

For Sale

 SIGNATURE
HEALTHCARE
BROCKTON HOSPITAL



On-Campus Medical Office Building For Sale

189 Quincy Street, Brockton, MA 02302



Sale Price: \$1,200,000

Executive Summary

Conviser Property Group is pleased to present the opportunity to acquire a **fully built-out medical office building located at 189 Quincy Street in Brockton, Massachusetts. Positioned directly on the campus of Signature Healthcare Brockton Hospital**, this 5,060 square foot, two-story asset offers a rare opportunity for an owner-user or investor to acquire a **freestanding medical office building in a highly established healthcare corridor.**

Formerly occupied by a gastrointestinal practice, the property is purpose-built for medical use, featuring **efficient layouts across two floors, 6 exam rooms, dual reception areas** to support patient flow, and a **fully elevator served design**. The building includes **20 on-site surface parking spaces**, providing a strong and convenient parking ratio for both patients and staff.

Its on-campus location at Signature Healthcare Brockton Hospital, a 216-bed full-service community hospital provides direct access to a built-in referral network and consistent patient demand. The asset is **well-suited for a wide range of medical specialties** including gastroenterology, primary care, specialty outpatient services, and ambulatory care providers.

Property Stats

Property Address:	189 Quincy Street, Brockton, MA
Building Size:	5,060 SF
Land Area:	0.39 AC
Stories:	2
Parking:	20 Surface Spaces
Elevator:	Yes

Demographics

	1 Mi	3 Mi	5 Mi
Population	28,965	402,124	851,262
Total Households	12,729	156,964	347,769
Average HH Income	\$171,297	\$120,538	\$139,954
Median Age	39.2	34.7	35.2
Total Businesses	1,879	29,090	79,355
Total Daytime Employees	23,015	264,378	800,260
Consumer Spending	\$451.7M	\$4.6B	\$11.6B

Highlights

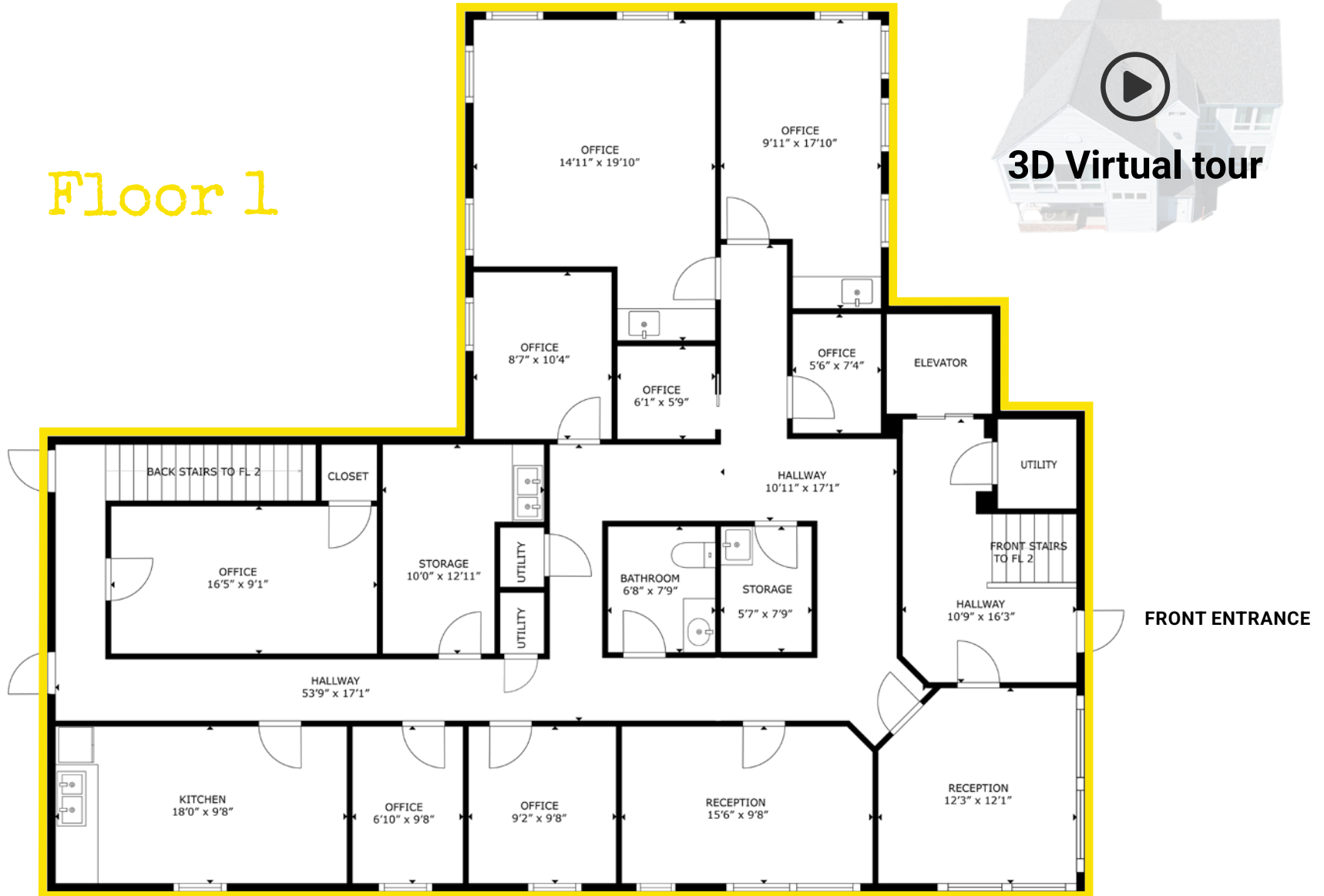
- ✓ Rare on-campus medical opportunity
- ✓ Ideal for medical end user
- ✓ 5,060 SF, two-story, elevator-served medical office building
- ✓ 6 exam rooms and dual reception areas
- ✓ Extensive medical buildout allows for plug-and-play opportunity
- ✓ Two reception areas enabling multi-specialty or multi-tenant configuration
- ✓ 20 on-site parking spaces providing strong patient accessibility

