



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$16/SF

Quality Professional Office Space – 1,600± SF
1212 Hancock Street, Suite 305, Quincy, MA



- Two Garage Parking Spaces included with Suite
- Offers Additional Garage Parking at \$45/Month
- Located in Downtown Quincy in Established Office Building
- Close proximity to MBTA & Public Transportation

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: 301-440-6181

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Executive Summary

Property Address:	1212 Hancock Street, Suite 305 Quincy, MA
Gross Building Area:	30,845± SF
Property Type:	Office Suite
Leasable Area:	1,600± SF
Lease:	\$16/SF
Lease Type:	Base Year Lease
Town/Well Water:	Municipal
Town/Private Septic:	Municipal
Zoning:	Business C / Historic District

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Detailed Summary

Suite #:	305
Suite Size:	1,600± SF
Floor:	Third
Elevator:	Yes
Total Room Count:	6 Total Rooms – 3 Offices/1 Conference/ Reception Area -Lobby/Kitchen
Heat:	Oil/AC
Restrooms:	Shared in Common Hall
Floors:	Wall to Wall Carpet
Parking:	Two Garage Parking Spaces included with Suite- Additional Garage Parking available for \$45/Month
Fire Code:	Sprinklers

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General Overview:

The City of Quincy is located eight miles from Boston's business district in the southeastern section of Massachusetts. There is direct access to Route 128/95, I-93 and the T-system Red Line. Originally part of the town of Dorchester, and then Braintree, Quincy became its own town in the late 1800's. The Howard Johnson's and Dunkin Donuts restaurant chains were both founded in Quincy. In addition, more recent history includes the Celtic punk band "Dropkick Murphys" got its start in the city of Quincy's Wollaston neighborhood in 1996.

Quincy Redevelopment Project:

Today Quincy Center is undergoing a major \$1.6 billion dollar transit-oriented, mixed use redevelopment giving an updated look, a mixed use development, added pedestrian appeal and added parking, while maintaining the character and charm of the city. This project is already underway to provide a planned 700,000 SF of retail, 1,000,000 SF of office space, two hotels, 1,200 residential units and over 5,000 new structured parking spaces.

Suite 305 Description:

Formerly the Elks Building, this downtown Georgian structure has been converted into an elegant four-level office building. The exterior has many original features, such as the arched windows, columned entrance and brick and granite façade, all of which have been retained. The dramatically lit interior is renovated incorporating an atrium, marble floors and mahogany doors and woodwork. Suite 305 contains 1,600± SF of professional office space on the third floor accessible via staircase or elevator. This space is of good quality and in a good location with close proximity to Quincy Center and the MBTA/Public Transportation. Parking is available for an additional \$45/Month in the parking garage on the adjacent street.

