

FOR LEASE

OFFICE BUILDING



ACCORD EXECUTIVE BUSINESS PARK

200 CORDWAINER DR, NORWELL, MA 02061

For More Information

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ACCORD EXECUTIVE BUSINESS PARK



PROPERTY DESCRIPTION

3-Story Brick & Glass Professional Office Building with ample parking. Planned updates for Common Areas, LED Lighting and electrical charging stations.

PROPERTY HIGHLIGHTS

- Direct Highway Access
- Professionally Managed
- Professional Office Tenant Mix
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$2,250.00 per month (MG)
Available SF:	864 SF
Lot Size:	4.32 Acres
Building Size:	29,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,100	41,274	190,399
Total Population	2,699	104,440	489,653
Average HH Income	\$167,573	\$158,282	\$143,716

ACCORD EXECUTIVE BUSINESS PARK



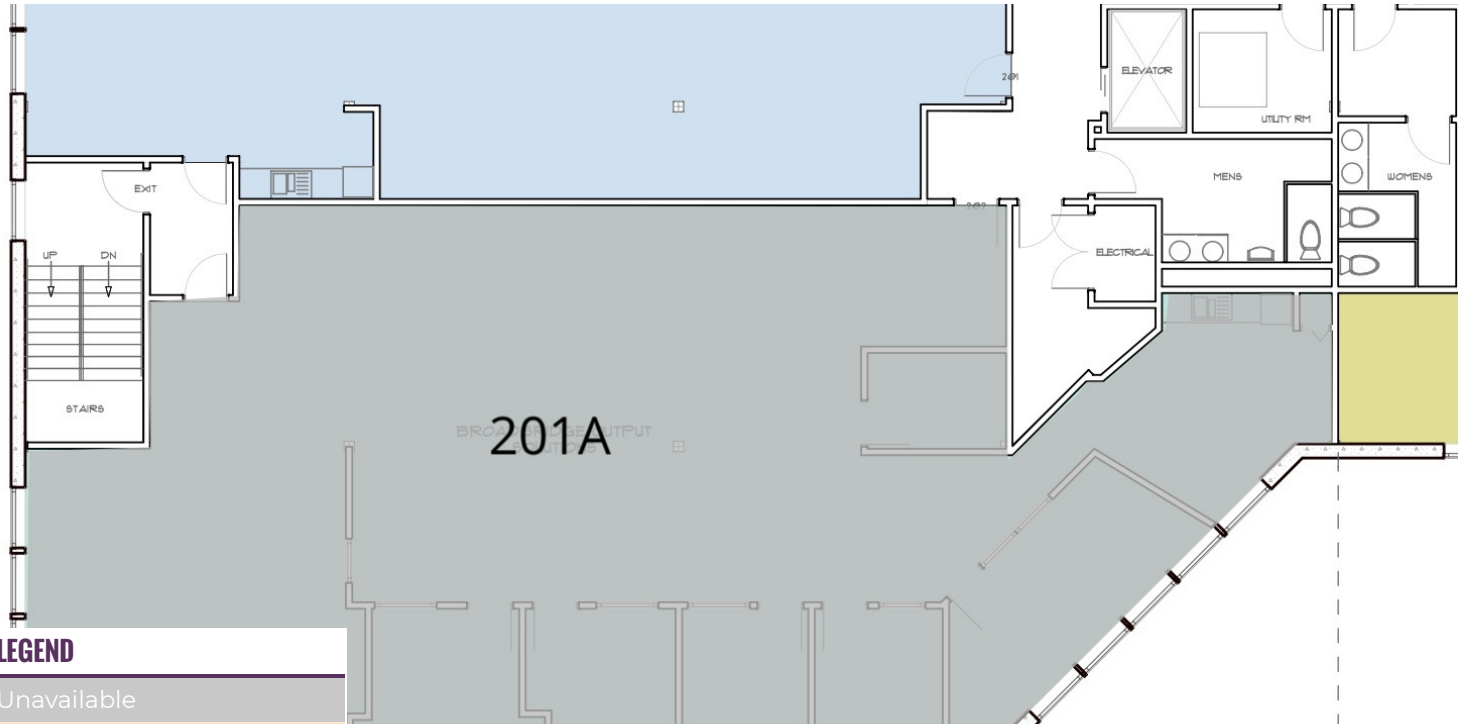
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	864 SF	Lease Rate:	\$2,250.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 304	-	3,202 SF	Modified Gross	\$21.00 SF/yr
Suite 101	Available	864 SF	Modified Gross	\$2,250 per month
Suite 201A	-	2,743 - 5,113 SF	Modified Gross	\$20.00 SF/yr
Suite 201B	Boston International Law Group	2,370 SF	Modified Gross	\$21.00 SF/yr

