



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$475,000

High Tech Professional Office Suite 3,366± SF
80 Washington Street, Suite M-50
Washington Square, Norwell, MA



Professional Office – Wired for Technology
Ready To Move In Condition
On-Site Parking
Great Exposure – Directory/Road Signage
Easy access to Routes 3, 53 and 228
Area of Complimentary Mixed-Use Business



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel-Cell: 617-256-3169 | Anne Osterholm – Cell: 617-291-0093

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Executive Summary

Property Address:	80 Washington Street Suite M-50 Norwell, MA 02061
Sale Price:	\$475,000
Condo Fees:	\$750/Month
FY2013 Assessment:	\$351,600
Fy2013 Annual Taxes:	\$5,660.76
Year Built:	1989
Total Suite Size:	3,366± SF
Building M/Suite 50:	2,104± SF
Lower Level:	1,262± SF
Lower Level Storage:	850± SF
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	C1 District Wireless Facility Overlay District

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Detailed Summary

Building/Suite:	M-50
Floors:	Two Level
Total Leasable Area:	3,366± SF 850± SF – Basement Storage
Floor:	Wall to Wall Carpet/Tile/Hardwood
Windows:	Windows in Several Offices/Rooms
Baths:	One Private Bath – Two Common Baths
Heat/AC:	FHA/Gas/AC
Parking:	On-Site Paved Parking
Amenities:	.66± mile to Route 3 Quality Professional Office Suite Two Level Office Suite Several Private Offices, Open Work Areas Kitchen Area/Private & Common Baths Conference Room & Basement Storage CAT 5 Wiring Throughout Suite Secure/Climate Controlled Server Room Efficient Gas Heat System

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Norwell Overview:

The town of Norwell is located 19.34± miles from Boston's business district in the southeastern section of Massachusetts. Norwell is bound to the north by Hingham and Cohasset, east by Scituate, west by Rockland and south by Marshfield. Washington Street, aka Route 53, is a major thoroughfare strategically located close to Routes 123-which runs east/west, Routes 228, 3, 3A and 18-which run north/south. Originally part of the town of Scituate, Norwell became its own town in the late 1800's. Being close to the ocean, shipbuilding was Norwell's major industry throughout the 18th and 19th centuries. Today, Norwell is an affluent town with a population of 10,506, according to the last U.S. Census in 2010 and contains 21.2 square miles of which 20.9 is land and .3 is water.

Location Overview:

The building is located on Washington Street within one mile of Route 3/Exit 14 on the border of Norwell and Hingham. The Braintree T and Commuter Bus are within easy access. Washington Street, (Route 53) is a major thoroughfare strategically located close to Routes 3, 228 and 18.

Immediate Area:

The immediate area surrounding our property consists of a mix of residential and commercial influences. Businesses such as Eastern Bank, Rockland Trust Company, Dunkin Donuts, MaryLou's Coffee Shop, Carpet Stores, real estate shops, medical facilities, eating establishments, fitness centers and municipalities make up this neighborhood intermingled with residential communities.

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Washington Square Complex:

Washington Square is a campus style setting comprised of seventeen office condo buildings surrounded by very attractive landscaping, ample free parking and areas to walk and picnic. The buildings have been well maintained by the owners association and the management company. Easily followed road signage winds through the complex. This complex has both Garrison and Cape style buildings with 51 suites varying from one to six offices.

Suite M-50:

Ideal for a company with heavy information technology needs. This quality professional suite contains 3,366± SF of leasable space on two levels with an additional 850± SF of basement storage. Currently vacant and ready for occupancy, this space has unique qualities in place. The space can be easily subdivided. The current owners remodeled extensively in 2006 to meet the demands of their growing technology business. A central staircase was added to provide direct access to the finished lower level, where the owners added a spacious kitchen, a lunch and common area, an extra bath, and an air conditioned server room and multiple meeting, office and storage rooms.

