

FOR LEASE

OFFICE BUILDING



# 1239 WASHINGTON STREET

WEYMOUTH, MA 02189

*For More Information*

**BILL KINGDON**

603.560.2710

bill@ellisrealtyadvisors.com



# 1239 WASHINGTON STREET



## PROPERTY DESCRIPTION

Ellis Realty Advisors is pleased to present for lease 1239 Washington Street in Weymouth. This 3317-6808 SF suite is ready for build-out to be customized to your needs. The property has undergone a complete revitalization and features brand new windows, HVAC, restrooms, sprinkler system, insulation, electrical, alarm system, and elevator. Ample surface parking is available with a newly paved parking lot. Signage opportunities along busy Route 53 offer great exposure for prospective tenants. Less than 2 miles to Route 3.

## PROPERTY HIGHLIGHTS

- Building underwent full rehab in 2022
- Ample parking
- Easy access to Route 3
- Flexible floor plan, ready for customization
- Retail-like signage/exposure opportunity

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	3,317 - 6,808 SF
Lot Size:	0.74 Acres
Building Size:	14,480 SF

## DEMOGRAPHICS

	3 MILES	5 MILES
Total Households	28,227	67,271
Total Population	64,721	160,605
Average HH Income	\$111,385	\$114,807

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## LOCATION INFORMATION

Street Address	1239 Washington Street
City, State, Zip	Weymouth, MA 02189
County	Norfolk

## BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	6,808 SF
Year Built	1967
Year Last Renovated	2022
Framing	Block and Steel
Condition	Excellent
Roof	Shingle
Free Standing	Yes
Number of Buildings	1

## PROPERTY HIGHLIGHTS

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SECOND FLOOR PLAN  
PROPOSED TENANT LAYOUTS - MULTI-TENANTS

1/16" = 1'-0"

LEGEND

- CIRCULATION
- TENANT SPACE - 1 (AVAILABLE SPACE)
- TENANT SPACE - 2 (AVAILABLE SPACE)
- AMERICAN ALARM & COMMUNICATIONS, INC.
- LAVATORY/JANITOR AREA (PUBLIC)
- SUPPORT/UTILITY

0 5 10 20  
SCALE: 1/16"=1'-0"



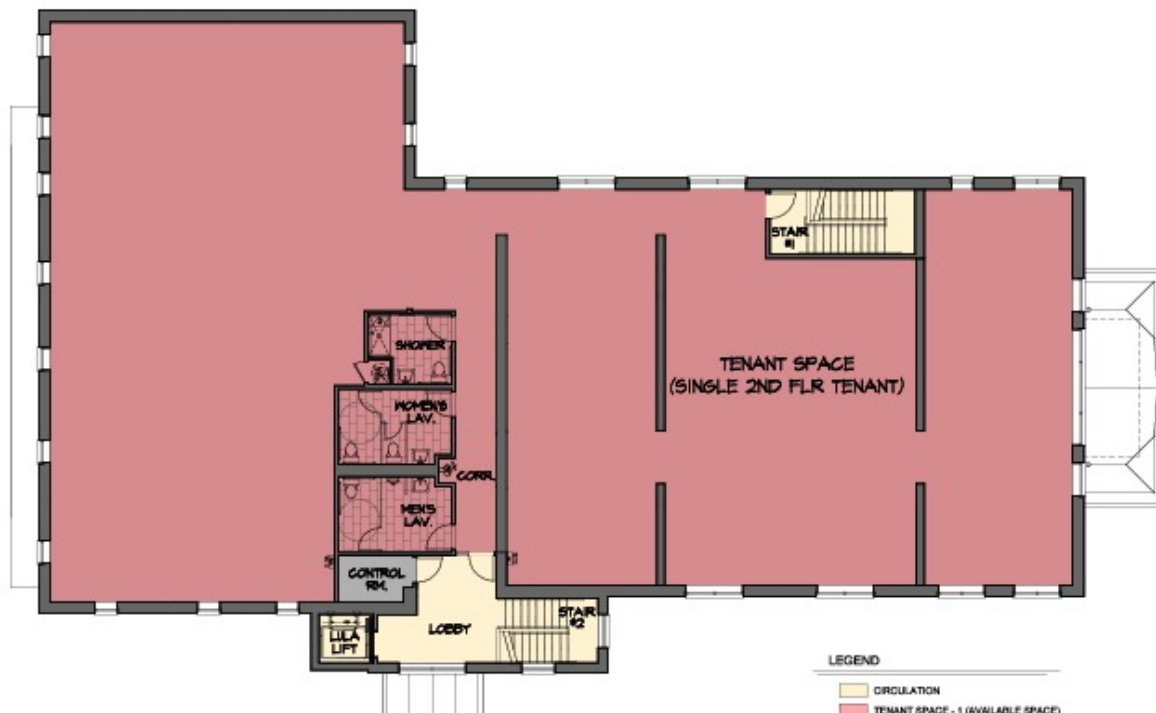
**HM ARCHITECTS**  
611 MAIN STREET, SUITE 300  
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email: cmluhem@hmarchitects.com

