

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	2
AVAILABLE SF:	9,884 - 10,630 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.85 Acres
BUILDING SIZE:	20,514 SF
ZONING:	C2
PRICE / SF:	-

PROPERTY OVERVIEW

Freestanding +20,514 sq ft office building located on Rt 123 (aka Centre St.) across the street from Brockton Hospital Medical Campus. Property is nearby the Brockton/Abington line. The property is available for Sale or Lease. The building was constructed in 2009 and renovated in 2018, offers a large parking lot with onsite parking spaces and is in excellent condition. Additional features include elevator, built out office space and conference areas. The space can be divided. Perfect for investor or owner operator. Contact Listing Broker to explore opportunity.

PROPERTY HIGHLIGHTS

- ACROSS THE STREET FROM BROCKTON HOSPITAL MEDICAL CAMPUS
- Building can be used for Single or Multi Tenant occupancy
- 1st floor measures 9,884 sq/ft
- 2nd floor measures 10,630 sq/ft
- 112 Parking spaces on-site
- Close proximity to Massasoit Community College
- Near Crescent Retail corridor on Rt. 27 (aka Crescent St)

KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
dju930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 9,884 - 10,630 SF Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor	Available	9,884 SF	NNN	Negotiable	Common = 3,098 sq ft Usable = 6,786 sq ft
2nd Floor	Available	10,630 SF	NNN	Negotiable	Common = 2,477 sq ft Usable = 8,153 sq ft



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djm930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

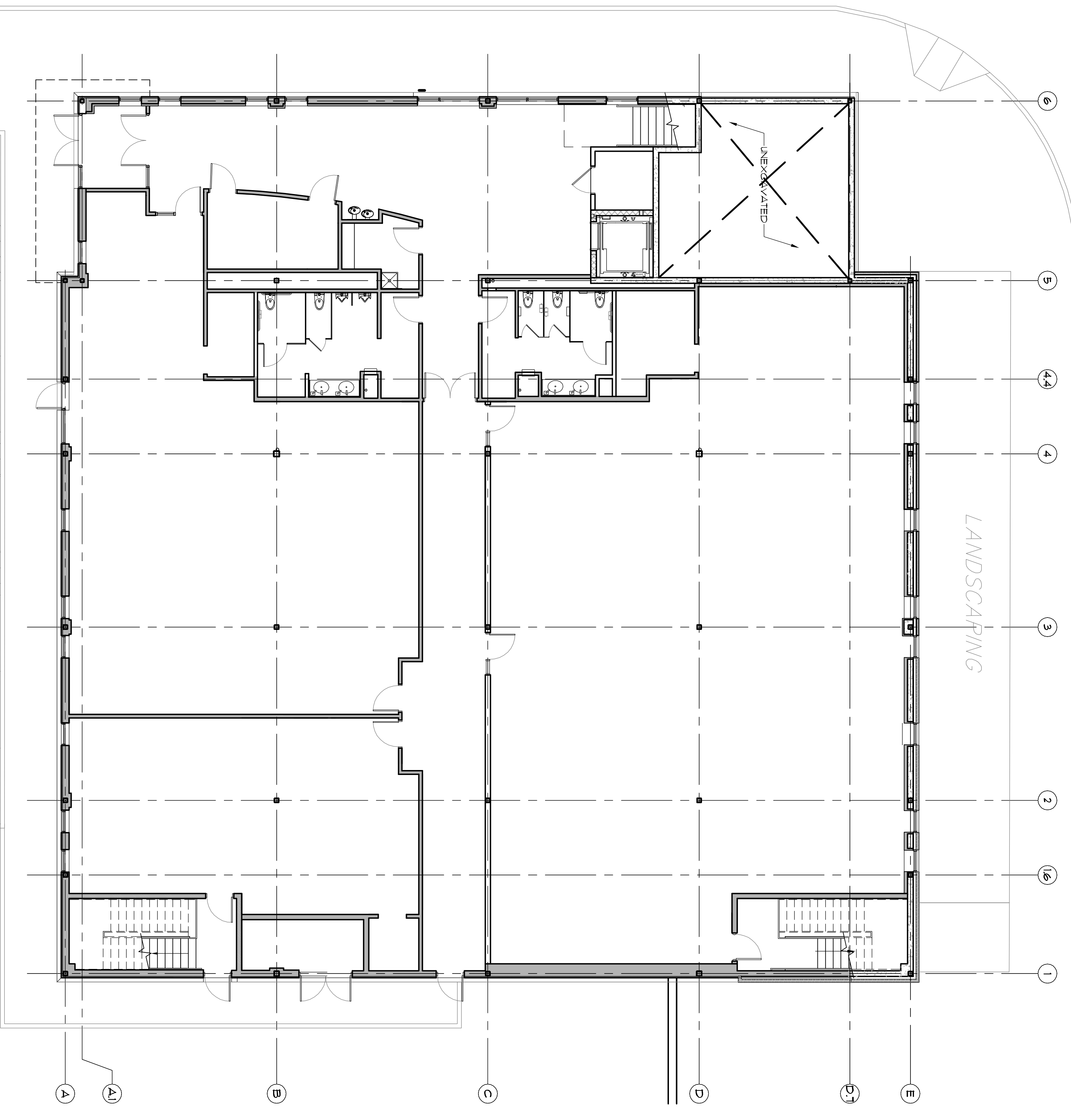
Each Office Independently Owned and Operated kwcommercial.com

