

FOR LEASE

OFFICE BUILDING



104 LONGWATER DRIVE UNIT 102

104 LONGWATER DR, NORWELL, MA 02061

For More Information

KERRICK PIERCE

781.919.0800 X710

kpierce@ellisrealtyadvisors.com



104 LONGWATER DRIVE UNIT 102



PROPERTY DESCRIPTION

The layout includes three private offices, a front reception/bullpen area, a dedicated breakroom, and private restroom—well suited for legal, financial, consulting, medical, or creative users. With convenient access to major routes and nearby amenities, this turnkey space provides an ideal South Shore location for businesses looking to establish or expand their presence.

PROPERTY HIGHLIGHTS

- ±1,300 SF professional office suite
- Three (3) private offices
- Front reception / bullpen area
- Dedicated breakroom
- Private restroom
- Dedicated parking
- Situated within Assinippi Park
- Convenient access to major routes and nearby amenities
- Ideal for legal, financial, consulting, medical, or creative users

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Full Service)
Number of Units:	1
Available SF:	1,300 SF
Lot Size:	131,551 SF
Building Size:	1,300 SF

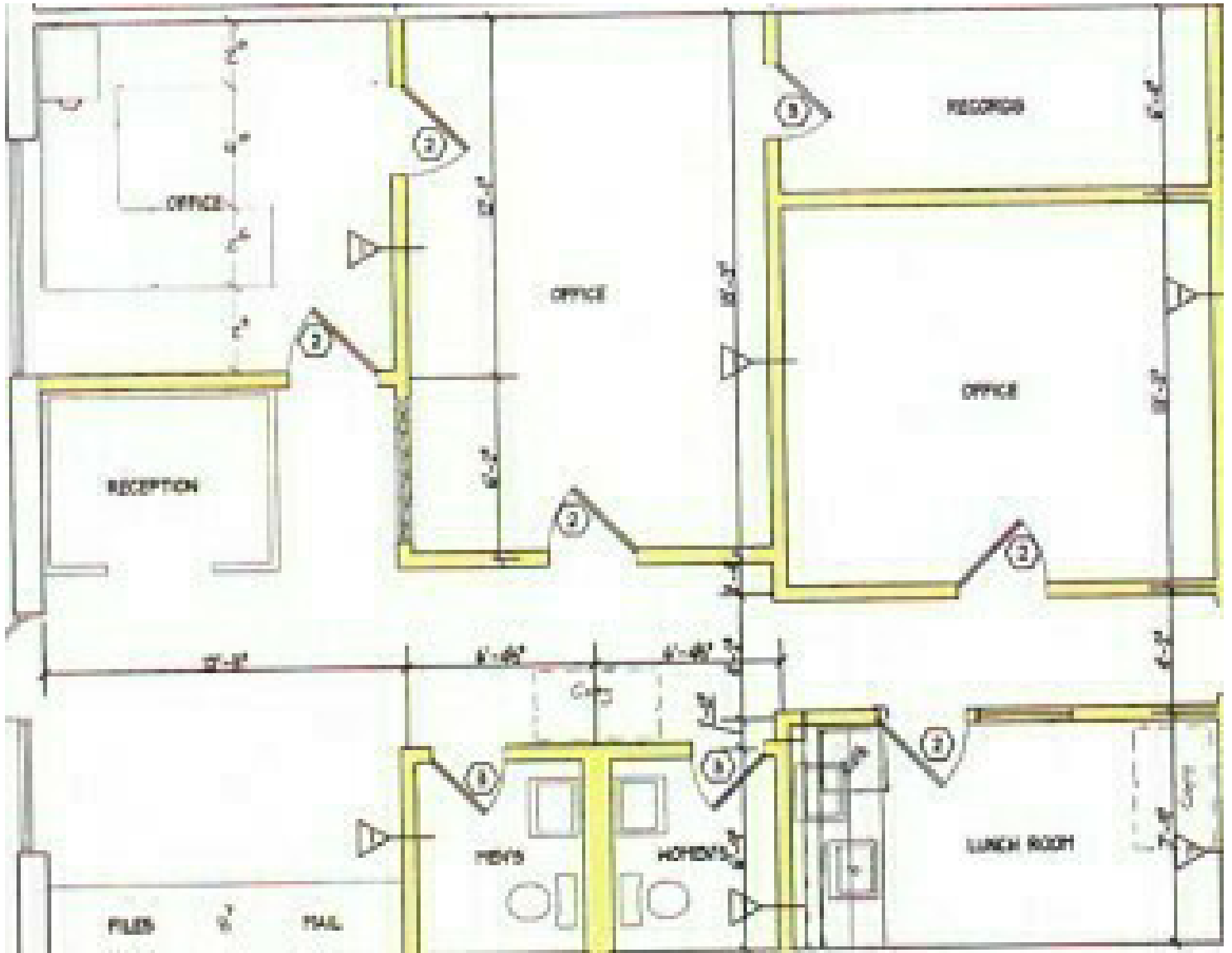
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	235	1,104
Total Population	48	639	3,211
Average HH Income	\$183,316	\$170,254	\$180,522

