

OFFICE BUILDING
FOR LEASE



ALDEN PARK CONDOMINIUMS SUITE 5

**475 SCHOOL STREET SUITE 5,
MARSHFIELD, MA 02050**

KERRICK PIERCE

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PROPERTY SUMMARY

ALDEN PARK CONDOMINIUMS SUITE 5



PROPERTY DESCRIPTION

Conveniently located 1,681± SF office condominium with first floor access in a highly visible, professionally managed complex. Features include ample on-site parking, low condo fees, and quick access to Route 139, Route 3, and nearby retail. Available for sale with flexible options. Perfect for owner-occupiers or investors seeking a turnkey opportunity.

PROPERTY HIGHLIGHTS

- 1,678± SF townhome-style office condominium
- New roof installed in 2025
- Professional office space ideal for therapists, attorneys, counselors, accountants, and similar uses
- Several private offices, bullpen area, reception, and conference room
- First-floor private entry for easy access
- Restroom on each floor
- Excellent visibility along Route 139 with convenient access to Route 3
- Ample on-site parking
- Located near retail and local amenities
- Purchase options available
- Ideal layout for therapists, attorneys, counselors, accountants, etc.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (Gross)
Available SF:	1,678 SF



**ELLIS
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ADVISORS**

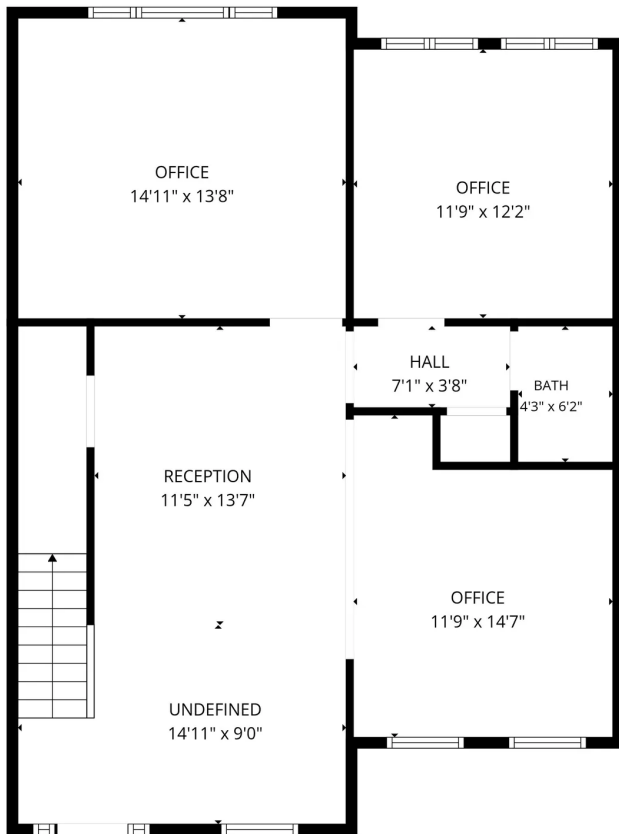
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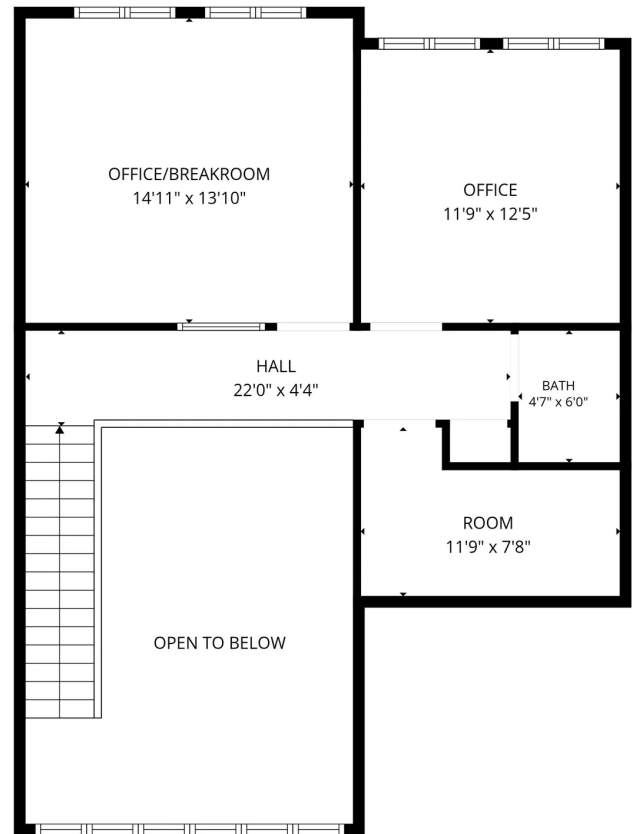
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FLOOR PLANS

ALDEN PARK CONDOMINIUMS SUITE 5



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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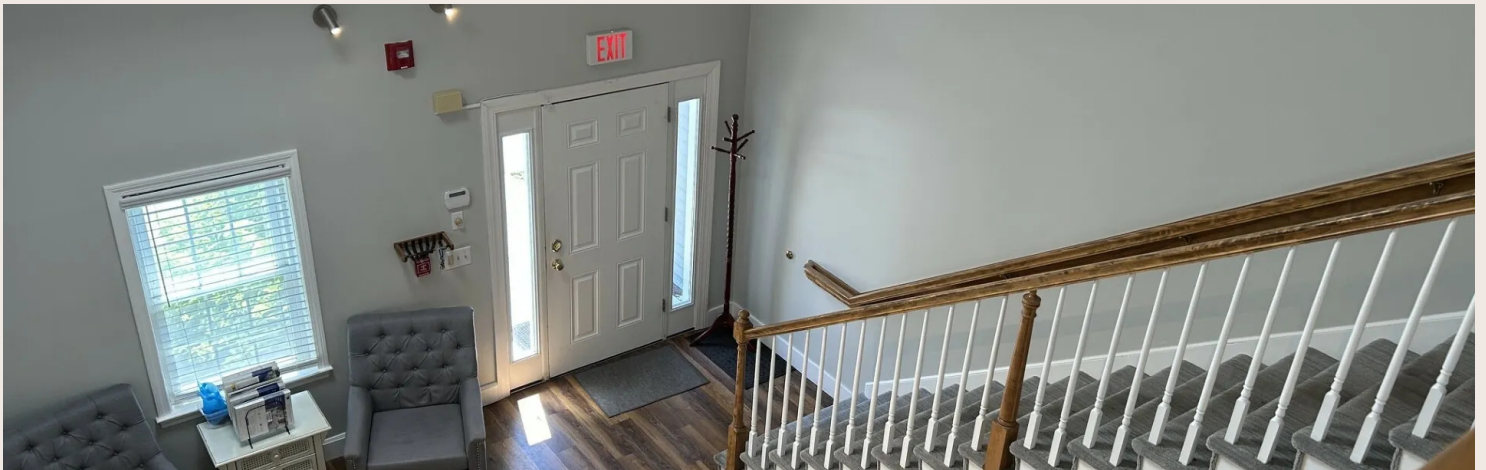
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ADDITIONAL PHOTOS

ALDEN PARK CONDOMINIUMS SUITE 5



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RETAILER MAP

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