The current owners were mindful of energy and utility waste. The entrance provides an air lock with a second door (glass) for visitor entry directly to reception to protect heat or cooling as visitors come and go. Wiring, lighting, air conditioning and insulation were added or updated throughout. A system of heat recovery was added to the server room to allow heat generated by the servers to heat the basement at no extra cost. The building has: CAT 5 wiring throughout, multiple network and digital phone outlets in every office, open work areas, conference room, many private offices, private bath and additional common area baths. Flooring includes wall to wall carpet, tile and hardwood which line this upscale suite. There is a quality kitchen with full size refrigerator, plenty of cabinet storage, sink and microwave. Great exposure with road signage along with plenty of parking make this suite hard to resist.

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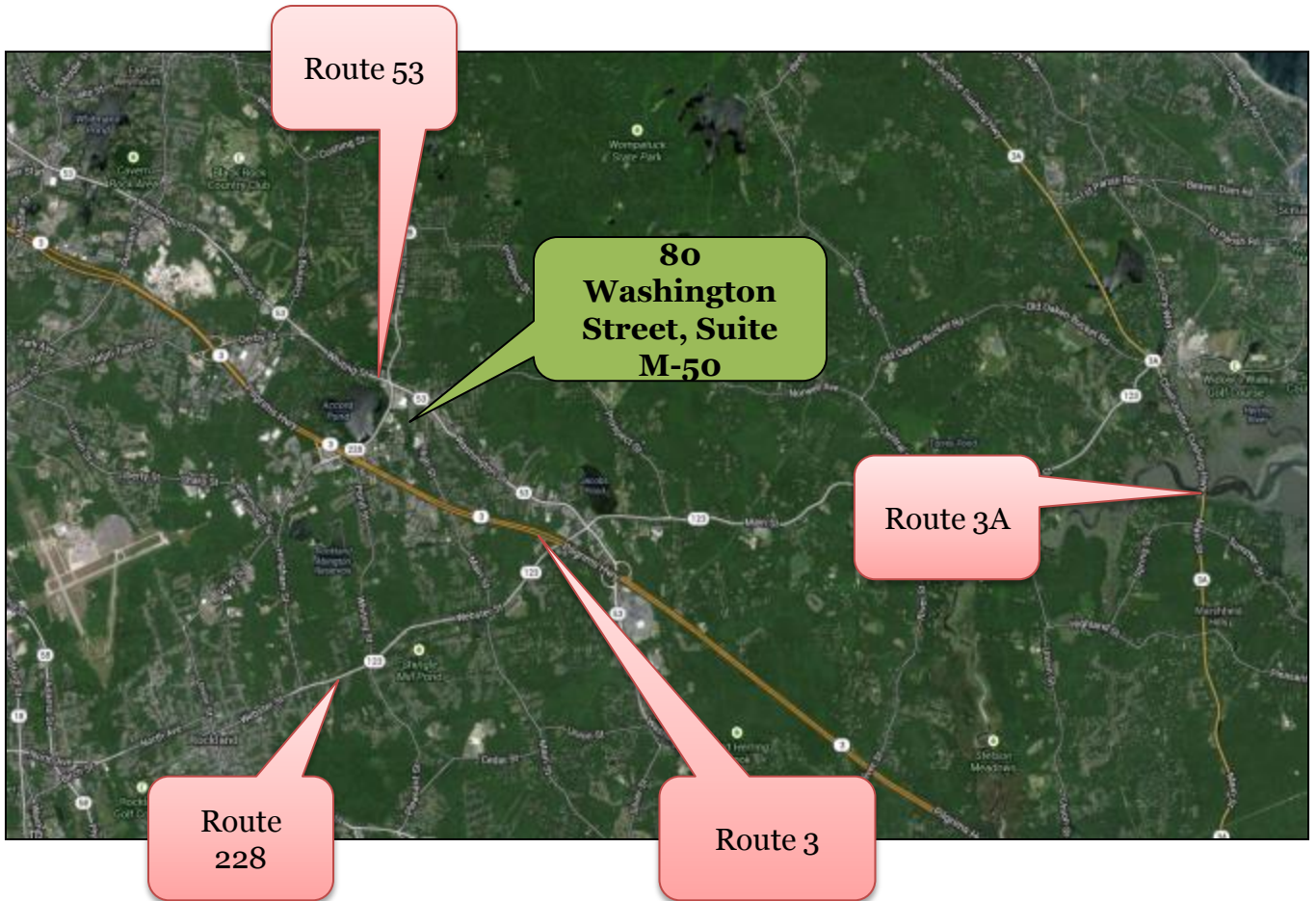
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Panoramic Satellite View



