

FOR LEASE

OFFICE BUILDING



ACCORD EXECUTIVE BUSINESS PARK

200 CORDWAINER DRIVE, NORWELL, MA 02061

For More Information

DAVE ELLIS

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ACCORD EXECUTIVE BUSINESS PARK



PROPERTY DESCRIPTION

3-Story Brick & Glass Professional Office Building with ample parking. Planned updates for Common Areas, LED Lighting and electrical charging stations.

PROPERTY HIGHLIGHTS

- Direct Highway Access
- Professionally Managed
- Professional Office Tenant Mix
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$20.00 - 21.00 SF/yr (MG)
Available SF:	2,370 - 5,113 SF
Lot Size:	4.32 Acres
Building Size:	29,200 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	946	36,807	147,895
Total Population	2,517	94,699	381,416
Average HH Income	\$105,123	\$98,028	\$90,515

ACCORD EXECUTIVE BUSINESS PARK



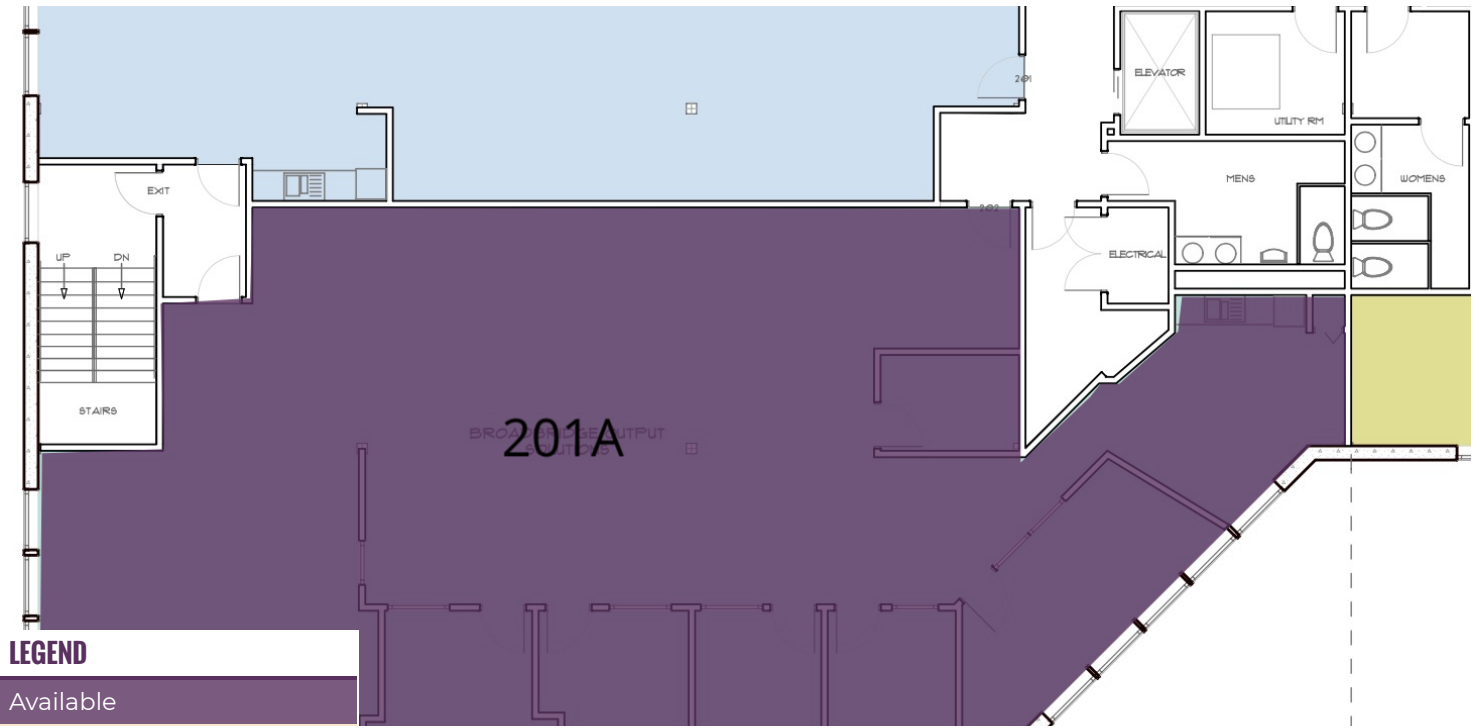
LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,370 - 5,113 SF	Lease Rate:	\$20.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 304	Available	3,202 SF	Modified Gross	\$21.00 SF/yr
Suite 101	-	864 SF	Modified Gross	\$20.00 SF/yr
Suite 201A	Available	2,743 - 5,113 SF	Modified Gross	\$20.00 SF/yr
Suite 201B	Available	2,370 - 5,113 SF	Modified Gross	\$20.00 SF/yr