COOLIDGE AVE.

CENTRE ST.

LANDSCAPING

UNEXCAVATED



1 FIRST FLOOR PLAN
SCALE: SCALE: 1/8" = 1'-0"

Copyright © 2007 by BKA Architects, Inc. The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of BKA Associates, Inc. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of BKA Architects, Inc.

A1.1

FIRST FLOOR PLAN

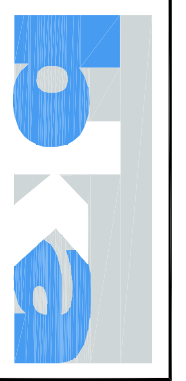
OFFICE BUILDING SHELL SPACE

655 CENTRE STREET
BROCKTON, MA

Date	Revisions
5/28/15	ISSUED FOR CONSTRUCTION

Date	Revisions
5/28/15	ISSUED FOR CONSTRUCTION

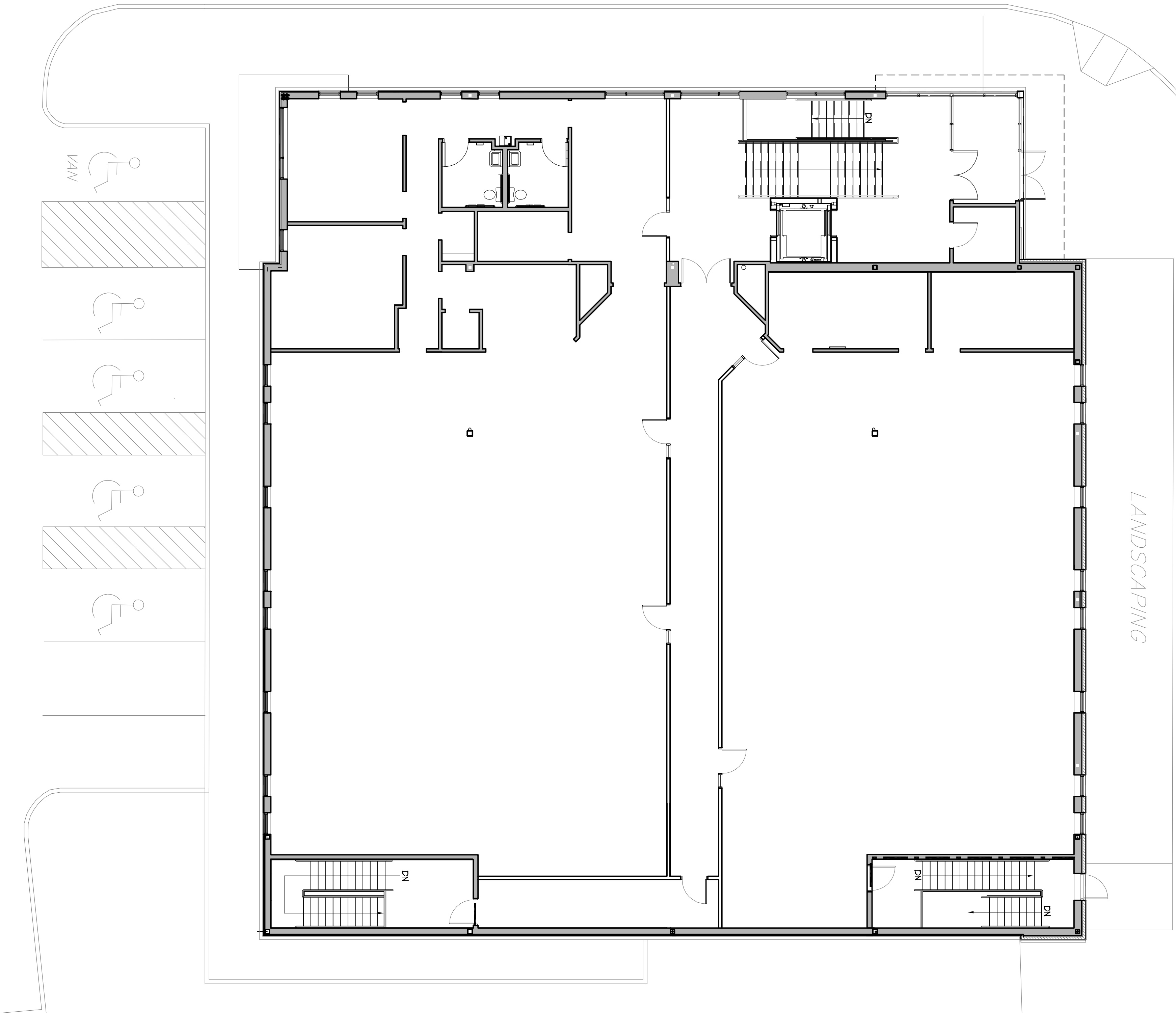
BKA Architects, Inc.
Architects & Interiors
142 Crescent Street
Brockton, MA 02302
Tel: 508.583.5503
Fax: 508.583.5914
Email: info@bkaarchitect.com



COOLIDGE AVE.

CENTRE ST.

LANDSCAPING



1 SECOND FLOOR PLAN
 SCALE: SCALE: 1/8" = 1'-0"

Copyright © 2007 by BKA Architects, Inc. The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of BKA Associates, Inc. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of BKA Architects, Inc.

SECOND FLOOR PLAN

OFFICE BUILDING SHELL SPACE
 655 CENTRE STREET
 BROCKTON, MA

Date	Revisions
5/28/15	ISSUED FOR CONSTRUCTION

BKA Architects, Inc.
 ARCHITECTS & INTERIORS
 142 Crescent Street
 Brockton, MA 02302
 TEL: 508.583.5503
 FAX: 508.583.5914
 E-MAIL: info@bkaarch.com

A1.2

Scale: A5 NOTED
 Date: Feb 07, 2015
 Drawn By: D9G
 Checked By: ASB
 Job Number: 214195
 Drafting:

OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

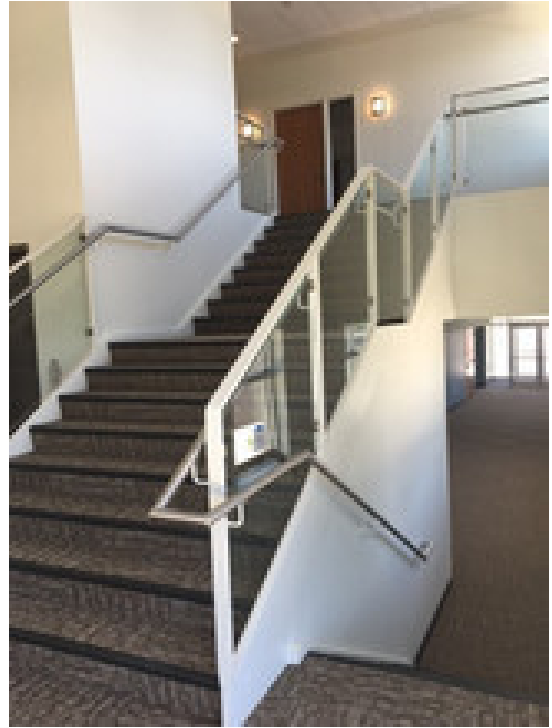
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