Floor Plans

Floor 1

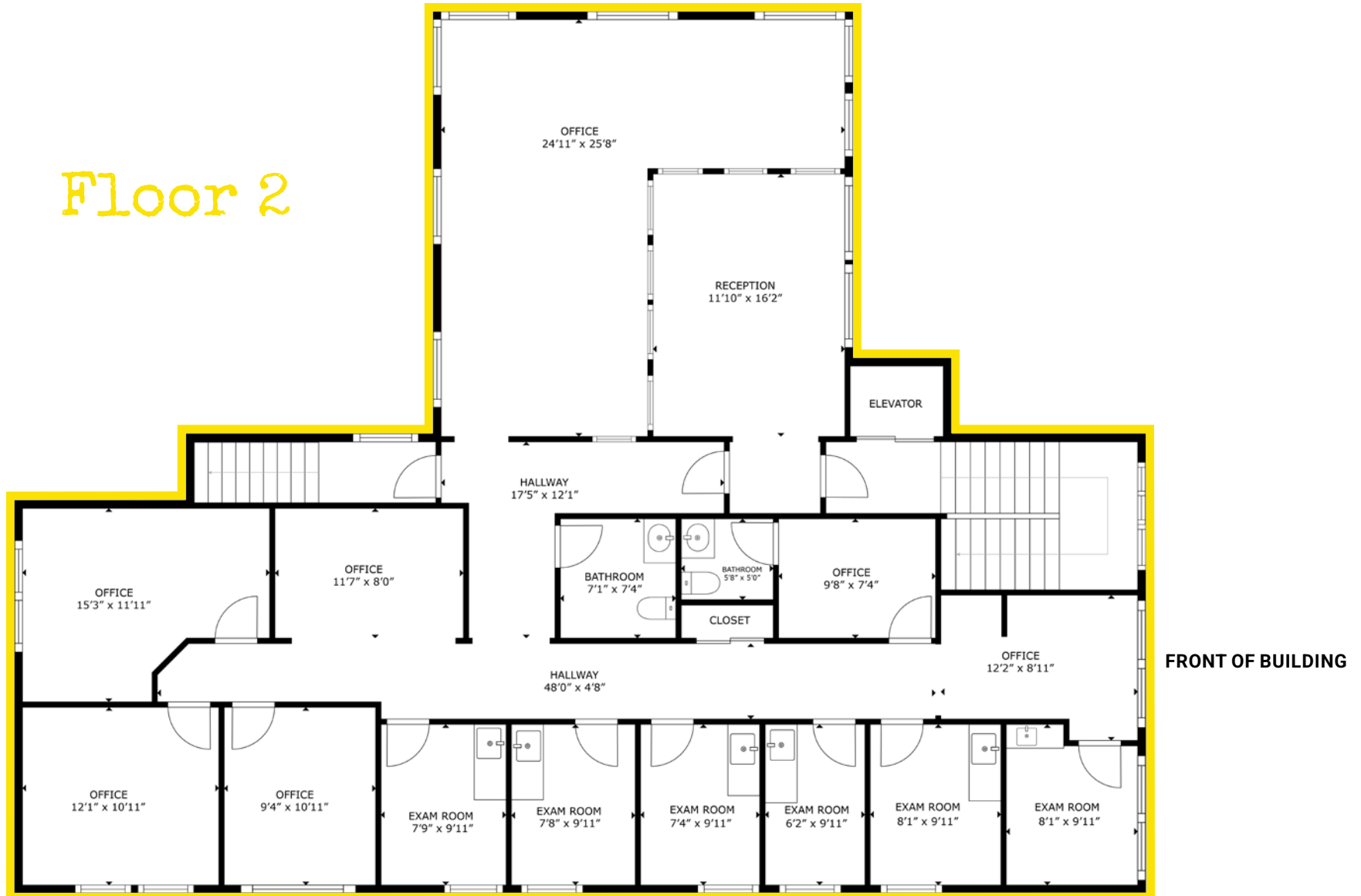


3D Virtual tour



Floor Plans

Floor 2



189 Quincy Street

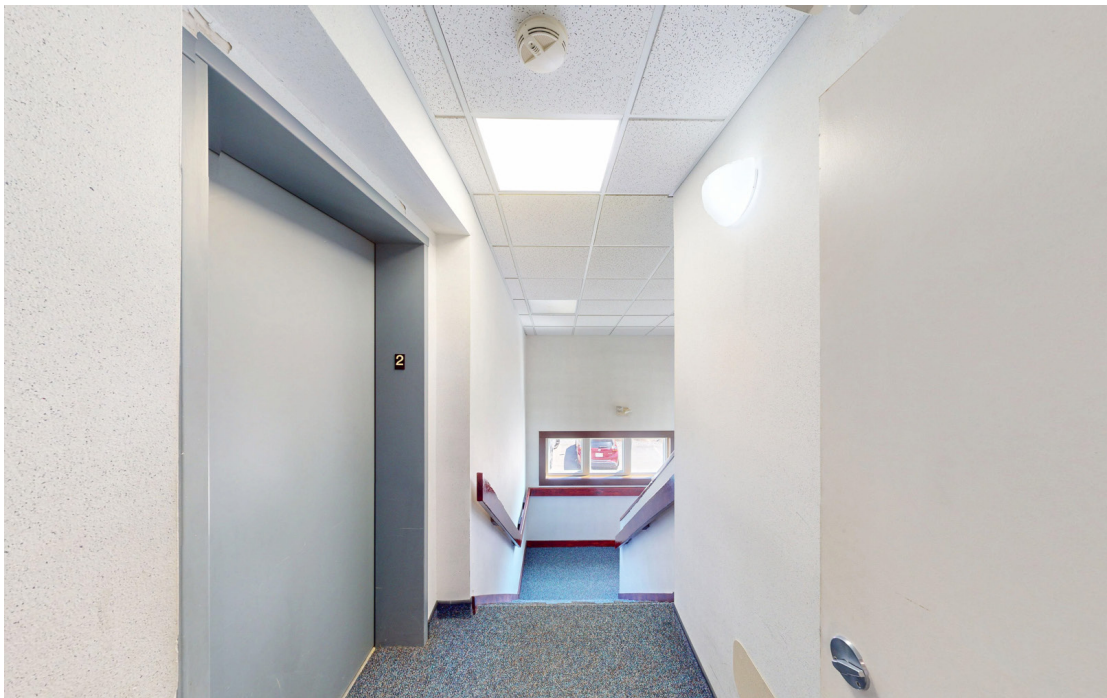
Exterior Property Photos



Interior Property Photos



Interior Property Photos



Aerial

Department of Mental Health

Quest Diagnostics

For Sale
±5,060 SF | 0.39 AC
On-Campus Stand Alone
Medical Office Building

Signature Healthcare
Outpatient

Signature Medical Group

Signature Healthcare
Brockton Hospital
216 Bed Full-Service
Community Hospital

Signature Medical Group
Greene Cancer Center

Quincy St

 13,089

Signature Healthcare
Brockton Hospital ER

Signature Healthcare
Urgent Care Center

Centre St

 14,393

DUNKIN'

 **FAMILY DOLLAR**

BRAZIL GRILL
STEAK HOUSE

 16,516



Find Your Place.

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