

FOR LEASE

OFFICE BUILDING



302 WEYMOUTH STREET

302 WEYMOUTH STREET, ROCKLAND, MA 02370

For More Information

DAVE ELLIS

781.919.0800 X701

dave@ellisrealtyadvisors.com

BILL KINGDON

603.560.2710

bill@ellisrealtyadvisors.com



302 WEYMOUTH STREET



PROPERTY DESCRIPTION

Fully furnished Class A Office Space on the Hingham/Rockland line. Built in 2012 and recently renovated, the building offers beautiful brick and glass architecture, high ceilings, lots of natural light and high end finishes. Landlord willing to divide or build to suit. The space is easily accessible to Route 3 and just steps to Union Point with easy access to Commuter Rail, amenities including Derby Street Shoppes, Route 18 Corridor and Columbian Square.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,850 SF
Lot Size:	2.97 Acres
Building Size:	22,308 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,378	17,415	49,087
Total Population	3,351	42,995	124,717
Average HH Income	\$90,600	\$87,815	\$91,550



DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON

603.560.2710
bill@ellisrealtyadvisors.com

302 WEYMOUTH STREET



LOCATION INFORMATION

Building Name	302 Weymouth Street
Street Address	302 Weymouth Street
City, State, Zip	Rockland, MA 02370
County	Plymouth
Sub-market	Route 3 Corridor
Nearest Highway	Route 3

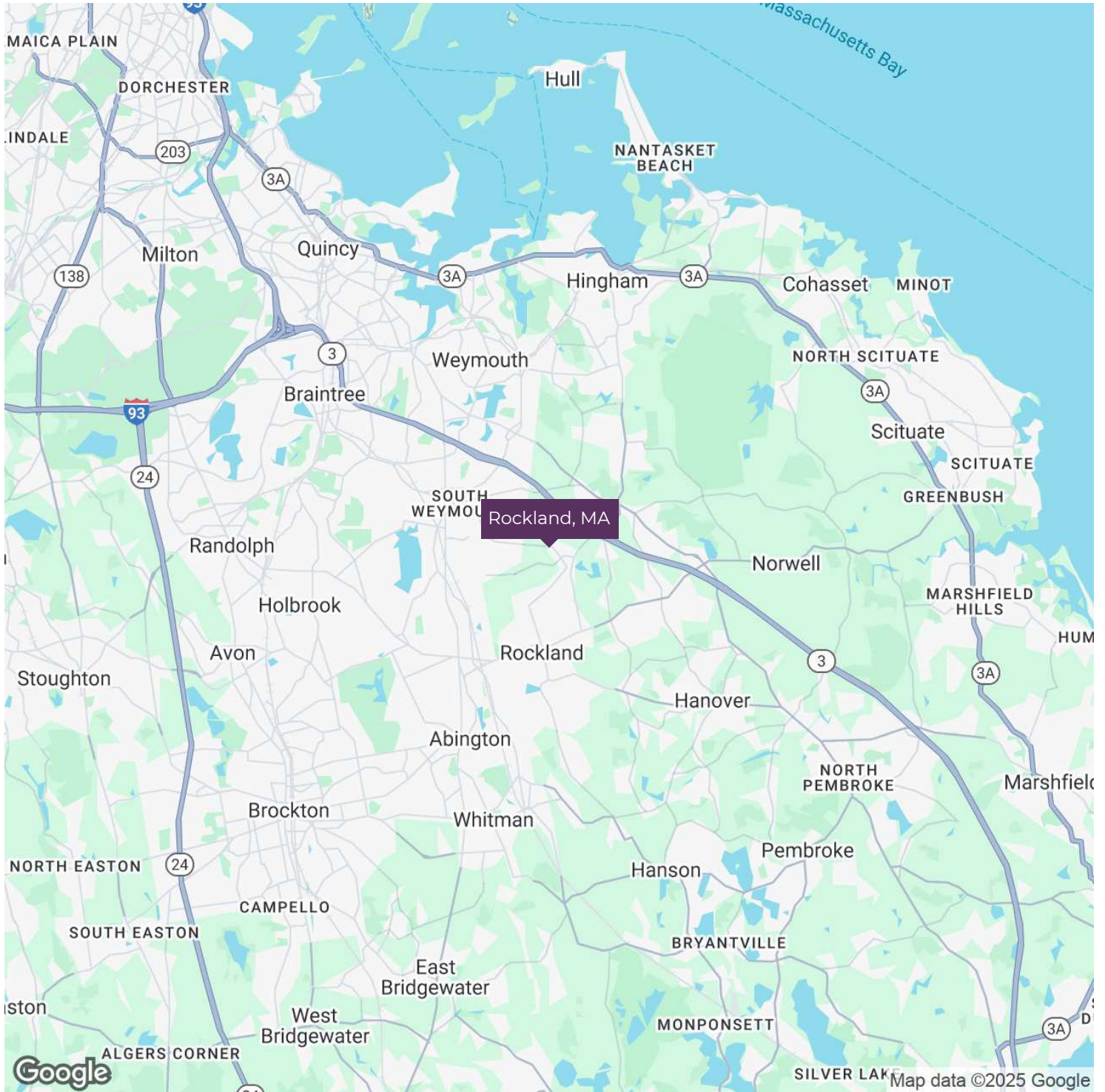
BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	11,154 SF
Year Built	2010
Year Last Renovated	2022
Construction Status	Existing