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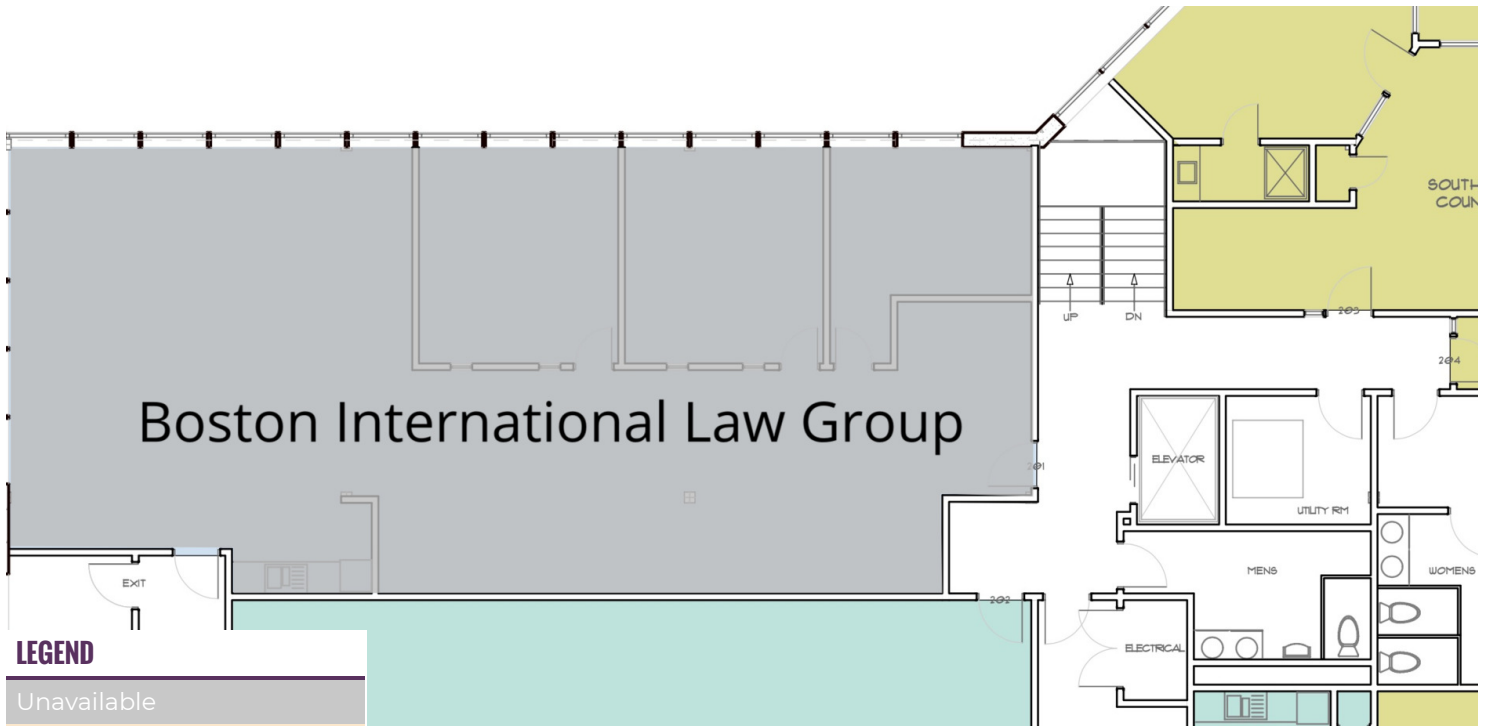
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 201A	-	2,743 - 5,113 SF	Modified Gross	-

