

OFFICE BUILDING
FOR LEASE



JACOB HATCH BUILDING

10 NEW DRIFTWAY, SCITUATE,
MA 02066

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PROPERTY SUMMARY

JACOB HATCH BUILDING



PROPERTY DESCRIPTION

Approximately 1,500 SF of professional office/medical space is now available for lease at 10 New Driftway in Scituate, MA. The suite features a functional layout including three private offices, open workspace, kitchenette, private restroom with shower, abundant natural light, and views of the North River. The elevator-serviced building is ADA accessible and professionally maintained, making it well suited for medical, wellness, or traditional office users.

PROPERTY HIGHLIGHTS

- ±1,500 SF office/medical suite
- Three private offices with open workspace
- Kitchenette, private restroom, and shower
- Elevator-serviced and ADA accessible building
- Ample common parking with established office and medical tenancy throughout the property

OFFERING SUMMARY

Lease Rate:	\$2,650 per month (MG)
Available SF:	1,523 SF
Building Size:	37,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	44	205	947
Total Population	118	521	2,361
Average HH Income	\$226,706	\$218,949	\$218,788



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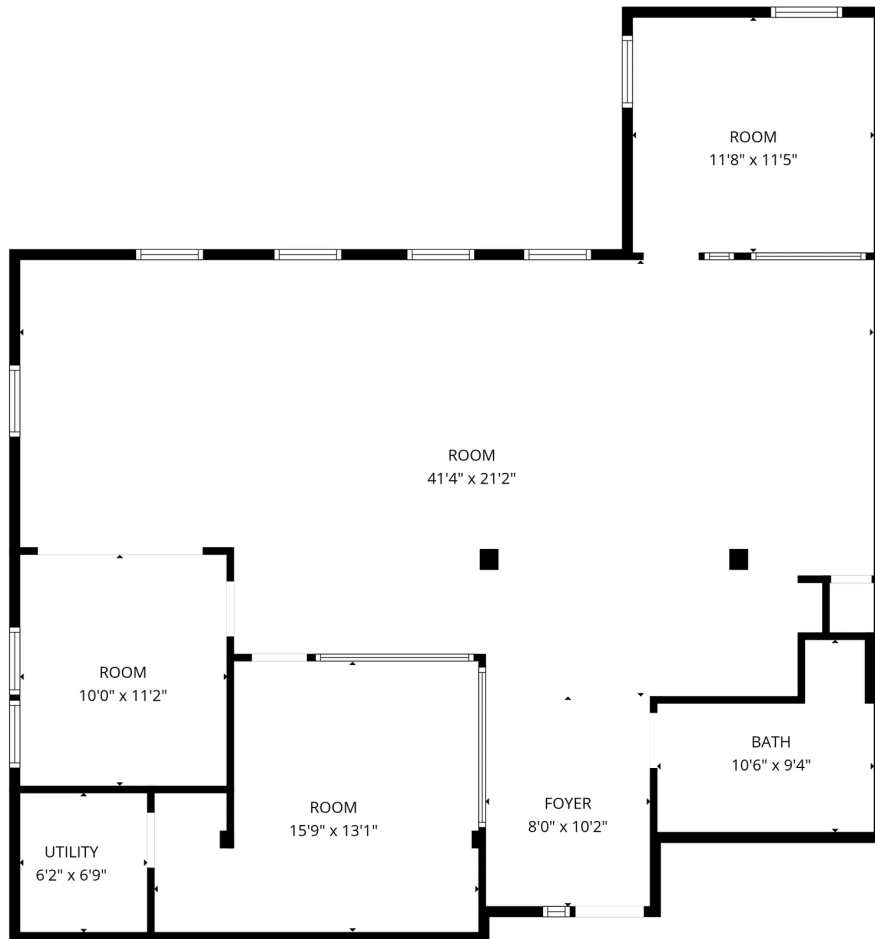
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FLOOR PLANS