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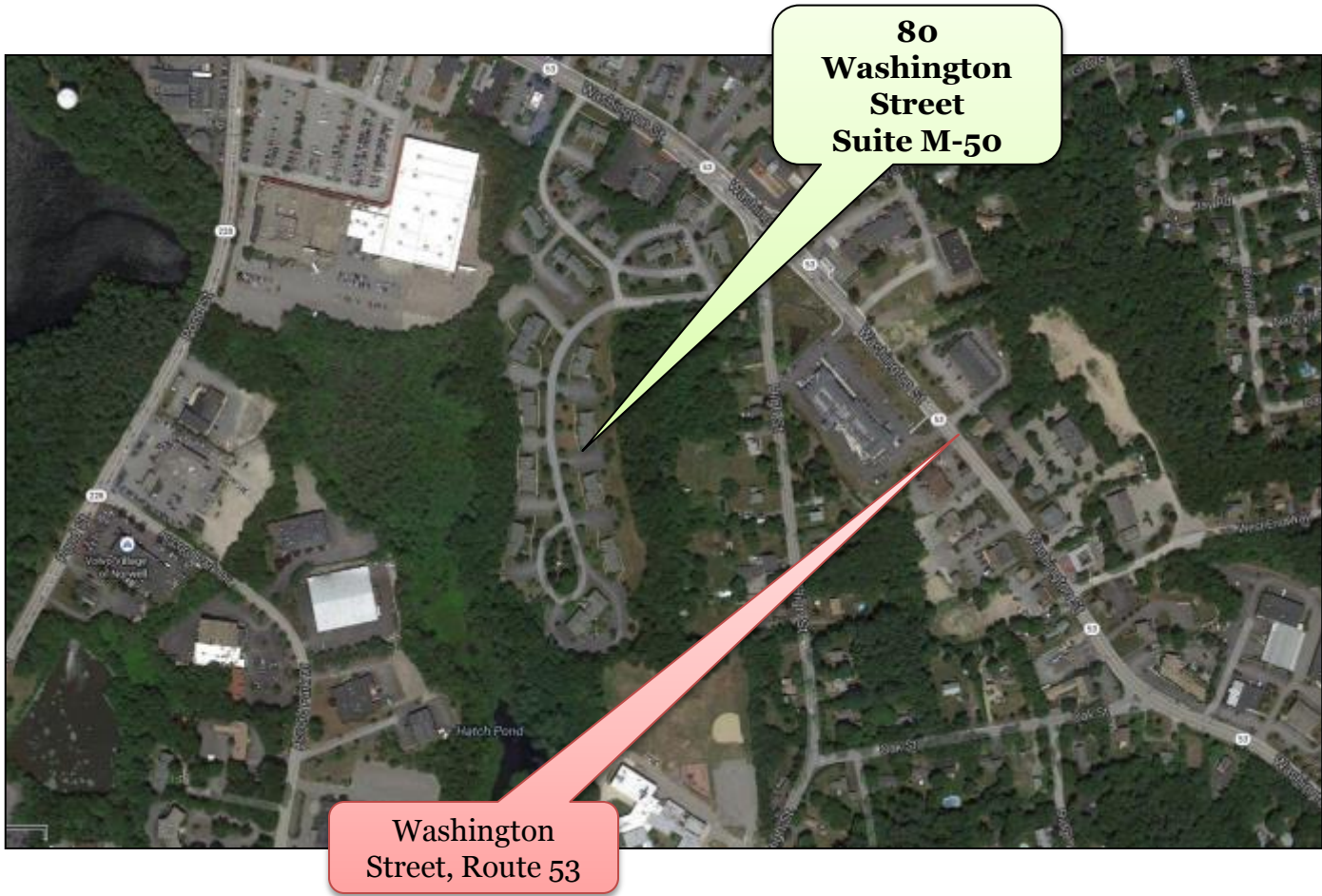
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Satellite View



