

OFFICE BUILDING
FOR LEASE

**988 PLAIN ST,
MARSHFIELD, MA
02050**

KERRICK PIERCE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Professionally maintained office building with a strong professional tenant mix. This lower-level suite offers flexible options, including individual small- to medium-sized private offices or the ability to lease the entire 3,200 SF suite.

Tenants enjoy clean common areas, a complimentary coffee station, ample parking, and easy access to Route 139. Fully furnished, turnkey options are available for immediate use.

Ideal for medical, professional services, wellness, administrative, and other office-based users seeking a convenient Marshfield location.

OFFERING SUMMARY

Lease Rate:	\$500 - 5,000 per month (Full Service)
Number of Units:	1
Available SF:	141 - 3,200 SF
Lot Size:	28,226 SF
Building Size:	3,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	404	1,375	2,537
Total Population	986	3,302	6,359
Average HH Income	\$150,862	\$145,242	\$163,690



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Flexible layout: lease individual small- to medium-sized private offices or the entire 3,200 SF suite
- Turnkey, fully furnished options available
- Signage opportunity on a highly trafficked route 139
- Professionally maintained common areas and amenities including complimentary coffee station and shared conference room
- Conveniently located on Route 139, Marshfield's primary commercial corridor
- Less than 1 mile from Route 3
- Ideal for professional services, medical, wellness, administrative, and similar office uses



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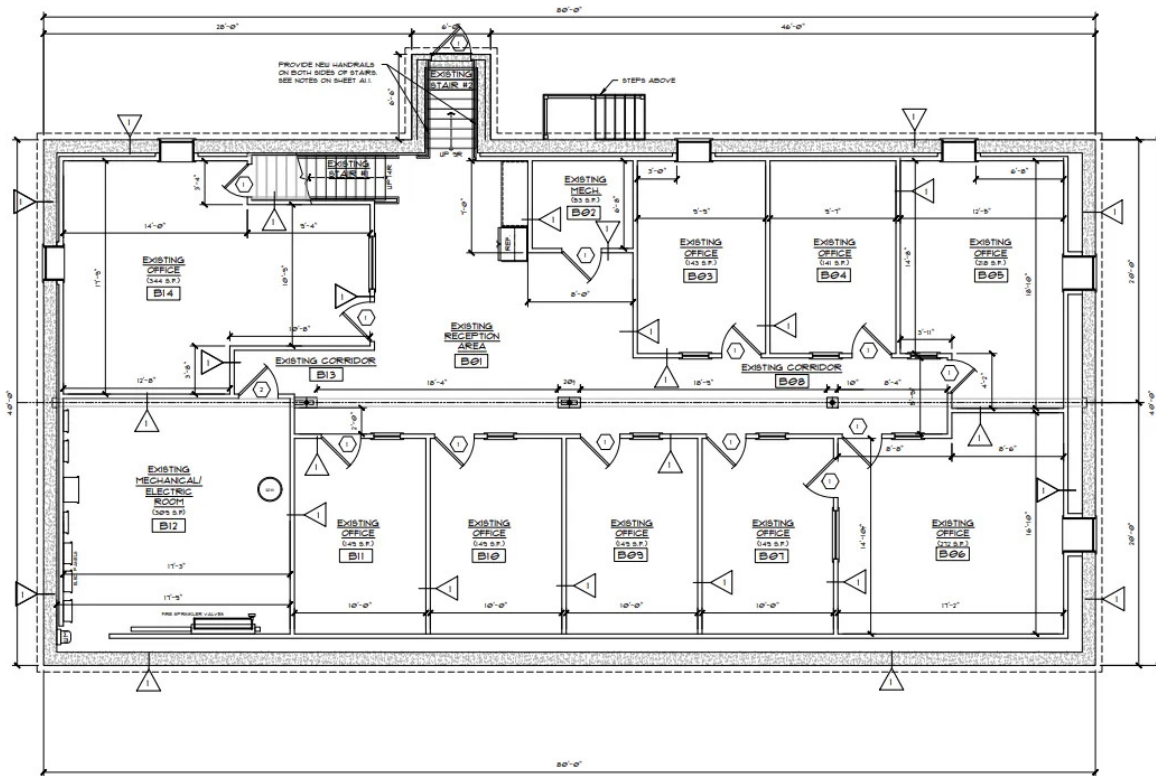
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FLOOR PLANS



