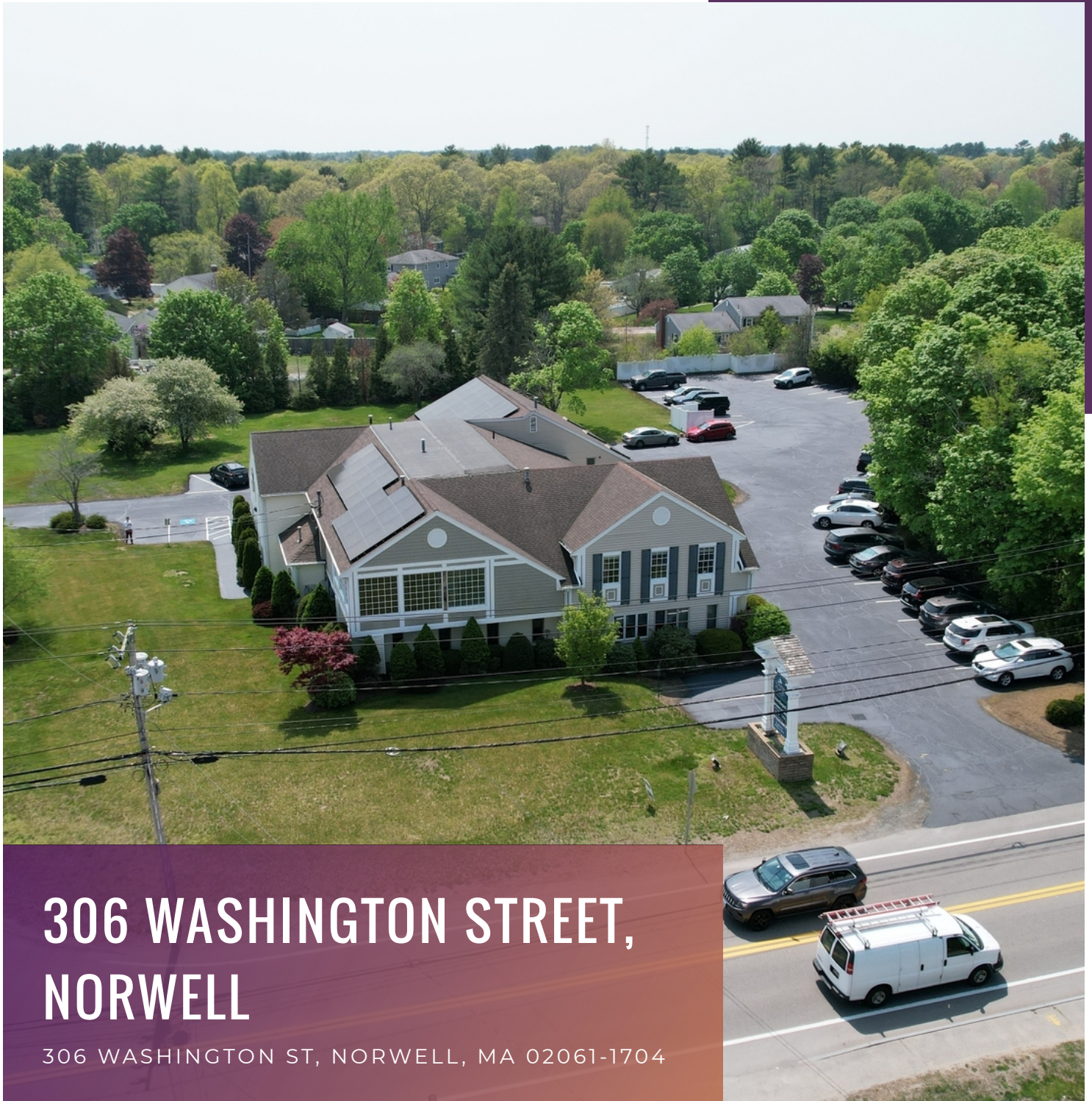


FOR LEASE

OFFICE BUILDING



306 WASHINGTON STREET, NORWELL

306 WASHINGTON ST, NORWELL, MA 02061-1704

For More Information

BILL KINGDON

603.560.2710

bill@ellisrealtyadvisors.com



80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

306 WASHINGTON STREET, NORWELL



PROPERTY DESCRIPTION

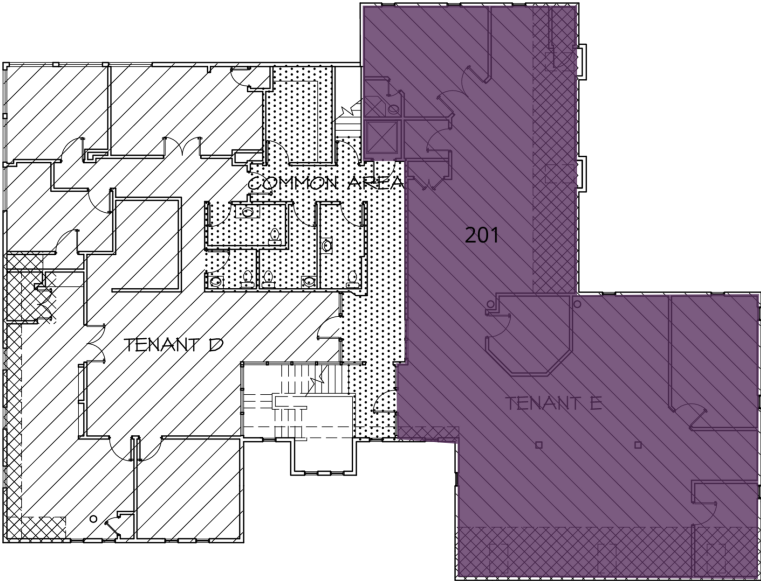
Now available at 306 Washington Street in Norwell, 3400 square feet of well-appointed office space. This conveniently located professional office building has outstanding visibility and pylon signage on Route 53. Available suite currently has an open floorplan with ample cube space, private offices, and a conference room. Private bathroom in the large executive corner office with access to a kitchen/break room and common area multi-stall bathrooms. Accessible via an ADA wheelchair lift. Perfect