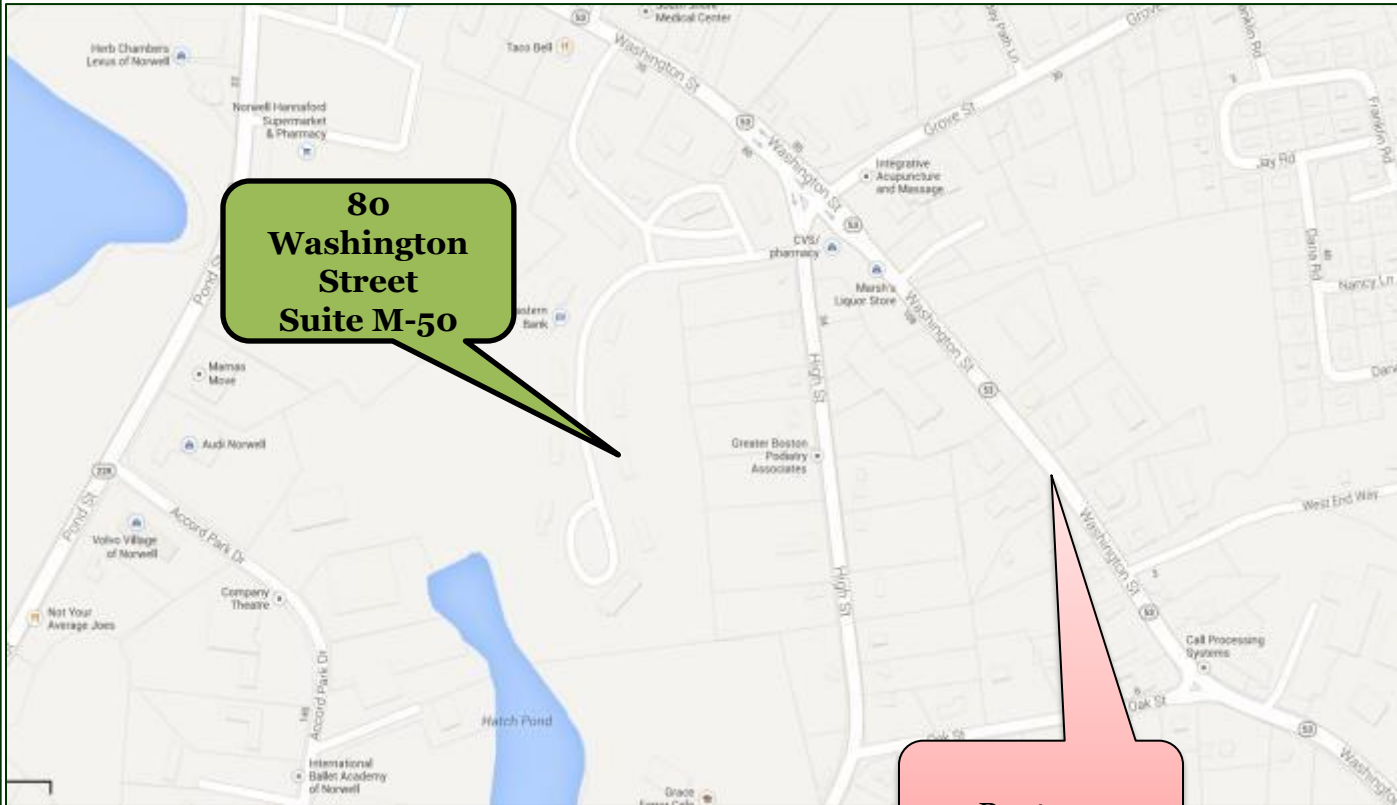
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Location Map