ACCORD EXECUTIVE BUSINESS PARK



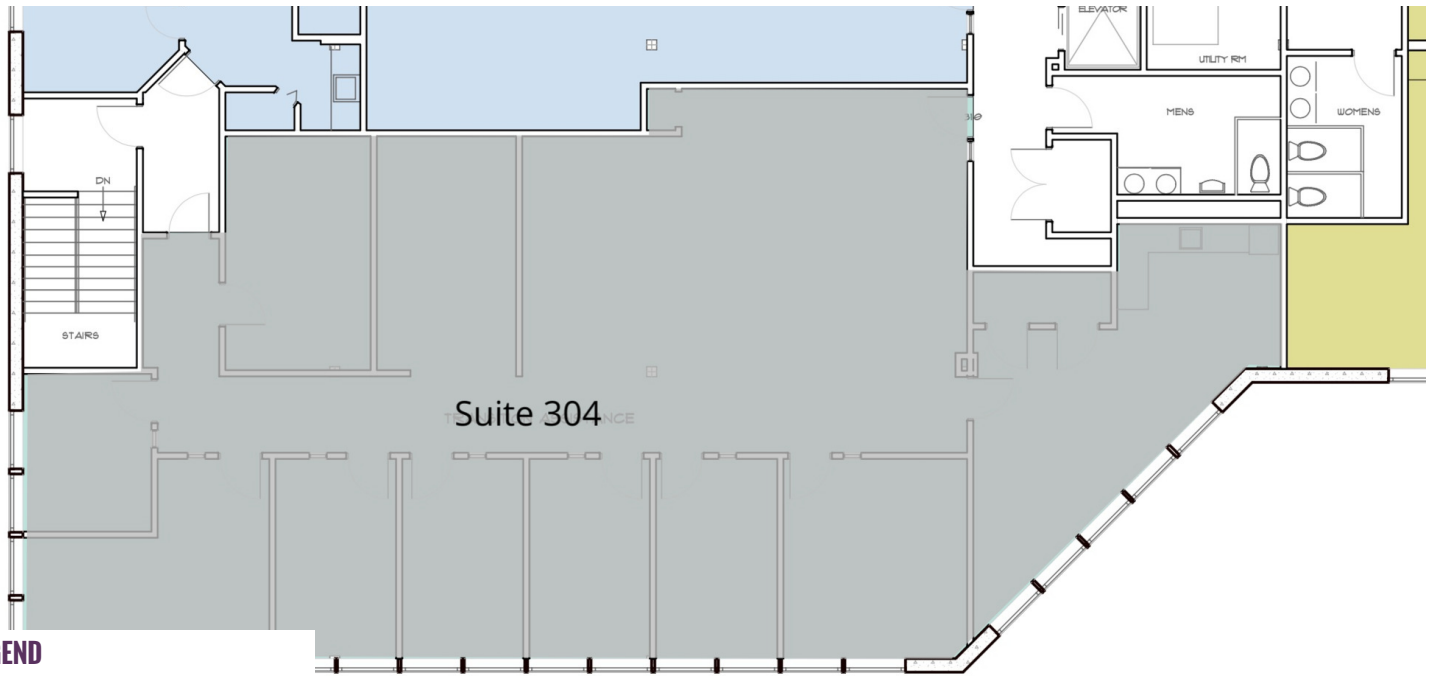
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 201B	Boston International Law Group	2,370 SF	Modified Gross	-