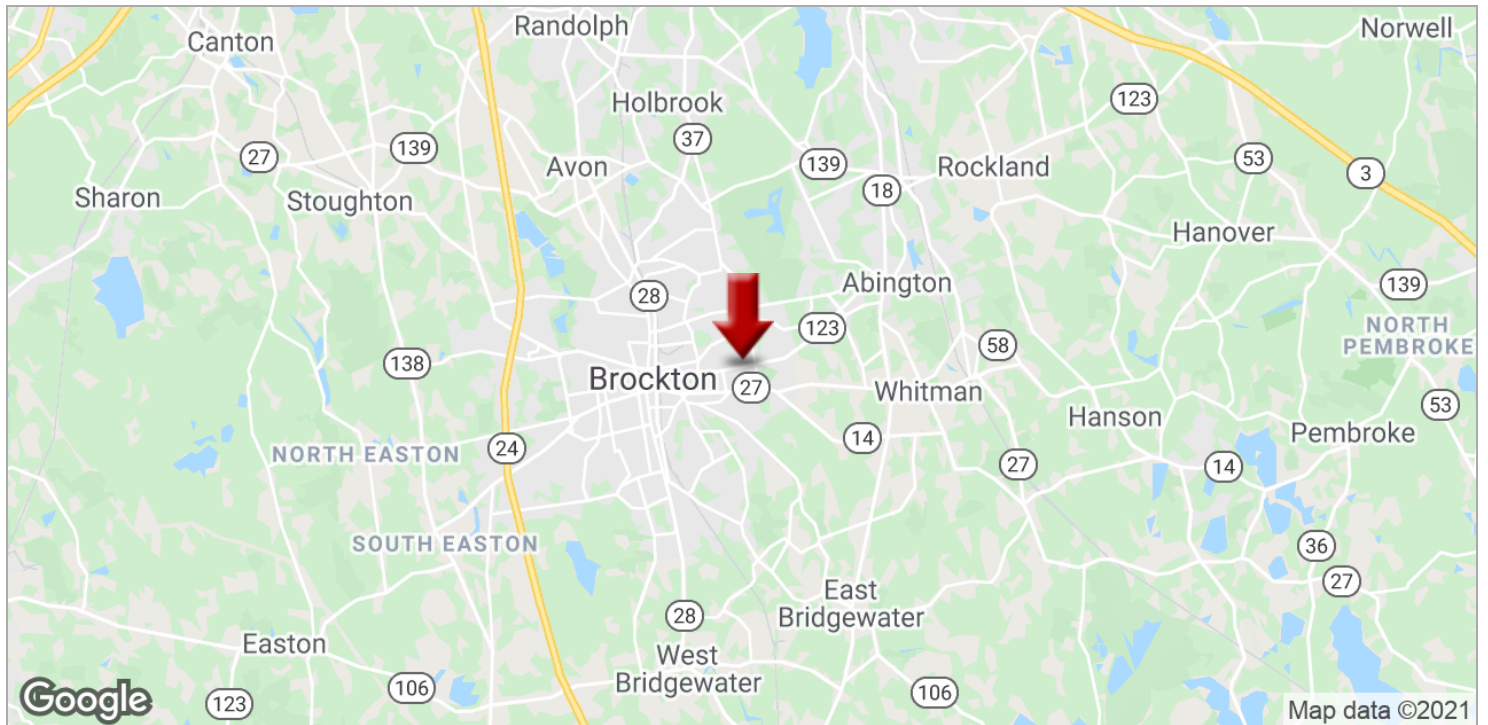
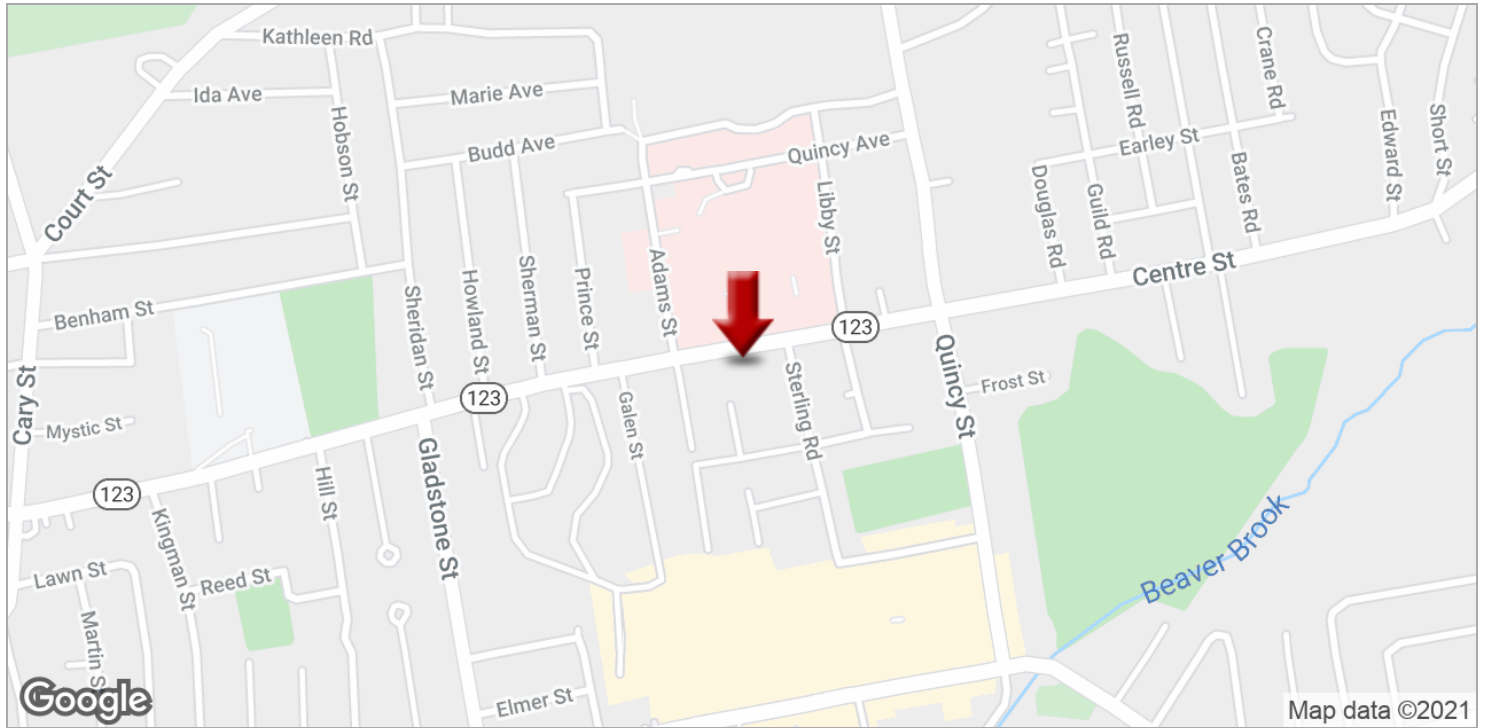
Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

