

VICTORY POINT



OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$20.00 - 25.00 SF/yr (MG) |
| Building Size: | 14,858 SF |
| Available SF: | 2,500 SF |
| Lot Size: | 0.21 Acres |
| Year Built: | 2000 |
| Zoning: | Business C |
| Market: | Boston |
| Submarket: | Quincy/Braintree |

PROPERTY OVERVIEW

2,500 square foot office/medical/retail suite available in the heart of Marina Bay with views over the boardwalk and on to Boston Harbor. Suite offers three private offices amidst an otherwise open floor plan making it flexible for many different uses.

PROPERTY HIGHLIGHTS

- Building Signage
- Prime Marina Bay location
- Waterfront views
- Additional storage in basement
- Direct elevator exposure
- Flexible floor plan

ADDITIONAL PHOTOS

VICTORY POINT



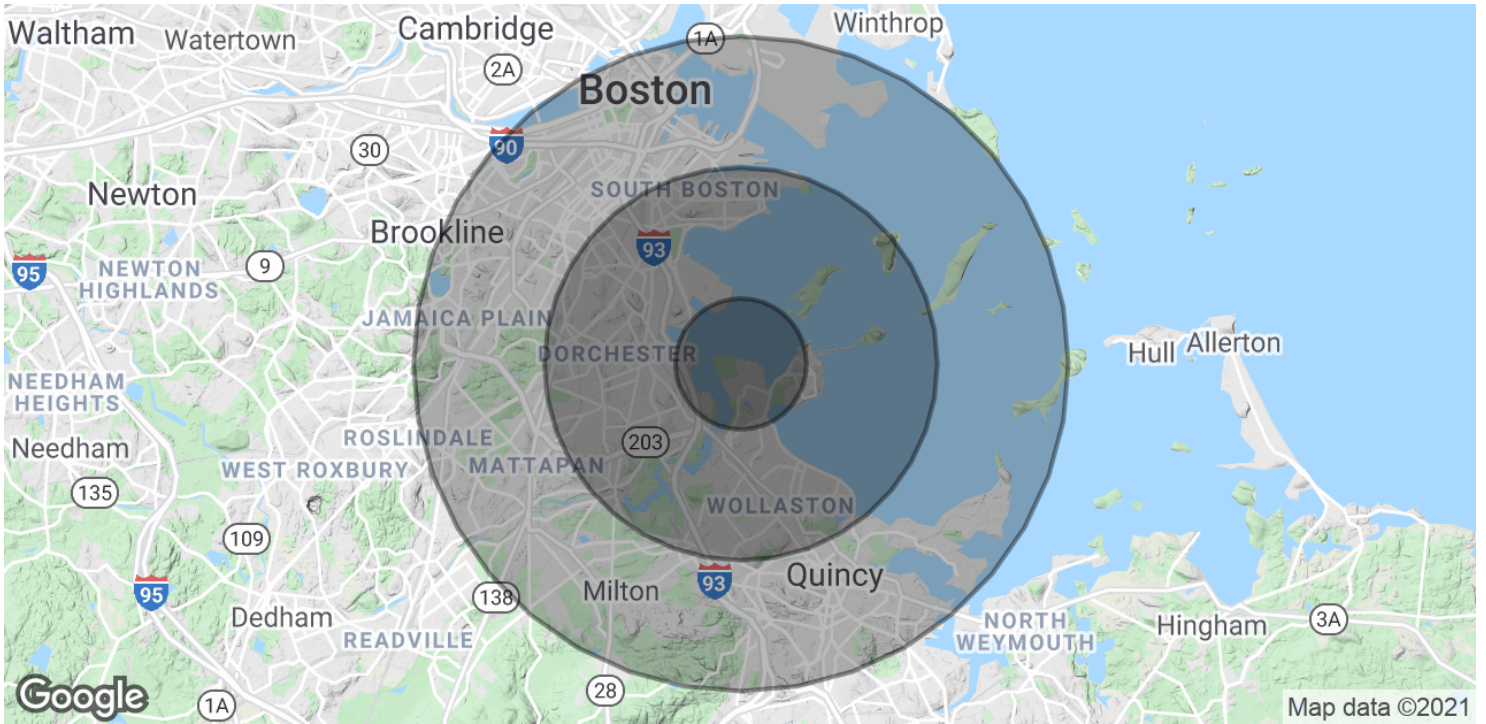
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 5,122 | 176,494 | 510,173 |
| Median age | 44.8 | 34.8 | 33.8 |
| Median age (Male) | 42.5 | 33.7 | 32.7 |
| Median age (Female) | 48.3 | 36.1 | 35.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,720 | 70,517 | 212,180 |
| # of persons per HH | 1.9 | 2.5 | 2.4 |
| Average HH income | \$89,953 | \$72,059 | \$76,668 |
| Average house value | \$383,431 | \$414,408 | \$493,811 |

* Demographic data derived from 2010 US Census