JACOB HATCH BUILDING



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



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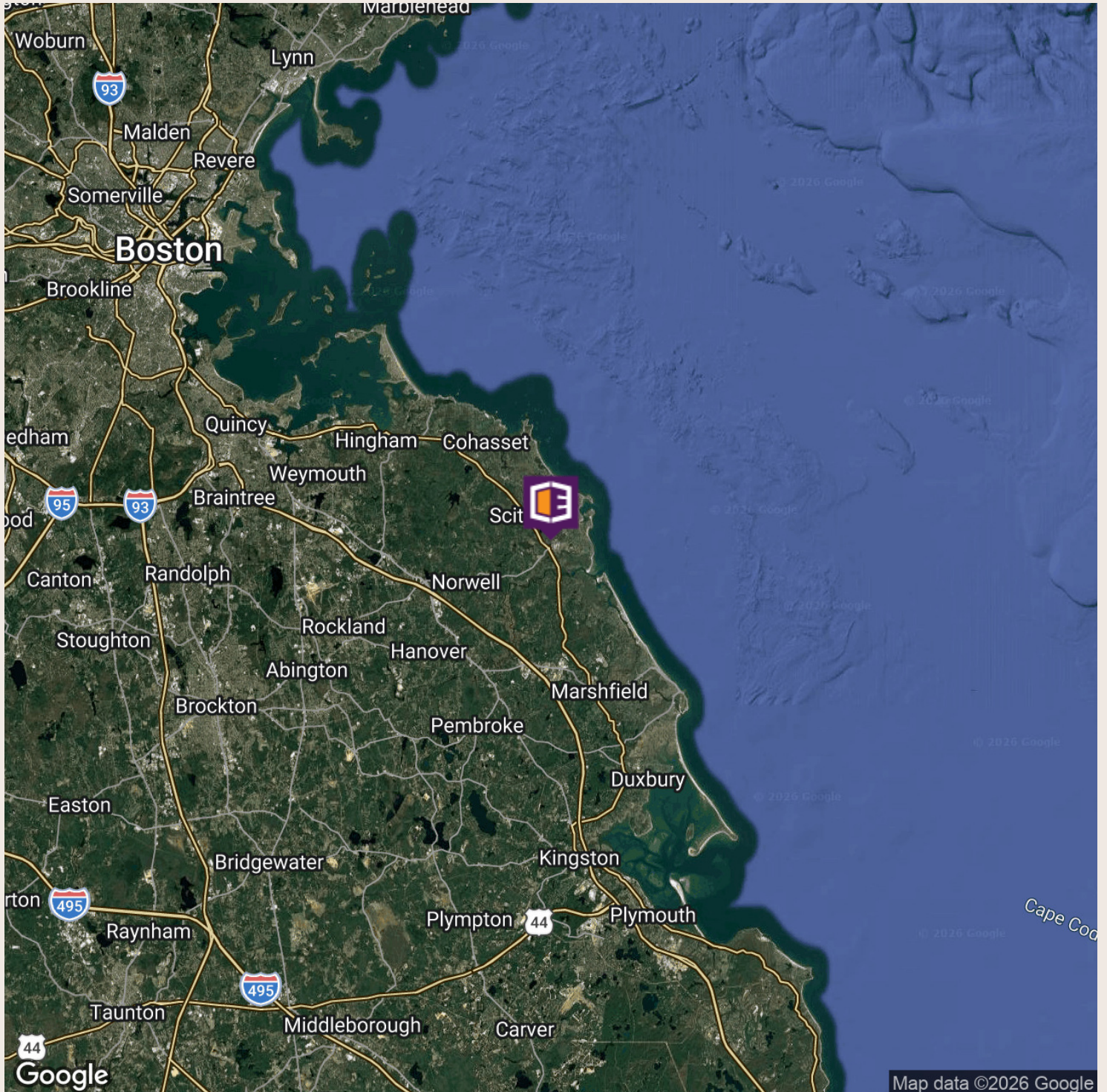
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AERIAL MAP