**1239 WASHINGTON ST**  
**AMERICAN ALARM & COMMUNICATIONS, INC.**  
1239 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS

**02-PLN**

06.14.22

# 1239 WASHINGTON STREET



SECOND FLOOR PLAN

1/16" = 1'-0"

- LEGEND
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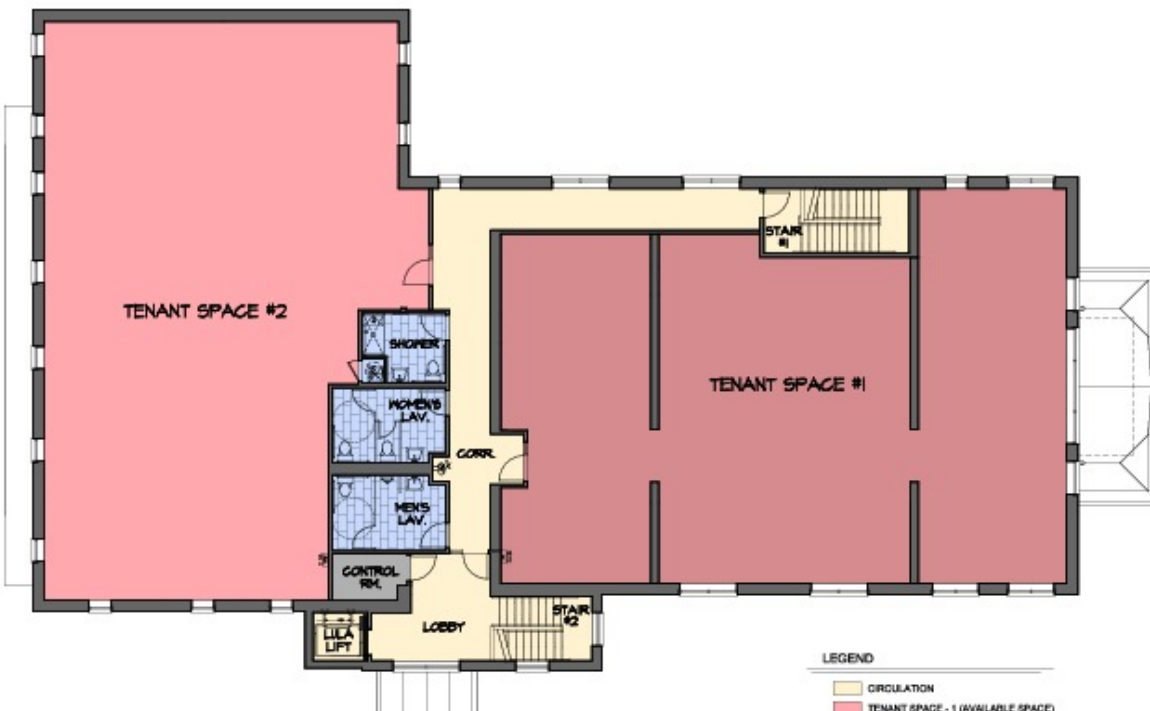
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**1239 WASHINGTON ST**  
**AMERICAN ALARM & COMMUNICATIONS, INC.**  
1239 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS

**02-PLN**

06.08.22

# 1239 WASHINGTON STREET



SECOND FLOOR PLAN

1/16" = 1'-0"

- LEGEND
- CIRCULATION
  - TENANT SPACE - 2 (AVAILABLE SPACE)
  - TENANT SPACE - 1 (AVAILABLE SPACE)
  - AMERICAN ALARM & COMMUNICATIONS, INC.
  - LAVATORY/RESTROOM AREA (PUBLIC)
  - SUPPORT/UTILITY

0 5 10 20  
SCALE: 1/16"=1'-0"