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LEGEND

Available

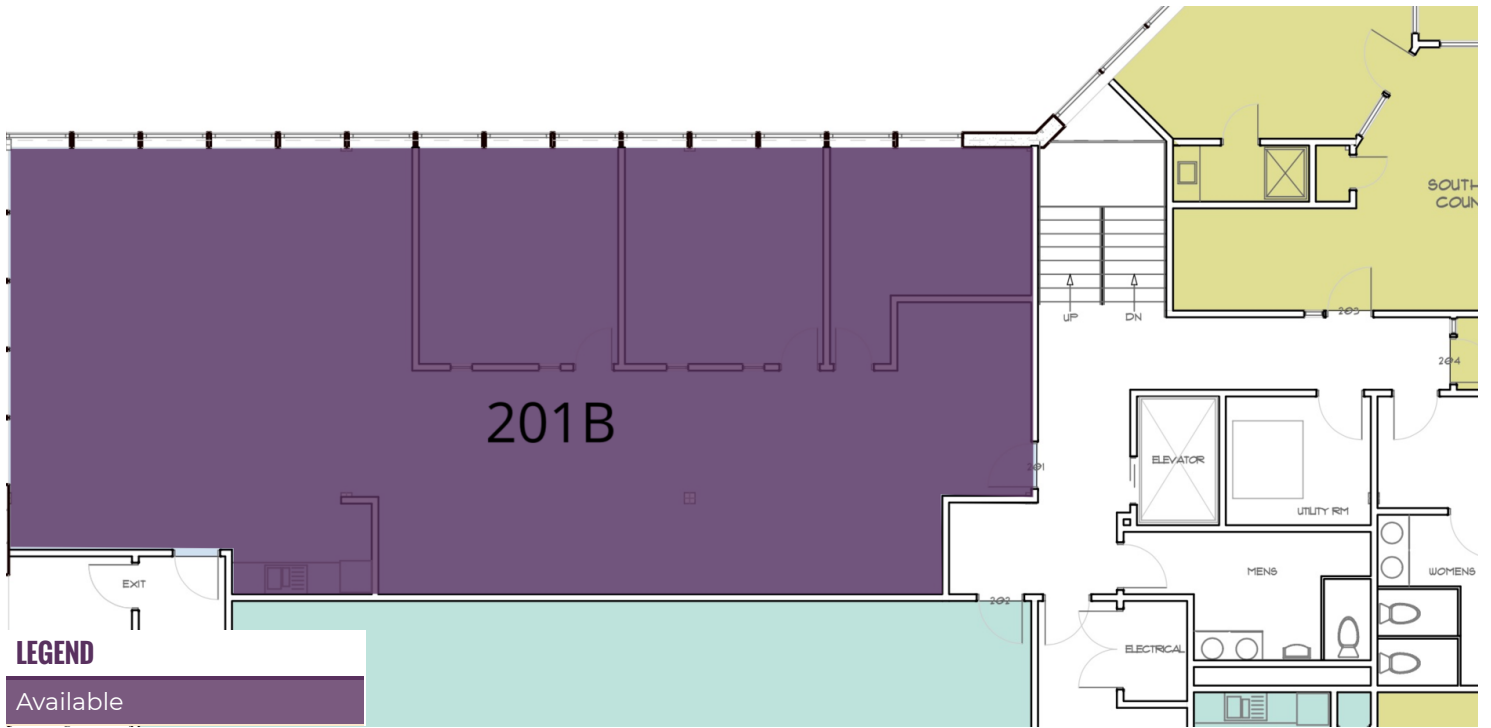
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Total Space:	2,370 - 5,113 SF	Lease Rate:	\$20.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 201A	Available	2,743 - 5,113 SF	Modified Gross	\$20.00 SF/yr