JACOB HATCH BUILDING



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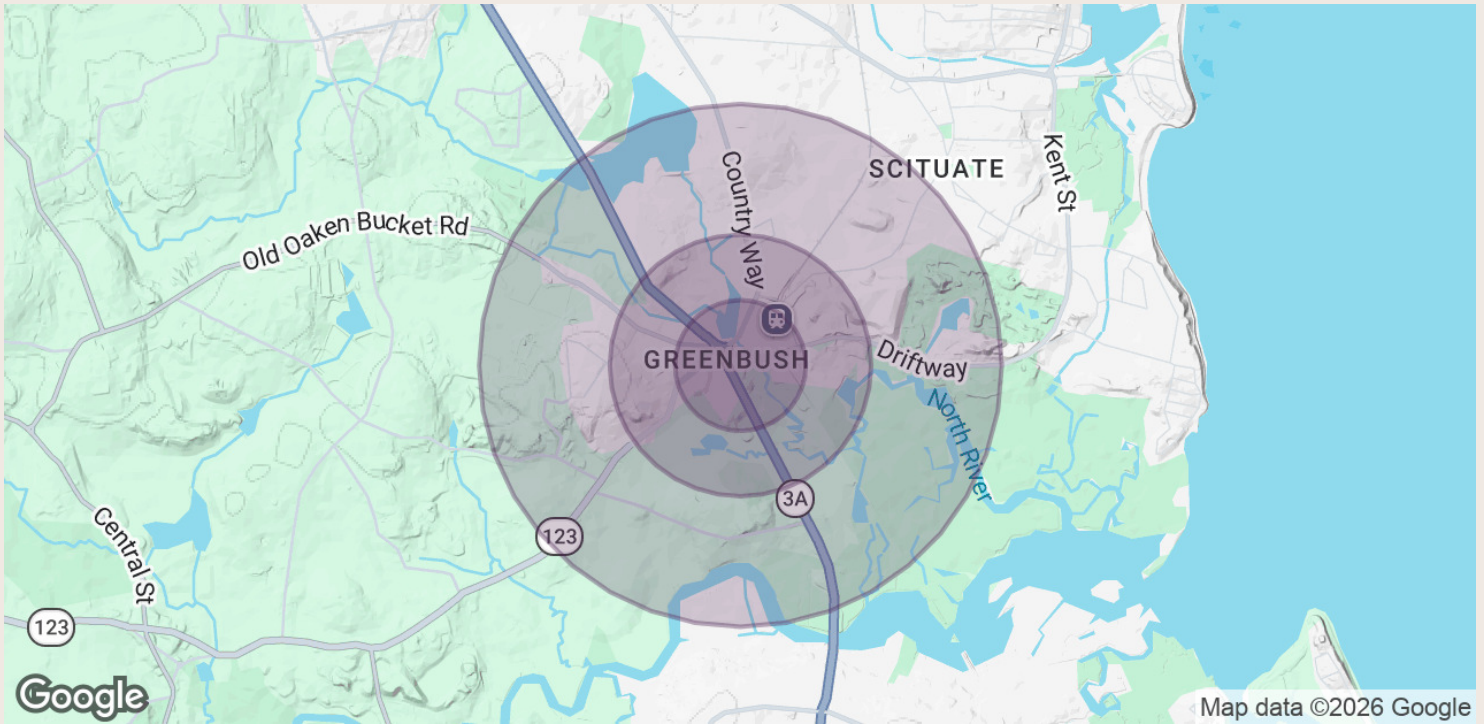
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DEMOGRAPHICS MAP & REPORT

JACOB HATCH BUILDING



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	118	521	2,361
Average Age	48.5	48.3	46.8
Average Age (Male)	43.4	43.4	42.8
Average Age (Female)	52.4	52.8	51.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	44	205	947
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$226,706	\$218,949	\$218,788
Average House Value	\$985,152	\$923,829	\$863,152

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS

JACOB HATCH BUILDING



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