

FOR LEASE

OFFICE BUILDING



80 WASHINGTON STREET, BUILDING S

NORWELL, MA 02061

DAVE ELLIS, SIOR

781.919.0800 X701
dave@ellisrealtyadvisors.com

HAILEY MINICUCCI

781.919.0800 X724
hminicucci@ellisrealtyadvisors.com

For More Information



80 WASHINGTON STREET, BUILDING S



PROPERTY DESCRIPTION

Available for lease is a 2,024 SF first-floor space located in Building S at 80 Washington Street. The space features an efficient newly-built layout and ground-level access, making it suitable for a variety of office or service-oriented users.

PROPERTY HIGHLIGHTS

- ±2,024 SF available
- First-floor space
- Existing build-out in place
- Ground-level access
- Located just off Route 53 with easy access to Routes 3 and 228
- Ample on-site parking
- Immediate availability

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (Full Service)
Available SF:	2,024 SF
Building Size:	12,818 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	232	1,061
Total Population	141	713	3,086
Average HH Income	\$175,025	\$183,186	\$183,320

ADDITIONAL PHOTOS

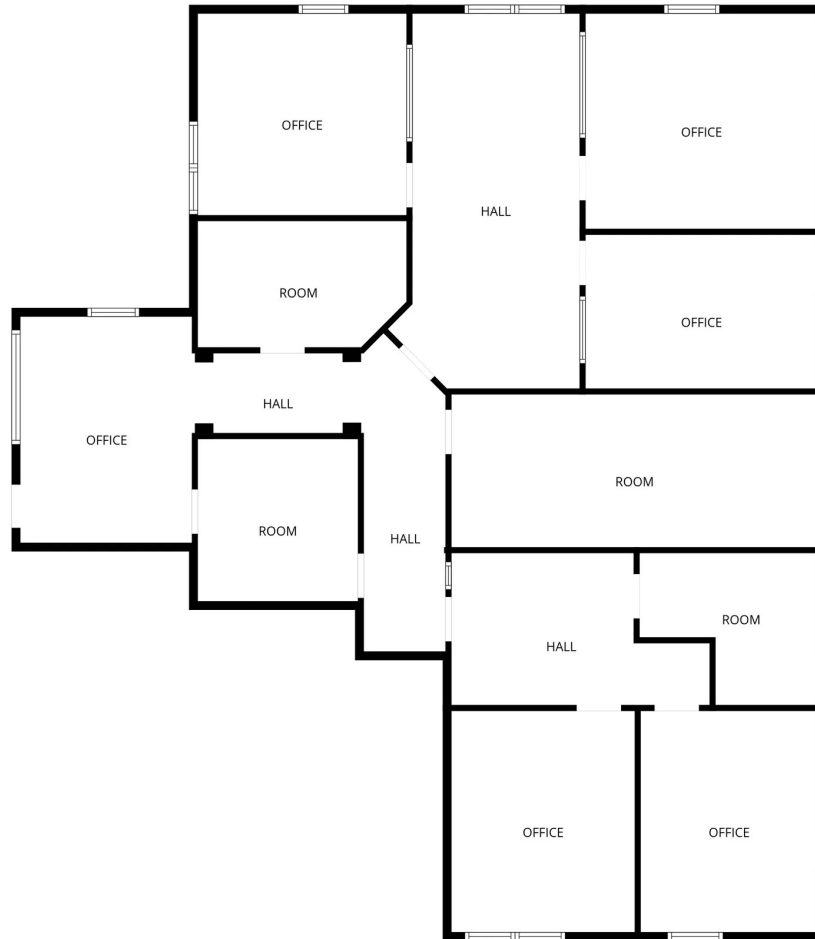
80 WASHINGTON STREET, BUILDING S



DAVE ELLIS, SIOR
781.919.0800 x701
dave@ellisrealtyadvisors.com

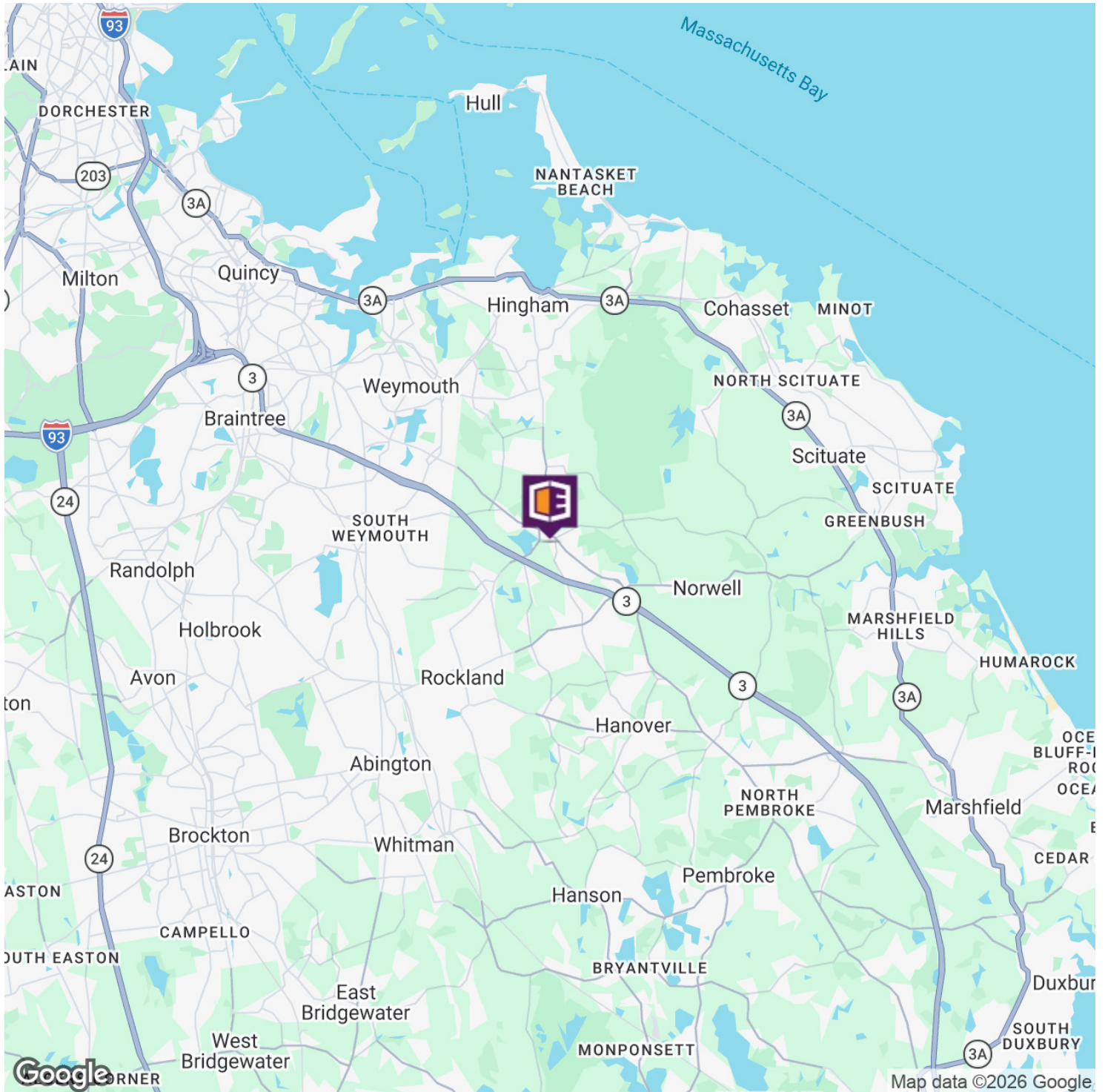
HAILEY MINICUCCI
781.919.0800 x724
hminicucci@ellisrealtyadvisors.com

