

FOR LEASE

OFFICE BUILDING



45 POND ST

NORWELL, MA 02061

*For More Information*

**DAVE ELLIS, SIOR**

781.919.0800 X701

dave@ellisrealtyadvisors.com

**DANIEL MORTON**

781.919.0800 X715

Dmorton@ellisrealtyadvisors.com



# 45 POND ST



## PROPERTY DESCRIPTION

Professional office building in Norwell with convenient access to Route 3. Available suite offers modern office space with flexible layout options suitable for medical, office, or professional use. 72 parking spaces available to all tenants.

## PROPERTY HIGHLIGHTS

- Highway Access
- Strong Visibility
- 72 Parking Spaces
- Natural Light

## OFFERING SUMMARY

Lease Rate:	\$3,200.00 SF/yr (MG)
Number of Units:	19
Available SF:	1,800 SF
Lot Size:	64,148 SF
Building Size:	20,768 SF

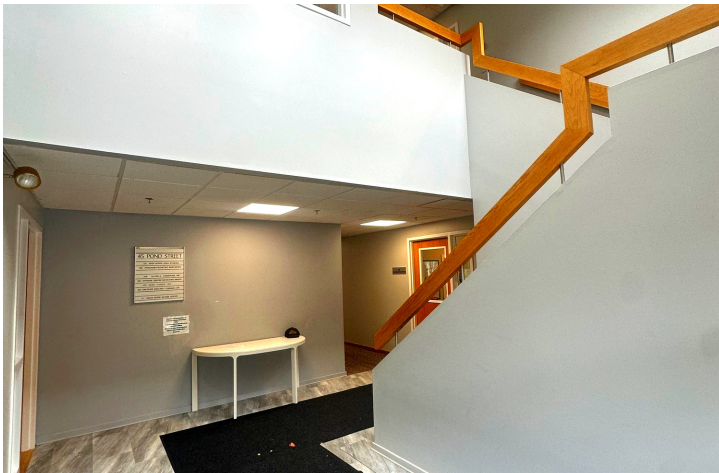
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	141	958
Total Population	60	432	2,780
Average HH Income	\$176,355	\$178,196	\$187,097

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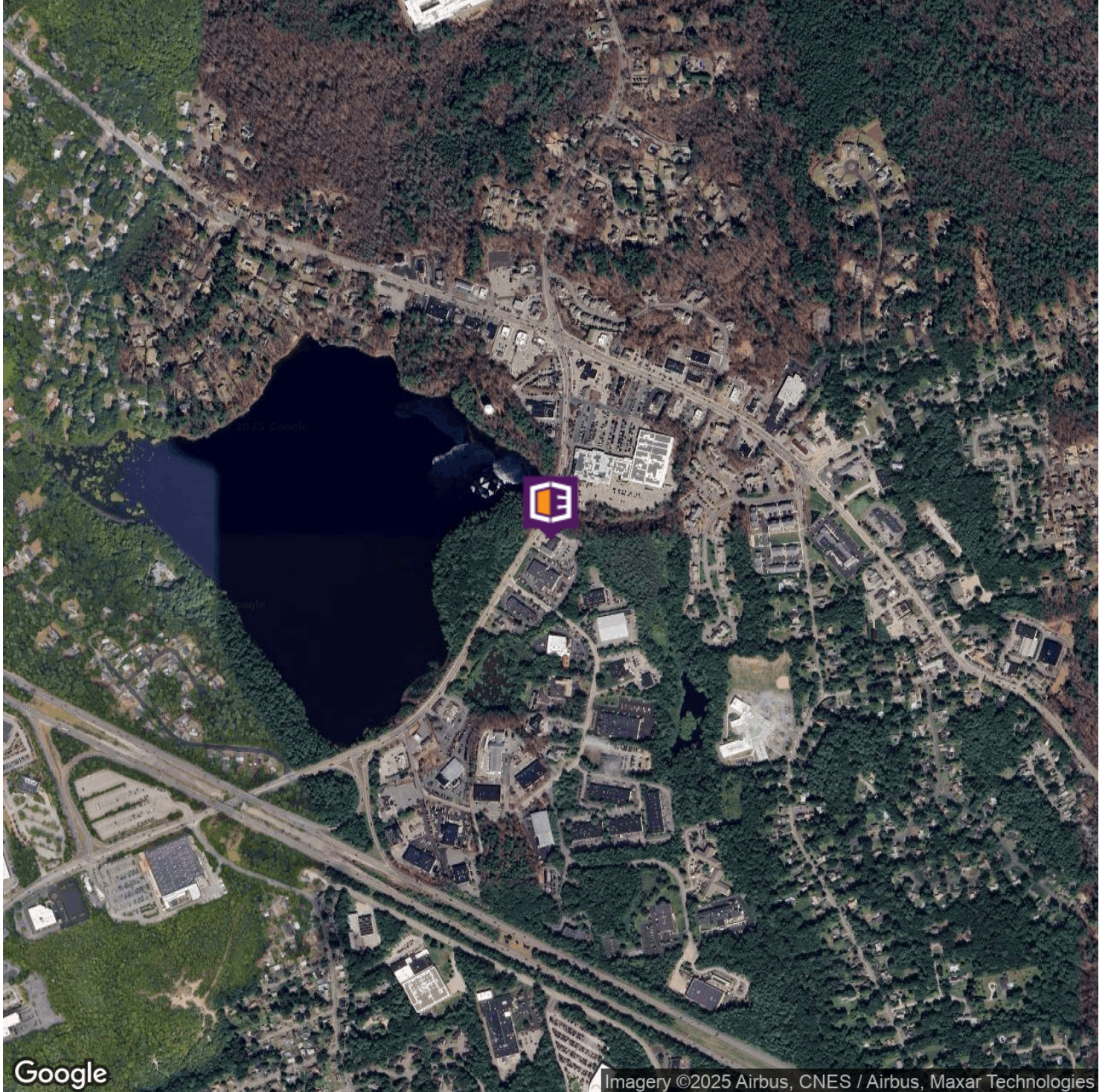
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AERIAL MAP