ADDITIONAL PHOTOS

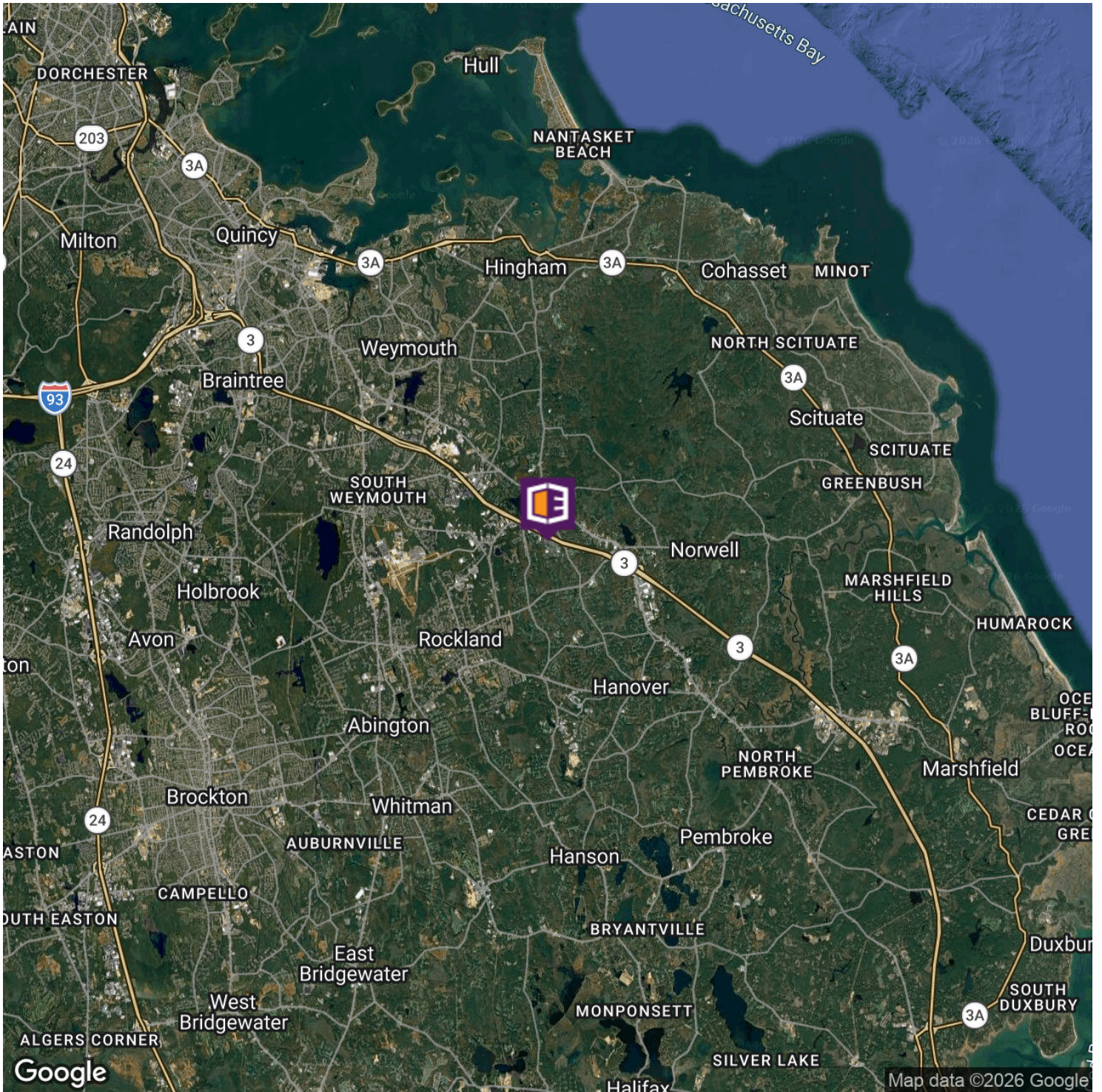
104 LONGWATER DRIVE UNIT 102



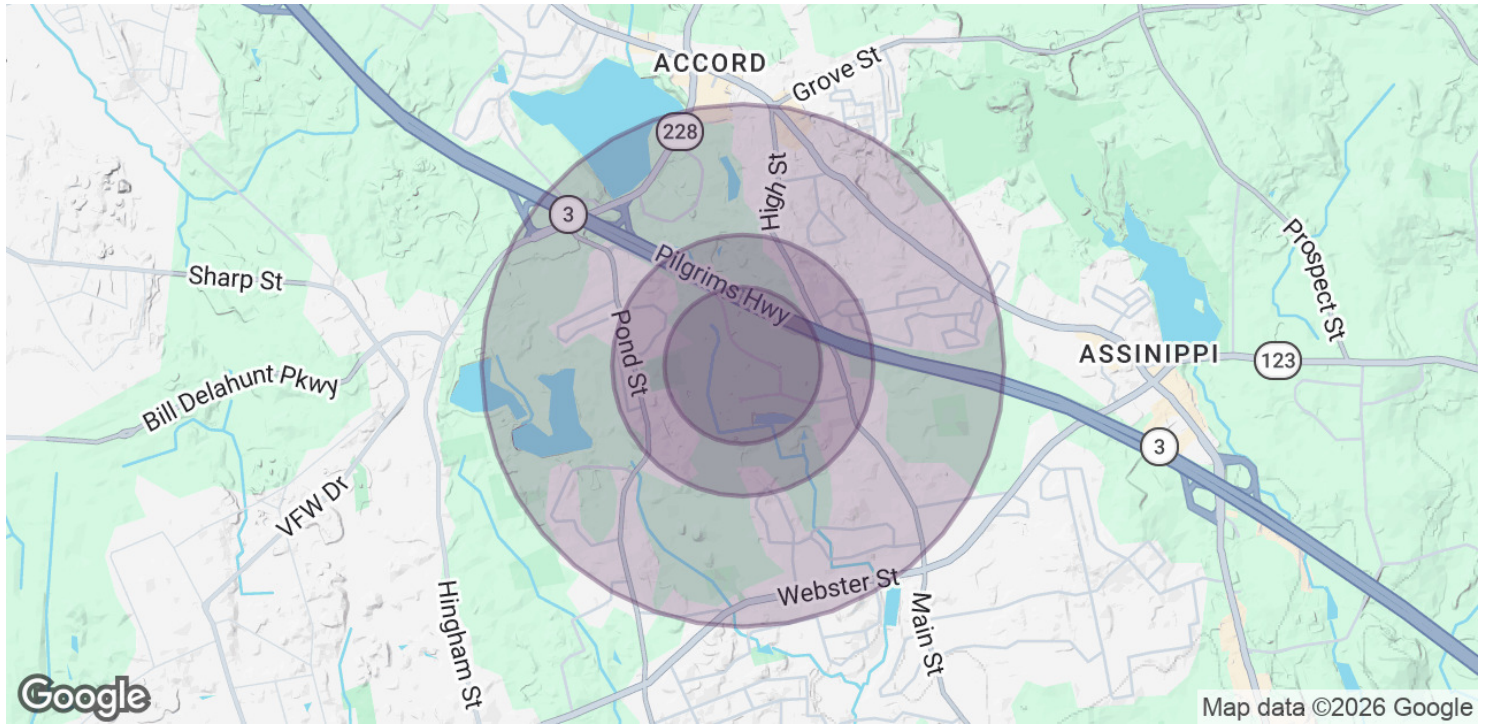
104 LONGWATER DRIVE UNIT 102



104 LONGWATER DRIVE UNIT 102



104 LONGWATER DRIVE UNIT 102



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	48	639	3,211
Average Age	42	44	42
Average Age (Male)	40	42	41
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	235	1,104
# of Persons per HH	3	2.7	2.9
Average HH Income	\$183,316	\$170,254	\$180,522
Average House Value	\$635,272	\$587,796	\$624,722

2020 American Community Survey (ACS)