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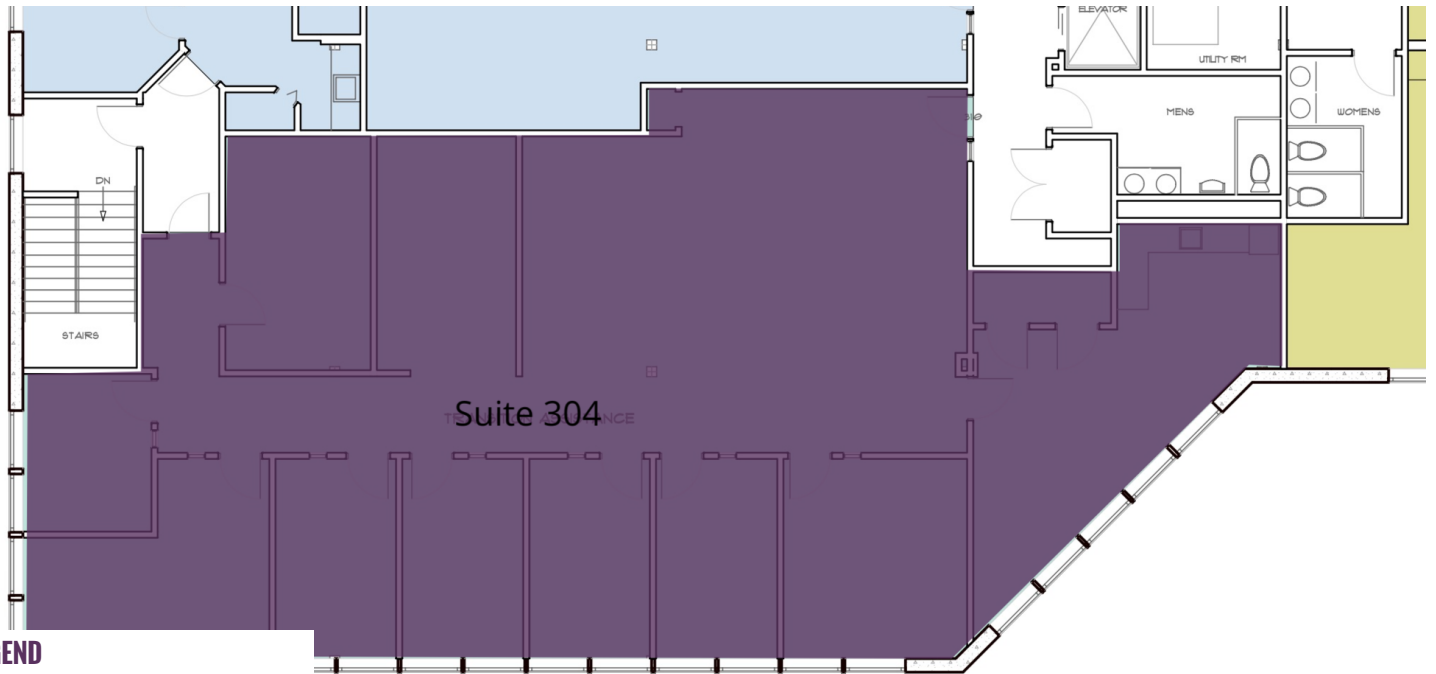
LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,370 - 5,113 SF	Lease Rate:	\$20.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 201B	Available	2,370 - 5,113 SF	Modified Gross	\$20.00 SF/yr

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LEGEND

Available

LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,370 - 5,113 SF	Lease Rate:	\$20.00 - \$21.00 SF/yr