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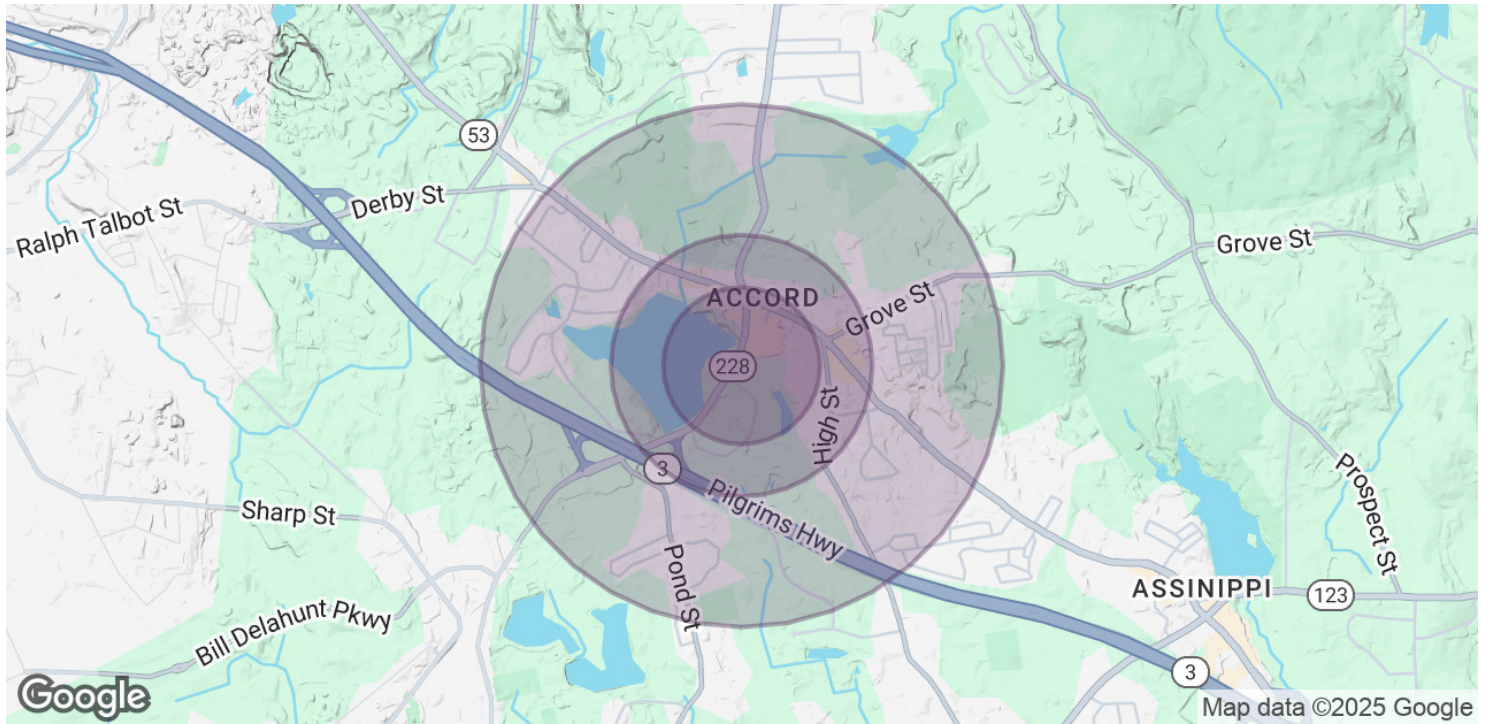
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	432	2,780
Average Age	42	43	43
Average Age (Male)	39	40	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	141	958
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$176,355	\$178,196	\$187,097
Average House Value	\$592,436	\$627,996	\$714,028

Demographics data derived from AlphaMap

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## DANIEL MORTON

Commercial Advisor

Dmorton@ellisrealtyadvisors.com

Direct: **781.919.0800 x715** | Cell: **781.738.9696**

### PROFESSIONAL BACKGROUND

Daniel Morton is a Commercial Real Estate Advisor poised to make impactful strides in leasing and investment sales within the vibrant South Shore market. Growing up locally and recently joining the talented team at Ellis Realty Advisors, Daniel brings a fervent dedication to delivering tailored solutions and a keen eye for emerging opportunities.

### EDUCATION

University of Massachusetts Amherst (2024)

### MEMBERSHIPS

SSYP

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Donna's Mission- Founder/Director

PurpleStride

#### Ellis Realty Advisors

80 Washington Street Bldg. K-#45

Norwell, MA 02061

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