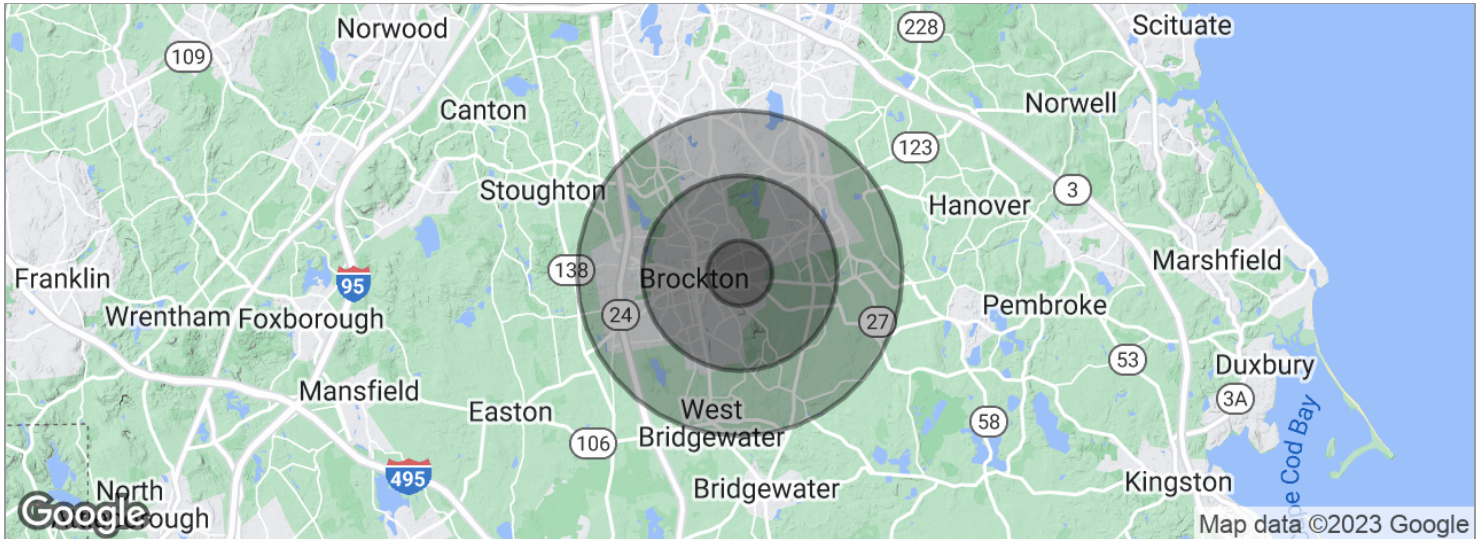
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,880	101,410	188,013
Median age	36.3	34.2	36.7
Median age (male)	33.7	32.7	35.5
Median age (Female)	38.4	35.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,137	35,583	68,304
# of persons per HH	2.9	2.8	2.8
Average HH income	\$64,723	\$62,766	\$68,141
Average house value	\$285,599	\$305,040	\$323,402