space for a law firm, financial advisory practice, or other professional services providers with easy availability to convert to a medical use for the right long term tenant. Space has great detail throughout including crown moldings, over-sized offices, and great natural light. Dedicated parking available.

OFFERING SUMMARY

| | |
|------------------|----------------|
| Lease Rate: | Negotiable |
| Number of Units: | 5 |
| Available SF: | 753 - 3,423 SF |
| Lot Size: | 1.63 Acres |
| Building Size: | 11,307 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|----------|
| Total Households | 665 | 26,422 | 126,287 |
| Total Population | 2,021 | 71,090 | 329,259 |
| Average HH Income | \$131,938 | \$108,750 | \$94,794 |

306 WASHINGTON STREET, NORWELL



LEGEND

Available

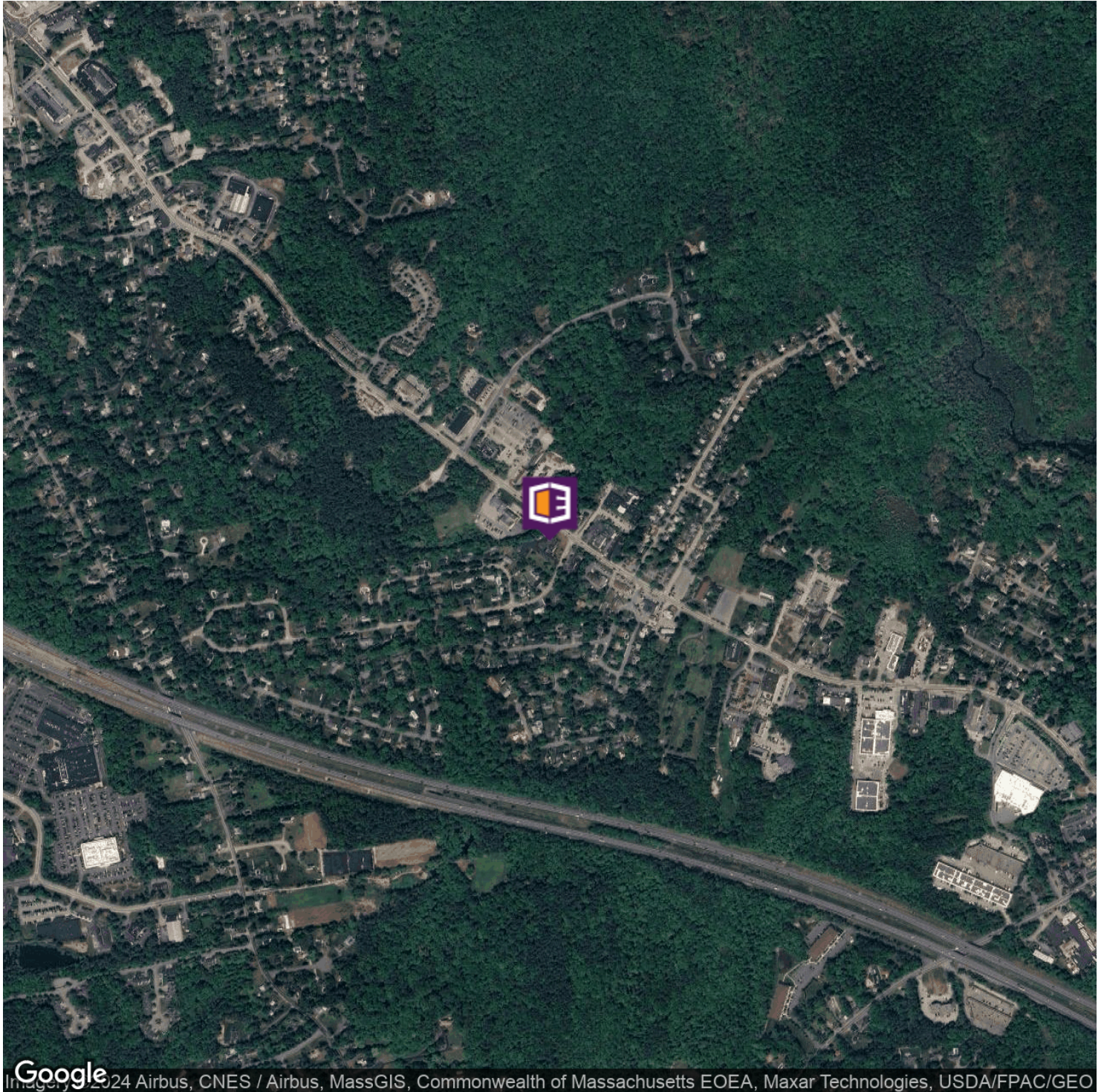
SECOND FLOOR
306 WASHINGTON ST., NORWELL, MA