**80
Washington
Street
Suite M-50**

Route 53

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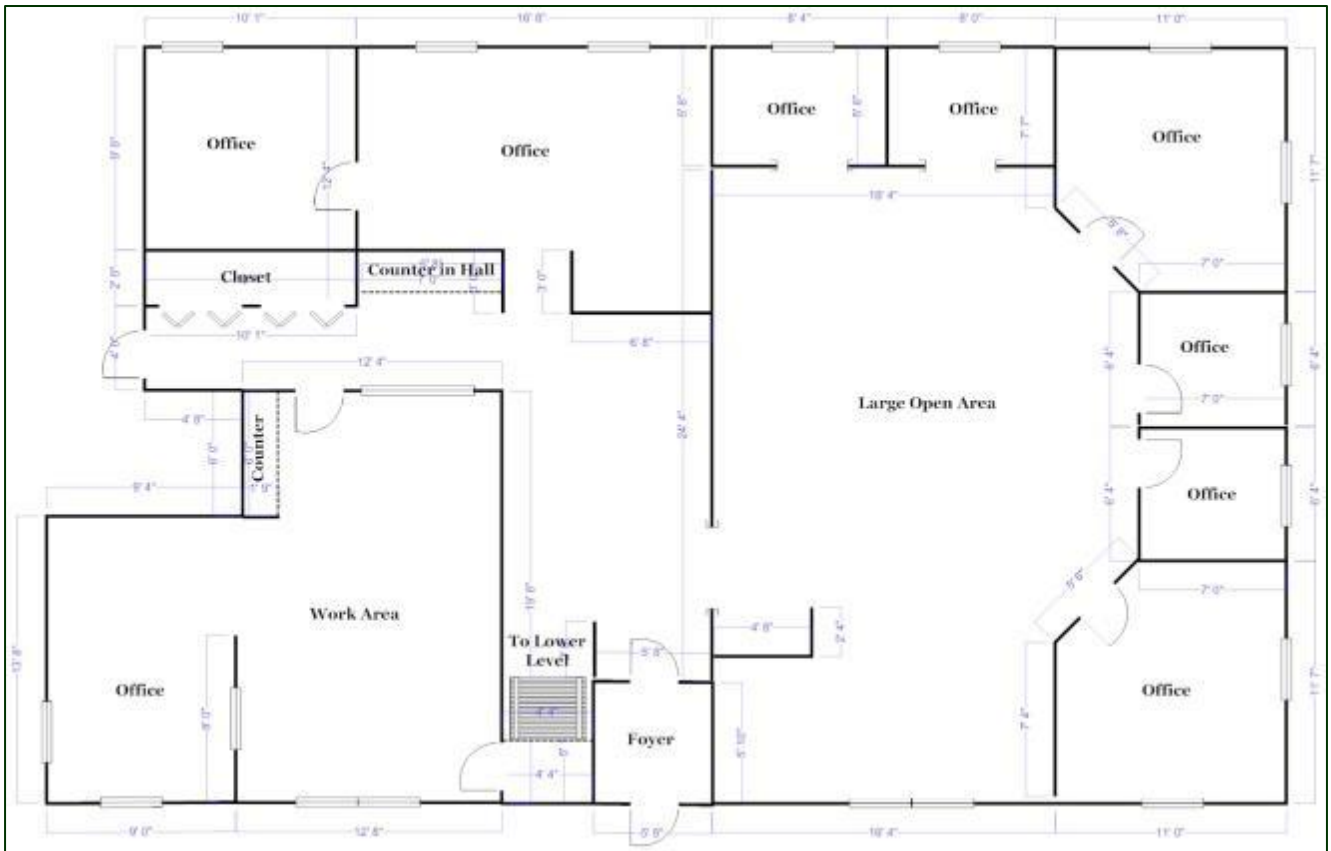
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First Floor Plan