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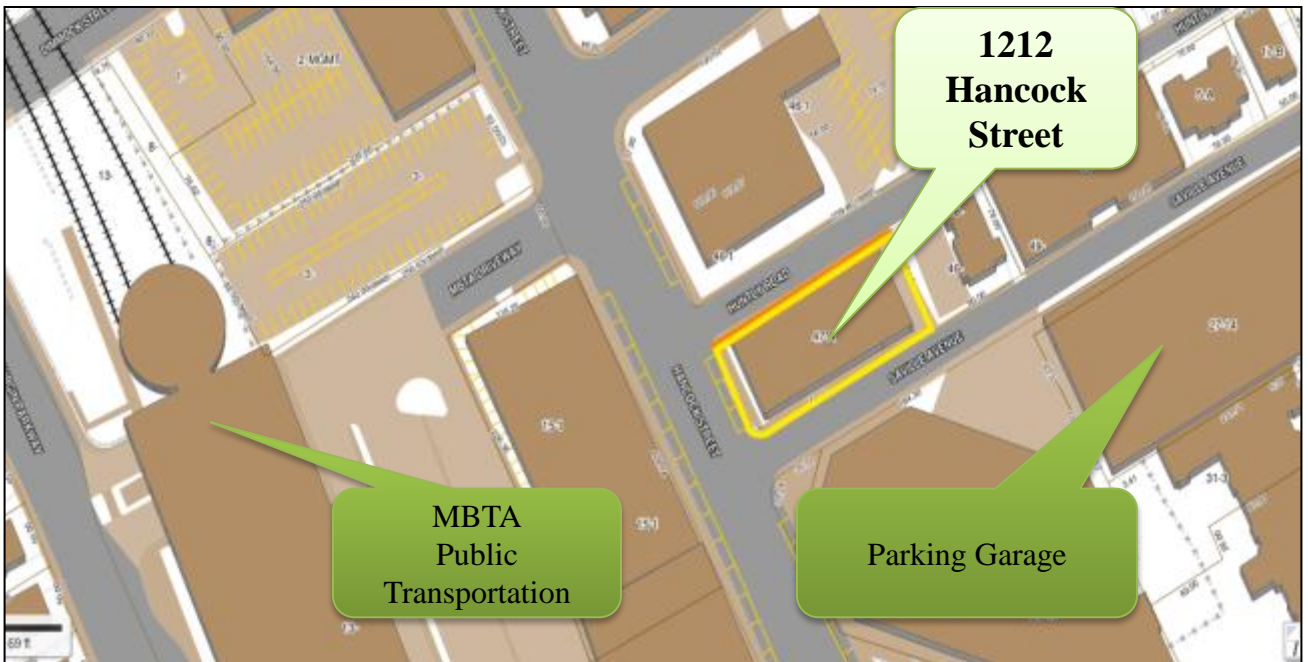
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Assessor Map



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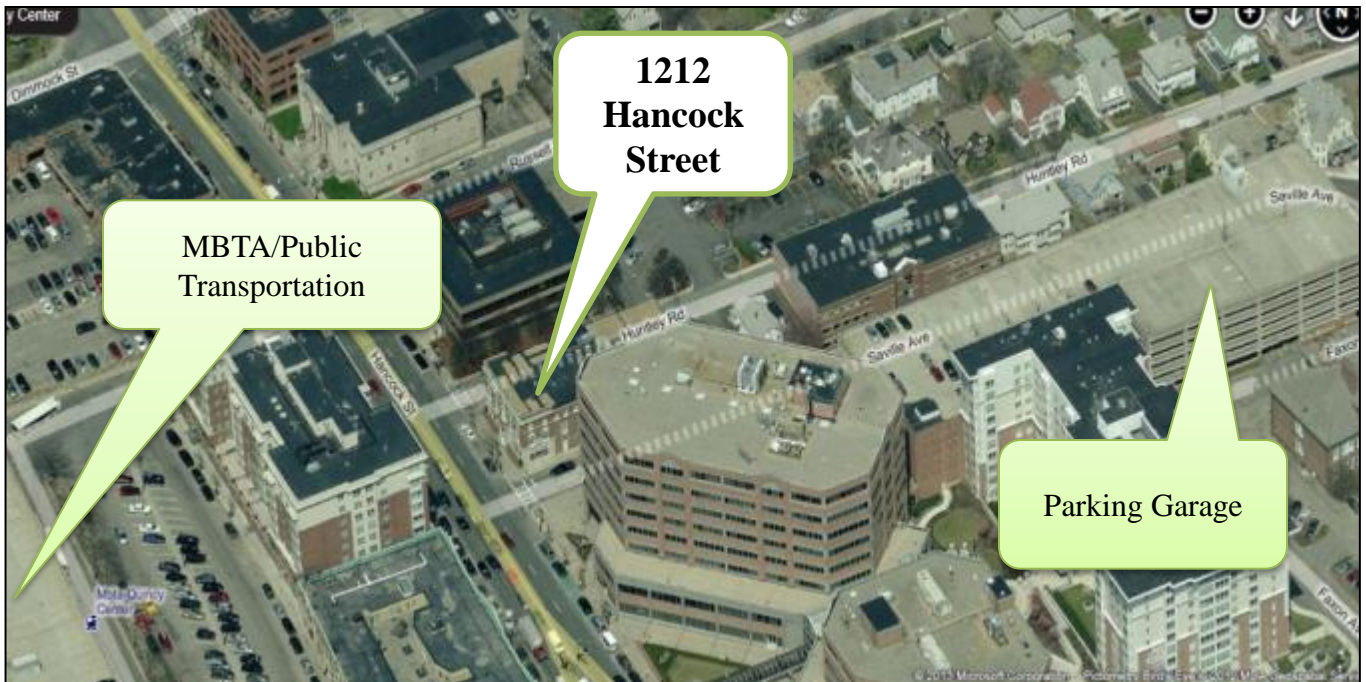
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Satellite View