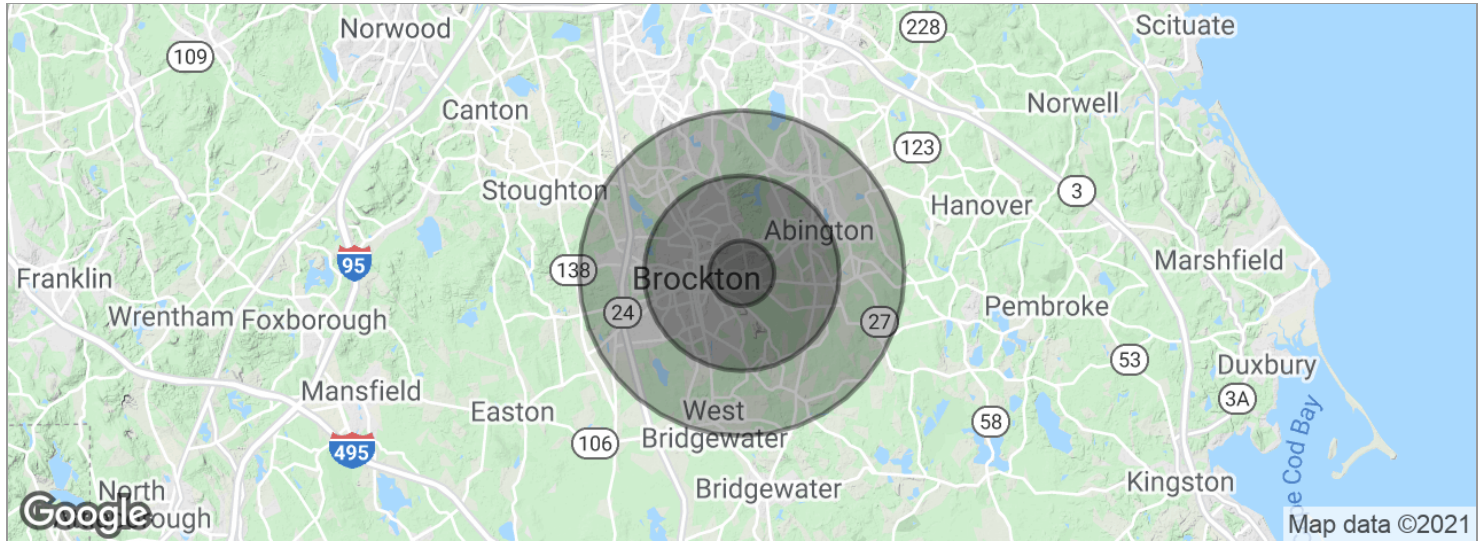
DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,880	101,410	188,013
Median age	36.3	34.2	36.7
Median age (male)	33.7	32.7	35.5
Median age (Female)	38.4	35.6	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,137	35,583	68,304
# of persons per HH	2.9	2.8	2.8
Average HH income	\$64,723	\$62,766	\$68,141
Average house value	\$285,599	\$305,040	\$323,402