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-----------------------------------|-----------|----------|----------------|------------|
| 306 Washington Street - Suite 201 | Available | 3,423 SF | Modified Gross | Negotiable |

AERIAL MAP

306 WASHINGTON STREET, NORWELL



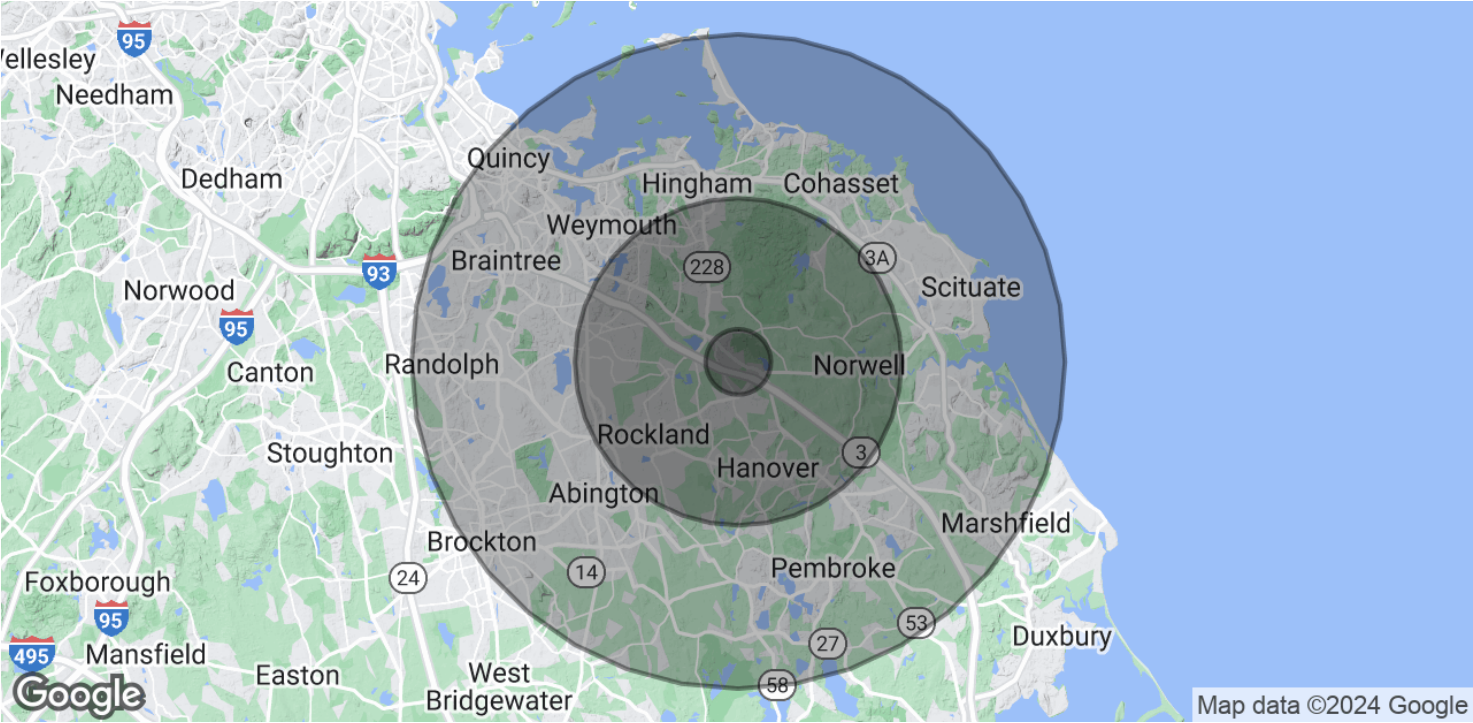
Google Imagery © 2024 Airbus, CNES / Airbus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/GEO



BILL KINGDON

603.560.2710
bill@ellisrealtyadvisors.com

306 WASHINGTON STREET, NORWELL



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,021 | 71,090 | 329,259 |
| Average Age | 42.1 | 40.9 | 40.7 |
| Average Age (Male) | 41.0 | 39.1 | 39.2 |
| Average Age (Female) | 43.3 | 42.7 | 42.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 665 | 26,422 | 126,287 |
| # of Persons per HH | 3.0 | 2.7 | 2.6 |
| Average HH Income | \$131,938 | \$108,750 | \$94,794 |
| Average House Value | \$568,161 | \$498,563 | \$444,987 |

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

306 WASHINGTON STREET, NORWELL