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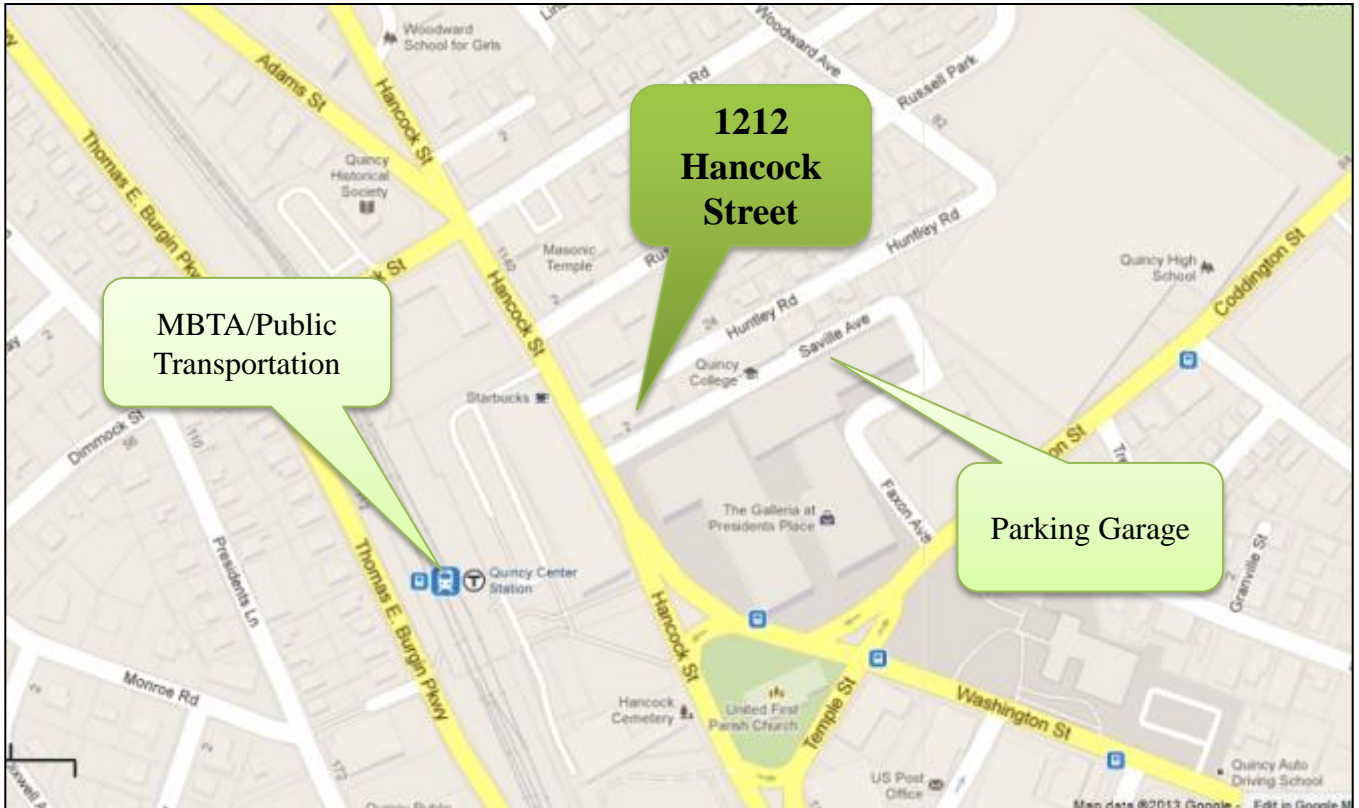
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Location Map