* Demographic data derived from 2010 US Census

KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

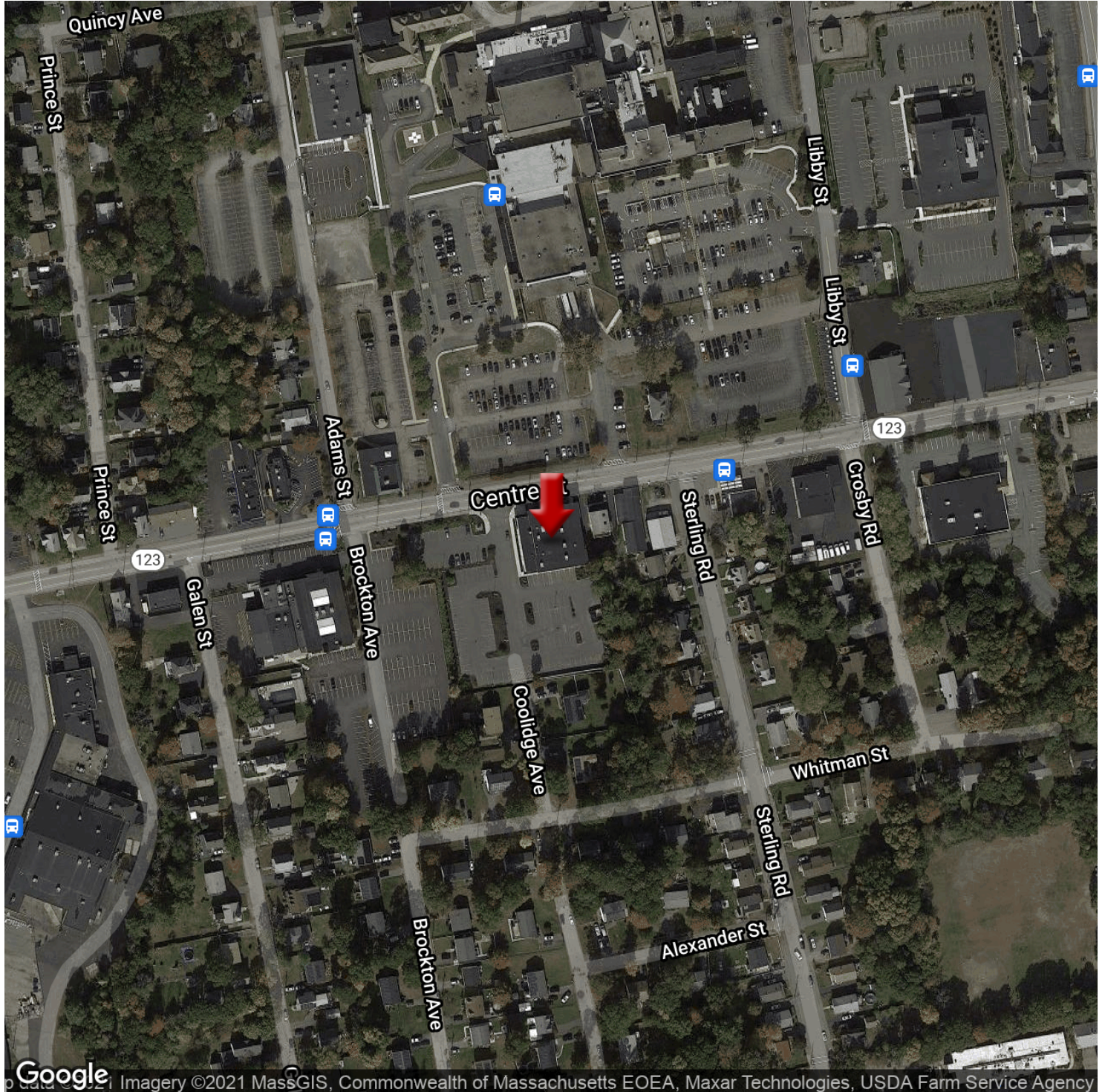
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djw930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