80 WASHINGTON STREET, BUILDING S



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

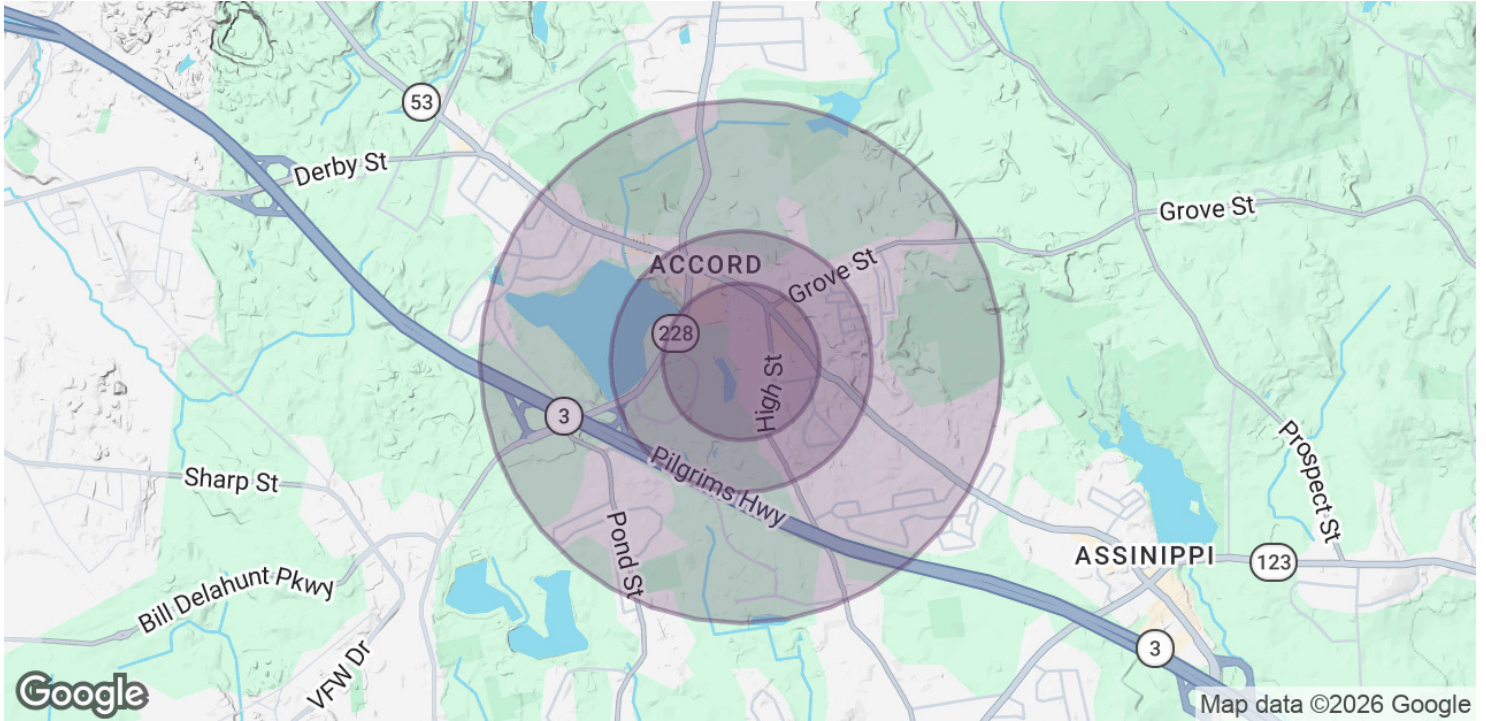
80 WASHINGTON STREET, BUILDING S



DAVE ELLIS, SIOR
781.919.0800 x701
dave@ellisrealtyadvisors.com

HAILEY MINICUCCI
781.919.0800 x724
hminicucci@ellisrealtyadvisors.com

80 WASHINGTON STREET, BUILDING S



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	141	713	3,086
Average Age	42	42	43
Average Age (Male)	39	39	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	232	1,061
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$175,025	\$183,186	\$183,320
Average House Value	\$579,458	\$640,236	\$673,533

2020 American Community Survey (ACS)