AVAILABLE SPACES

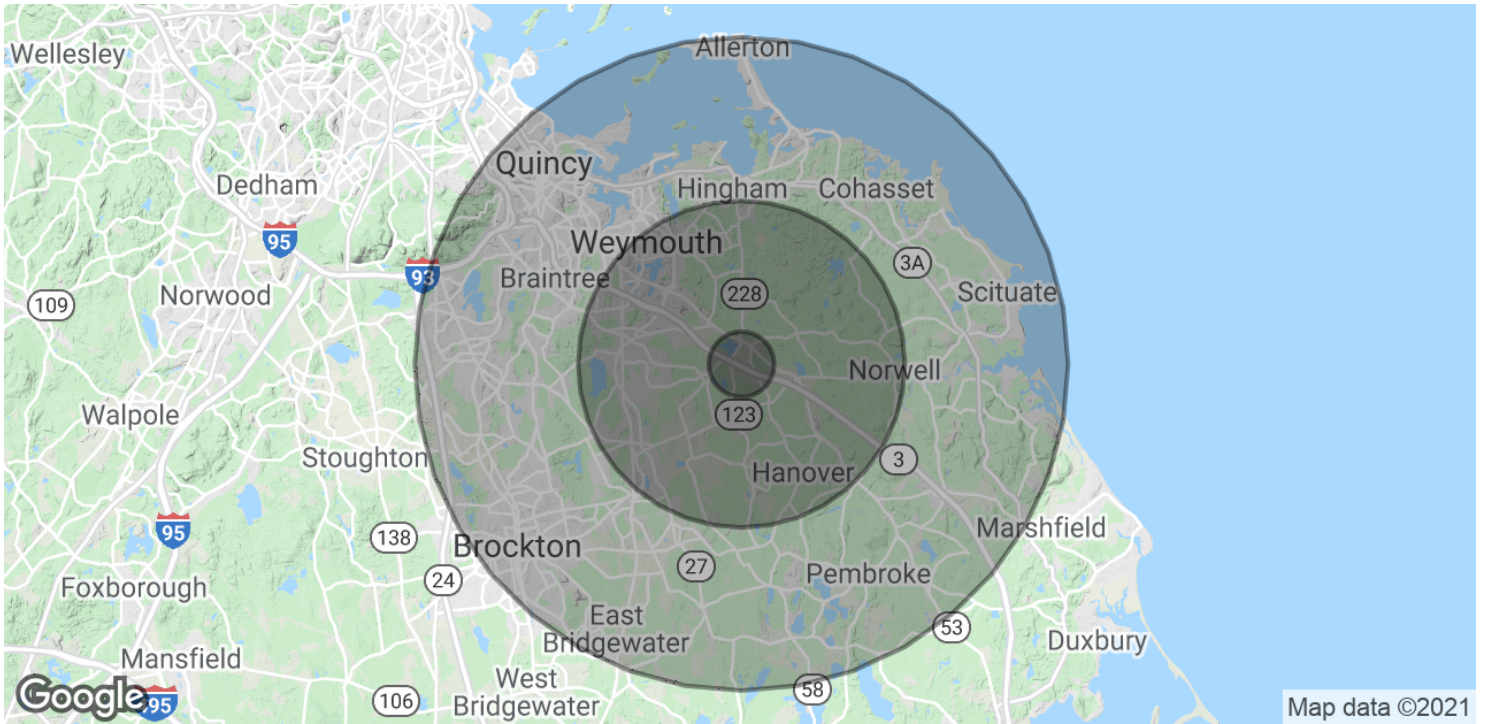
SUITE	TENANT	SIZE	TYPE	RATE
Suite 304	Available	3,202 SF	Modified Gross	\$21.00 SF/yr

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,517	94,699	381,416
Average age	42.6	40.3	40.4
Average age (Male)	40.0	38.6	38.8
Average age (Female)	45.5	42.0	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	946	36,807	147,895
# of persons per HH	2.7	2.6	2.6
Average HH income	\$105,123	\$98,028	\$90,515
Average house value	\$438,915	\$460,915	\$432,085

* Demographic data derived from 2010 US Census



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ADDITIONAL PHOTOS

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