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PROPERTY BORDER



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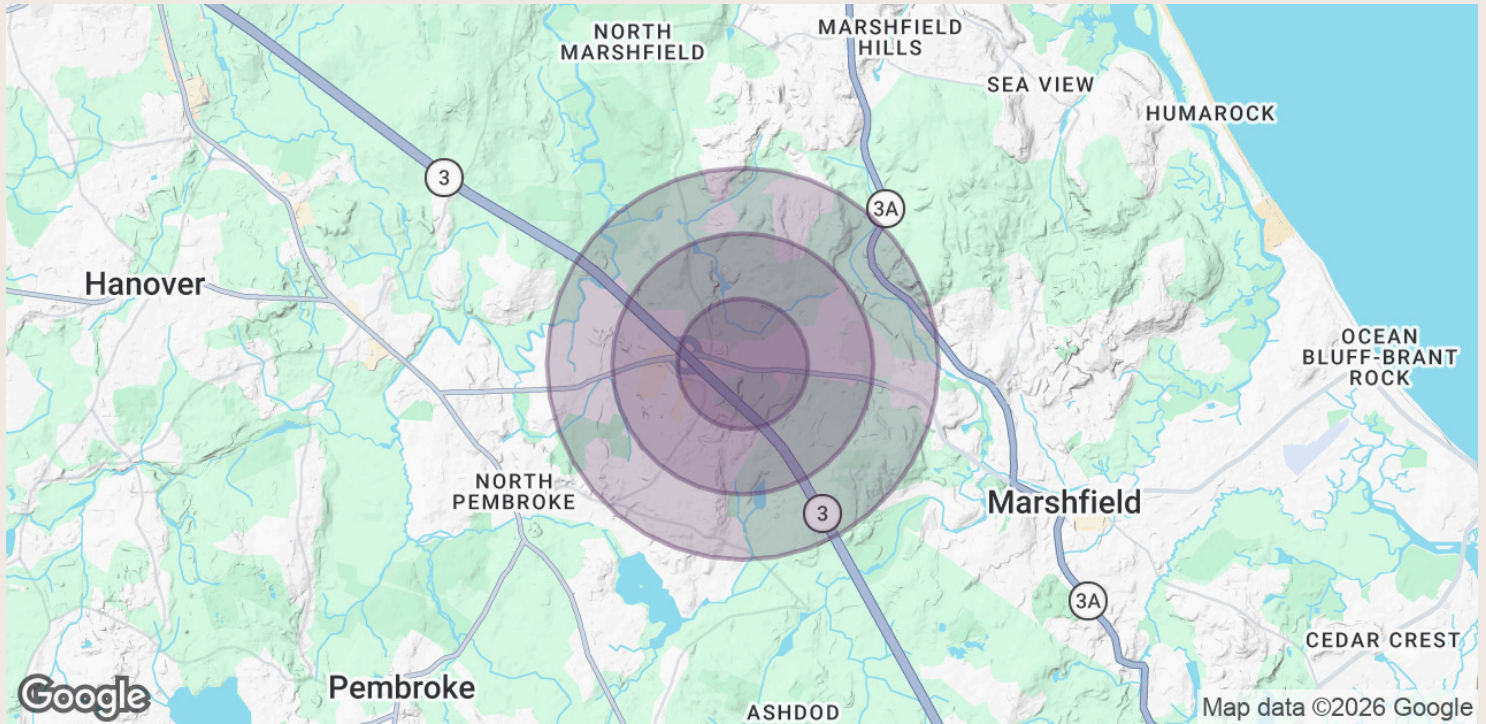
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	986	3,302	6,359
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	404	1,375	2,537
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$150,862	\$145,242	\$163,690
Average House Value	\$689,833	\$680,617	\$723,670

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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