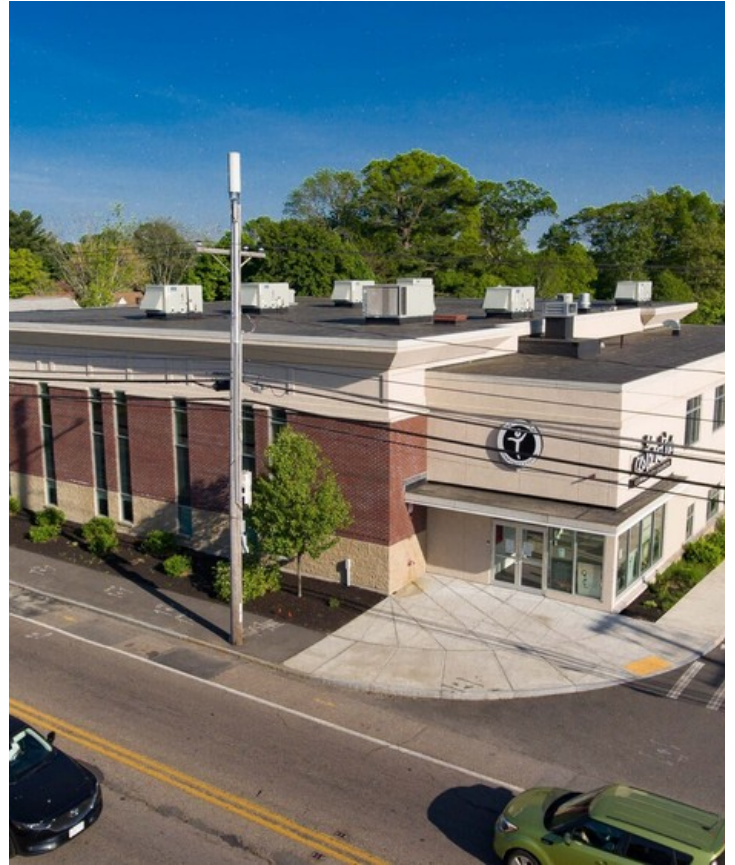
OFFICE FOR SALE & LEASE

GH MASON MEDICAL BLDG

661 Centre St, Brockton, MA 02302



Property Name:	GH Mason Medical Bldg
Property Address:	661 Centre St, Brockton, MA 02302
Property Type:	Office
Lot Size:	0.85 AC
Building Size:	20,514 SF
Building Class:	B
Zoning:	C2
Rail Access:	N/A
Parking Spaces:	112
Parking Ratio:	2.25
Year Built:	2009
Number of Stories:	2
Number of Units:	2



PROPERTY OVERVIEW

Freestanding +20,514 sq ft office building located on Rt 123 (aka Centre St.) across the street from Brockton Hospital Medical Campus. Property is nearby the Brockton/Abington line. The property is available for Sale or Lease. The building was constructed in 2009 and renovated in 2018, offers a large parking lot with onsite parking spaces and is in excellent condition. Additional features include elevator, built out office space and conference areas. The space can be divided. Perfect for investor or owner operator. Contact Listing Broker to explore opportunity.

LOCATION OVERVIEW

Centre St/Route 123, across from Brockton Hospital/Signature Healthcare

PROPERTY HIGHLIGHTS

- ACROSS THE STREET FROM BROCKTON HOSPITAL MEDICAL CAMPUS
- Building can be used for Single or Multi Tenant occupancy
- 1st floor measures 9,884 sq/ft
- 2nd floor measures 10,630 sq/ft
- 112 Parking spaces on-site
- Close proximity to Massasoit Community College
- Near Crescent Retail corridor on Rt. 27 (aka Crescent St)

KW COMMERCIAL
574 Washington Street
Easton, MA 02375

CESAR A. MIRANDA, CCIM
Commercial Real Estate Advisor
O: 508.326.8306
C: 508.326.8306
cmiranda@kw.com
MA #9051149

DAN WALDMAN
President
O: 781.492.1586
djm930@gmail.com
MA #9519274

Waldman & Associates
COMMERCIAL REAL ESTATE SALES & LEASING

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com