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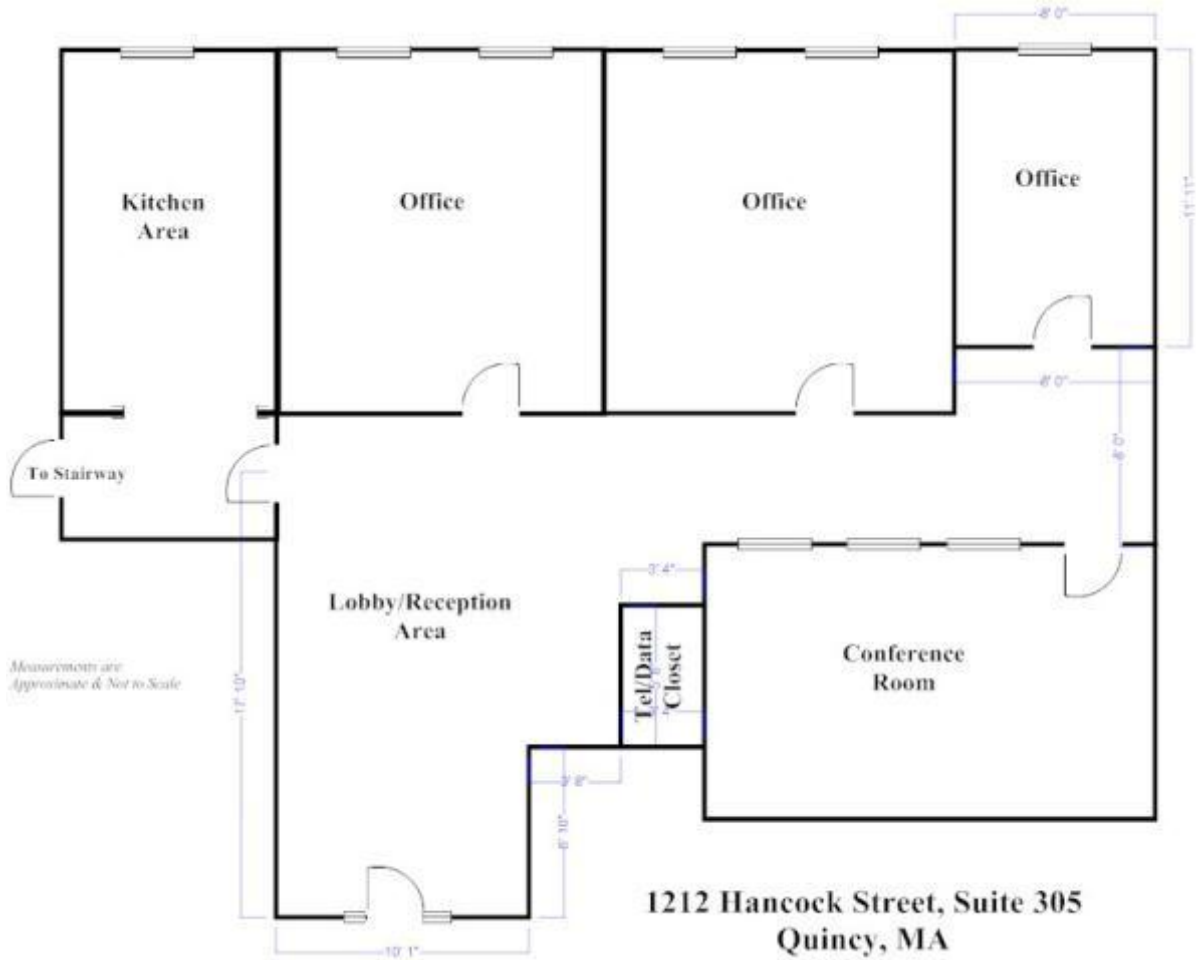
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Floor Plan



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Photographs



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