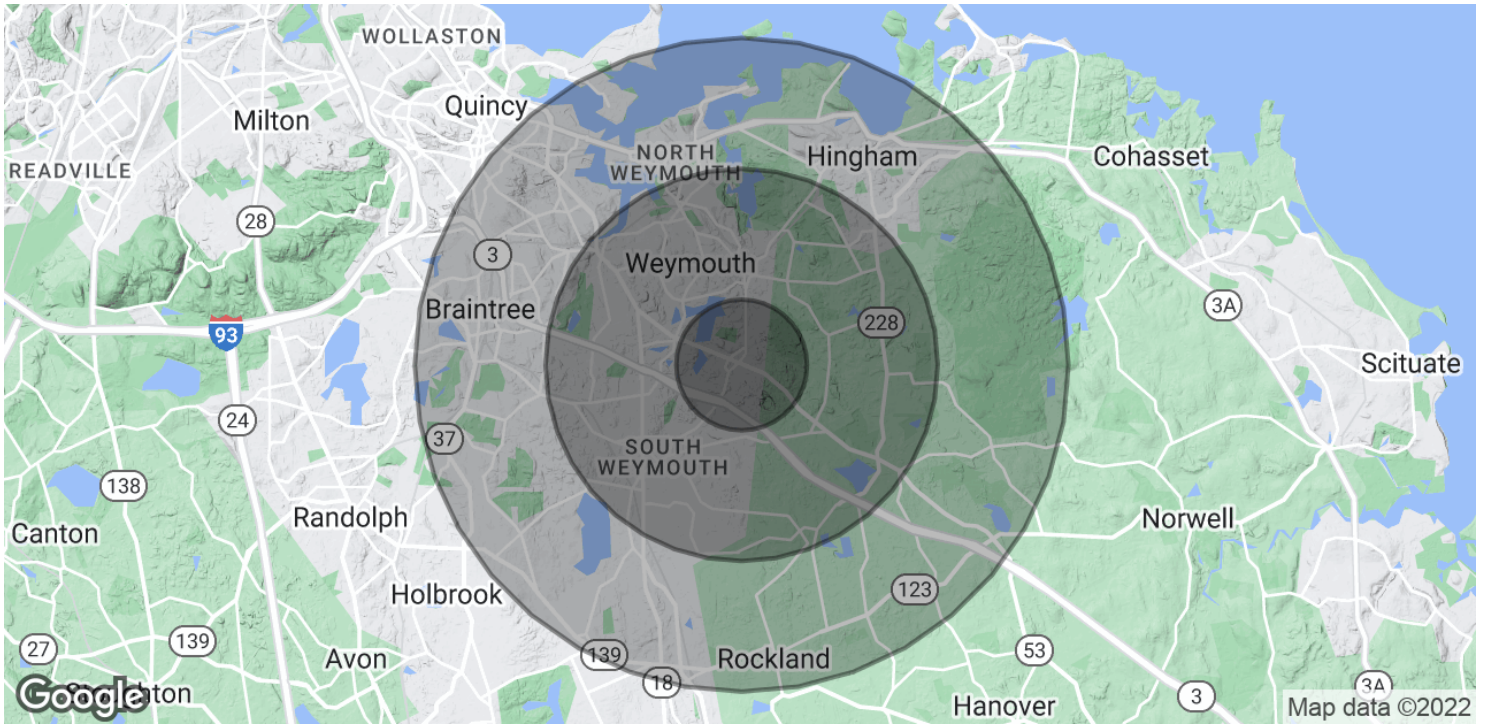
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1239 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS

## 02-PLN

06.08.22

# 1239 WASHINGTON STREET



## POPULATION

	3 MILES	5 MILES
Total Population	64,721	160,605
Average Age	44.6	42.9
Average Age (Male)	43.5	41.4
Average Age (Female)	46.5	44.5

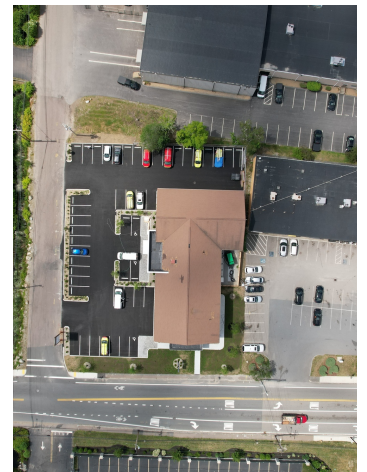
## HOUSEHOLDS & INCOME

	3 MILES	5 MILES
Total Households	28,227	67,271
# of Persons per HH	2.3	2.4
Average HH Income	\$111,385	\$114,807
Average House Value	\$475,760	\$492,135

\* Demographic data derived from 2020 ACS - US Census

ADDITIONAL PHOTOS

# 1239 WASHINGTON STREET



**BILL KINGDON**

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## BILL KINGDON

Commercial Advisor

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## PROFESSIONAL BACKGROUND

Bill Kingdon has completed over \$30,000,000 worth of lease and sale transactions since joining Ellis Realty Advisors in 2019. He specializes in investment and owner-occupant sales and commercial leasing throughout Southeastern Massachusetts with a focus on the industrial, office, and medical asset classes.

Prior to joining Ellis Realty Advisors, Bill was the Director of Finance and Operations for Pro Ambitions Hockey, Inc., where he oversaw day to day logistics and managed a staff of over 300 coaches for the largest hockey camp company in the world.

## EDUCATION

Ithaca College (2012)  
Bachelor of Science - Business Management  
Bachelor of Science - Sport Management

## MEMBERSHIPS

South Shore Young Professionals - Board Chair  
Weymouth Chamber of Commerce - Board  
South Shore Chamber of Commerce - Ambassador Board  
South Shore Business Collaborative  
Quincy Chamber of Commerce - Ambassador Board

### Ellis Realty Advisors

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