302 WEYMOUTH STREET



302 WEYMOUTH STREET



DAVE ELLIS

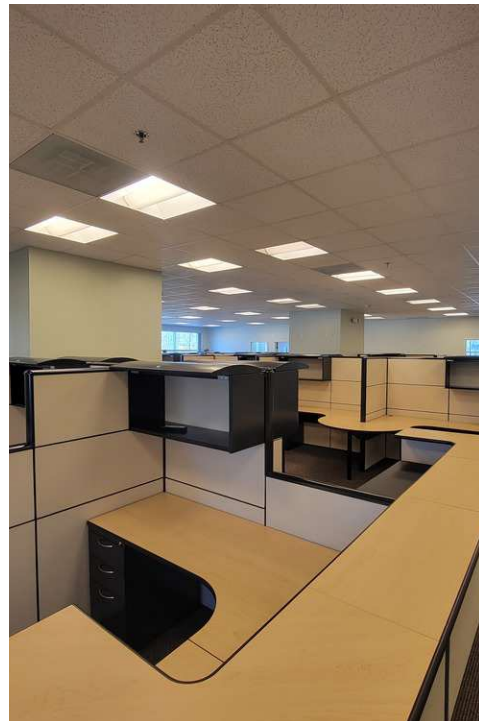
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON

603.560.2710
bill@ellisrealtyadvisors.com

ADDITIONAL PHOTOS

302 WEYMOUTH STREET



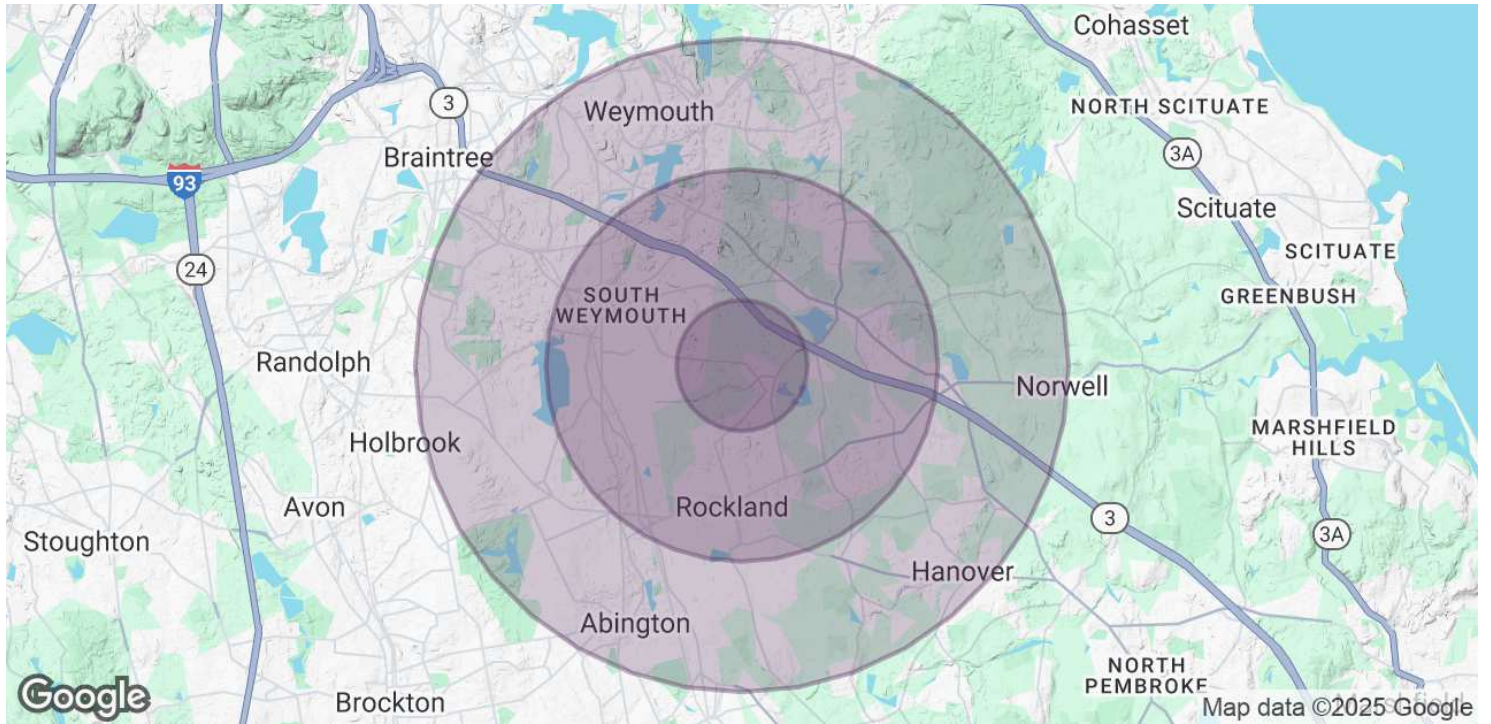
DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON

603.560.2710
bill@ellisrealtyadvisors.com

302 WEYMOUTH STREET



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,351	42,995	124,717
Average Age	42.3	40.2	40.1
Average Age (Male)	39.0	38.0	38.5
Average Age (Female)	46.2	42.4	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,378	17,415	49,087
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$90,600	\$87,815	\$91,550
Average House Value	\$375,825	\$396,233	\$415,310

* Demographic data derived from 2020 ACS - US Census



DAVE ELLIS
 781.919.0800 x701
 dave@ellisrealtyadvisors.com

BILL KINGDON
 603.560.2710
 bill@ellisrealtyadvisors.com