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LEGEND

Unavailable

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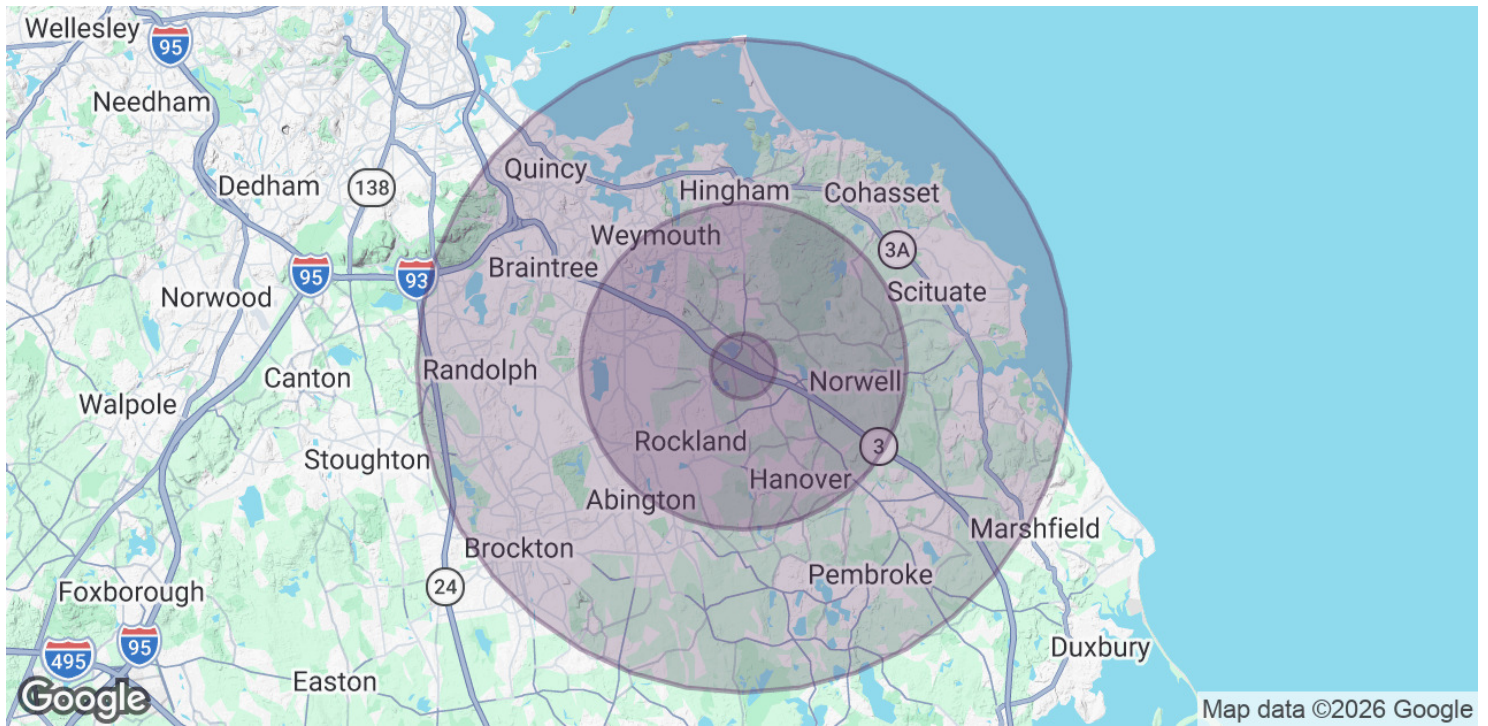
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 304	-	3,202 SF	Modified Gross	-

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,699	104,440	489,653
Average age	50.6	43.5	41.8
Average age (Male)	41.3	41.1	40.2
Average age (Female)	51.3	44.4	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,100	41,274	190,399
# of persons per HH	2.5	2.5	2.6
Average HH income	\$167,573	\$158,282	\$143,716
Average house value	\$602,761	\$663,137	\$614,147

* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

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