

OFFICE BUILDING
FOR LEASE



**1239 WASHINGTON
ST, WEYMOUTH, MA
02189**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 2,961 SF suite is ready for build-out to be customized to a tenant's specific needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

PROPERTY HIGHLIGHTS

- Building underwent full rehab in 2022
- Ample parking
- Easy access to Route 3
- Flexible floor plan, ready for customization
- Retail-like signage/exposure opportunity

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,961 SF
Lot Size:	0.74 Acres
Building Size:	14,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,130	28,106	67,065
Total Population	8,052	65,133	162,737
Average HH Income	\$100,017	\$144,781	\$149,011



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FLOOR PLANS



SECOND FLOOR PLAN
PROPOSED TENANT LAYOUTS - MULTI-TENANTS

1/16" = 1'-0"

LEGEND

- CIRCULATION
- TENANT SPACE - 1 (AVAILABLE SPACE)
- TENANT SPACE - 2 (AVAILABLE SPACE)
- AMERICAN ALARM & COMMUNICATIONS, INC.
- LAVATORY/JANITOR AREA (PUBLIC)
- SUPPORT/UTILITY

0 5 10 20
SCALE: 1/16" = 1'-0"



HM ARCHITECTS
611 MAIN STREET, SUITE 300
WINCHESTER, MA 01890
v.781.729.3700 f.781.729.3672
email: cmulhern@hmarchitects.com

1239 WASHINGTON ST
AMERICAN ALARM & COMMUNICATIONS, INC.
1239 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS

02-PLN

06.14.22



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RETAILER MAP



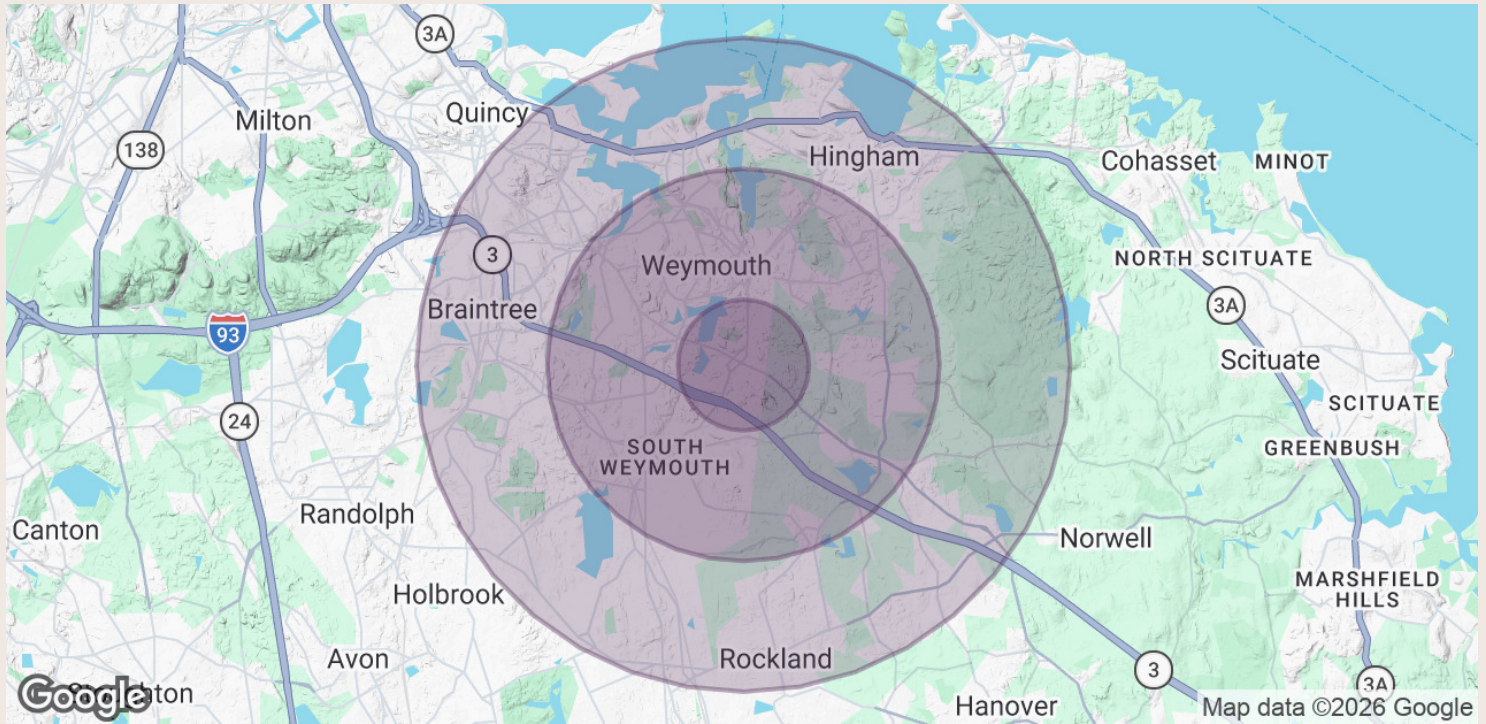
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,052	65,133	162,737
Average Age	53.4	45.1	43.5
Average Age (Male)	54.1	43.6	41.8
Average Age (Female)	51.5	46.0	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,130	28,106	67,065
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$100,017	\$144,781	\$149,011
Average House Value	\$720,920	\$662,338	\$656,095

2023 American Community Survey (ACS)



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