* Demographic data derived from 2020 ACS - US Census

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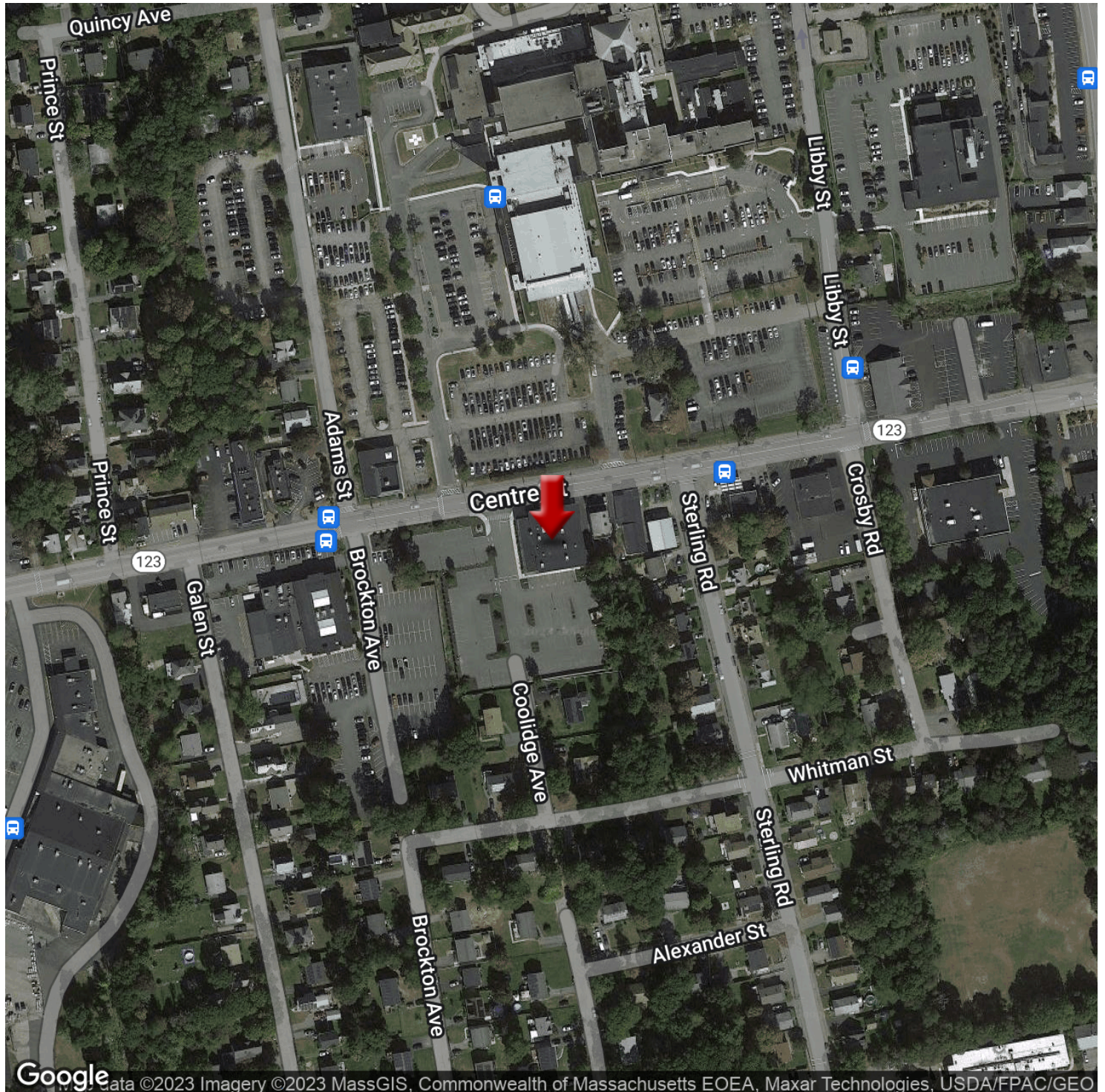
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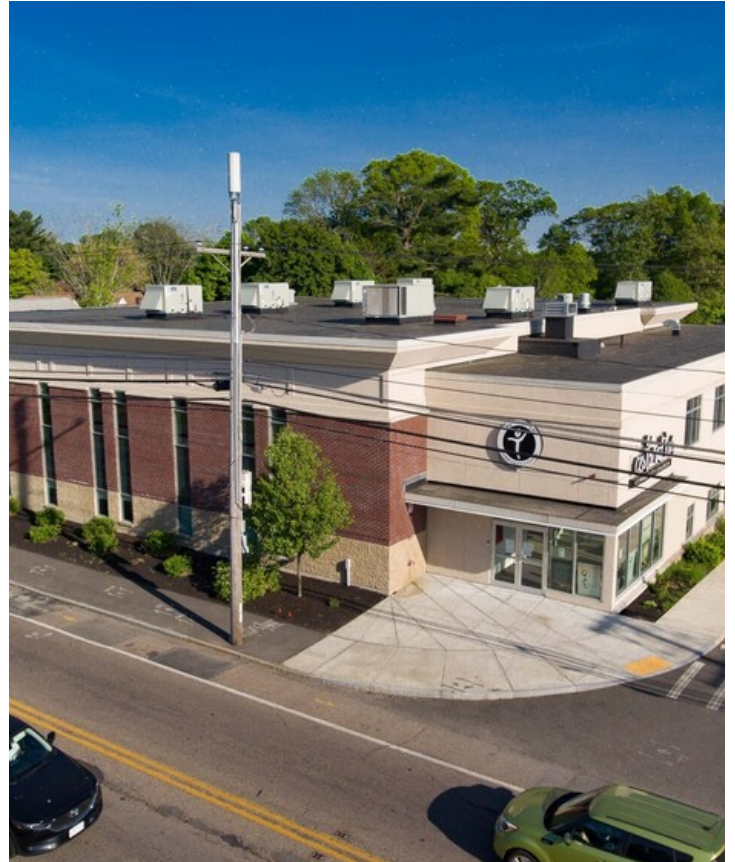
Property Name:	GH Mason Medical Bldg
Property Address:	661 Centre St, Brockton, MA 02302
Property Type:	Office
Lot Size:	0.85 AC
Building Size:	20,514 SF
Building Class:	B
Zoning:	C2
Rail Access:	N/A
Parking Spaces:	112
Parking Ratio:	2.25
Year Built:	2009
Number of Stories:	2
Number of Units:	2

PROPERTY OVERVIEW

Freestanding +20,514 sq ft office building located on Rt 123 (aka Centre St.) across the street from Brockton Hospital Medical Campus. Property is nearby the Brockton/Abington line. The property is available for Sale or Lease. The building was constructed in 2009 and renovated in 2018, offers a large parking lot with onsite parking spaces and is in excellent condition. Additional features include elevator, built out office space and conference areas. The space can be divided. Perfect for investor or owner operator. Contact Listing Broker to explore opportunity.

LOCATION OVERVIEW

Centre St/Route 123, across from Brockton Hospital/Signature Healthcare



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