**80 Washington Street
Suite M-50**

*Measurements are Approximate
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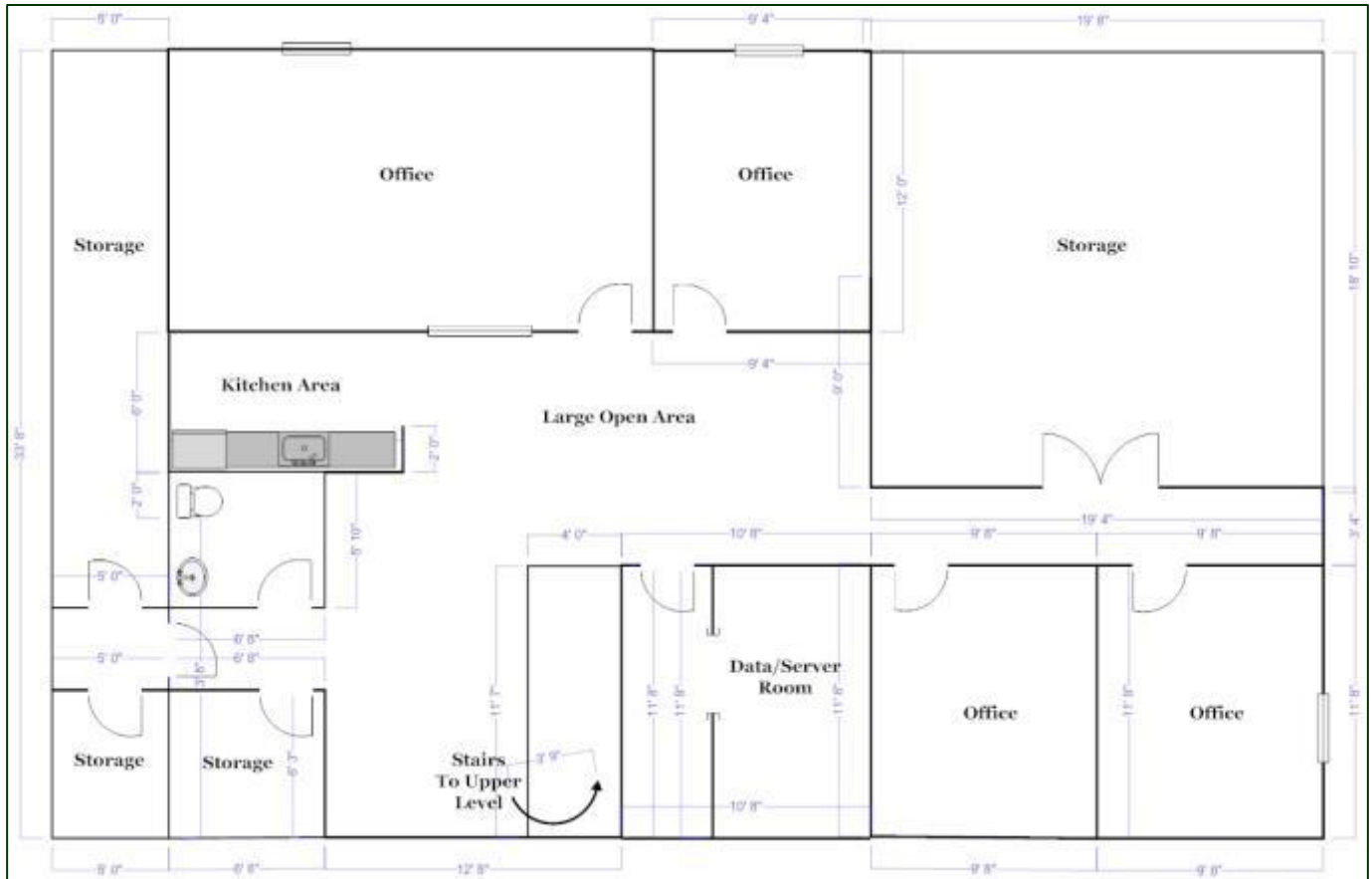
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Lower Level Floor Plan



**80 Washington Street
Suite M-50**

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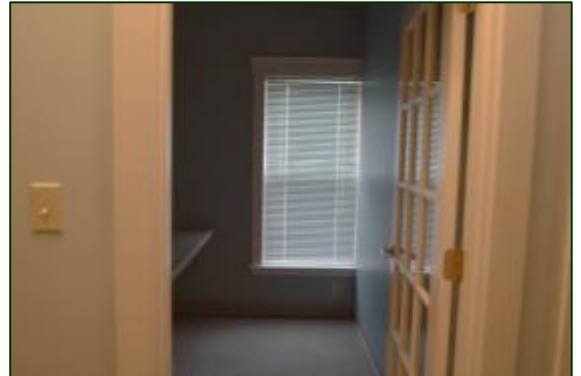
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