



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$14/SF NNN

Quality Professional Office Space – 4,356± SF
With Ample Parking

500 Washington Street, Unit A, Quincy, MA



- On-Site Deeded Parking –
- Located in rear parcel of “Quincy Towers”
- Established Office Space with high end build-out
 - High End modular furniture inclusive
- Close proximity to Quincy Center, MBTA

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 204D, **Quincy, MA** 02169

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

Greg Hartel - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

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Executive Summary

Property Address:	500 Washington Street, U#A Quincy, MA
Property ID:	2011-51-U#A
FY2012 Taxes:	\$10,469.50
Unit Size:	4,356± SF
Lease:	\$14/SF NNN
Heat:	FHA/Gas/AC
Town/Well Water:	Municipal
Town/Private Septic:	Municipal
Zoning:	Business B – General Business
Parking:	Deeded Parking 7 – On Site 1 – Handicap Ample Visitor Parking

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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.

Unit Description:

Unit A contains 3,740± SF on the main floor, 281± SF in the loft area and 281± SF in the storage loft for a combined total of 4,356± SF of office space. High end modular furniture is included. The condominium building comes with deeded parking for eight spaces including one handicap space. This space is of excellent quality and in a good location with close proximity to Quincy Center and public transportation.

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Location Map



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Satellite View



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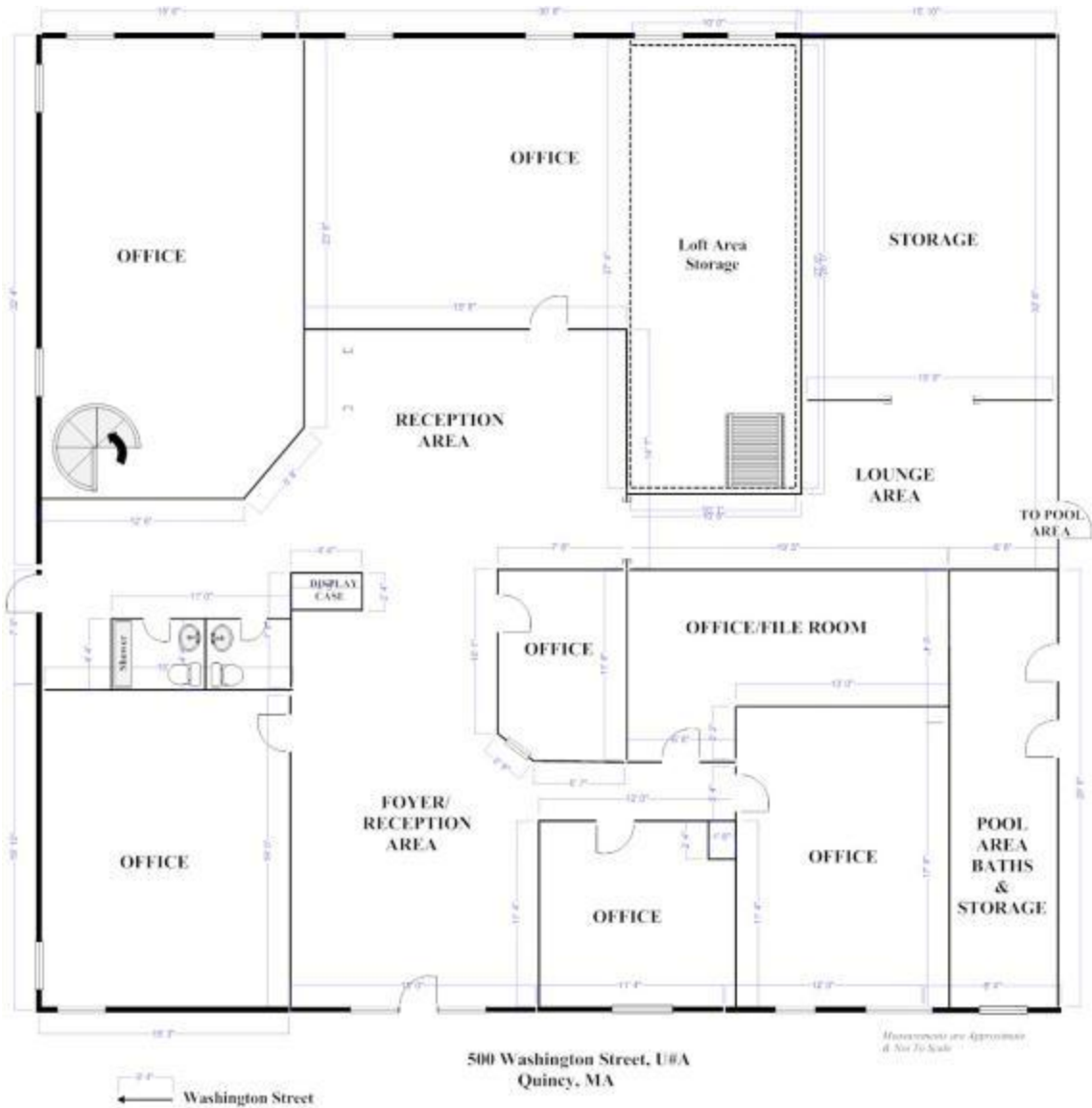
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Floor Plans



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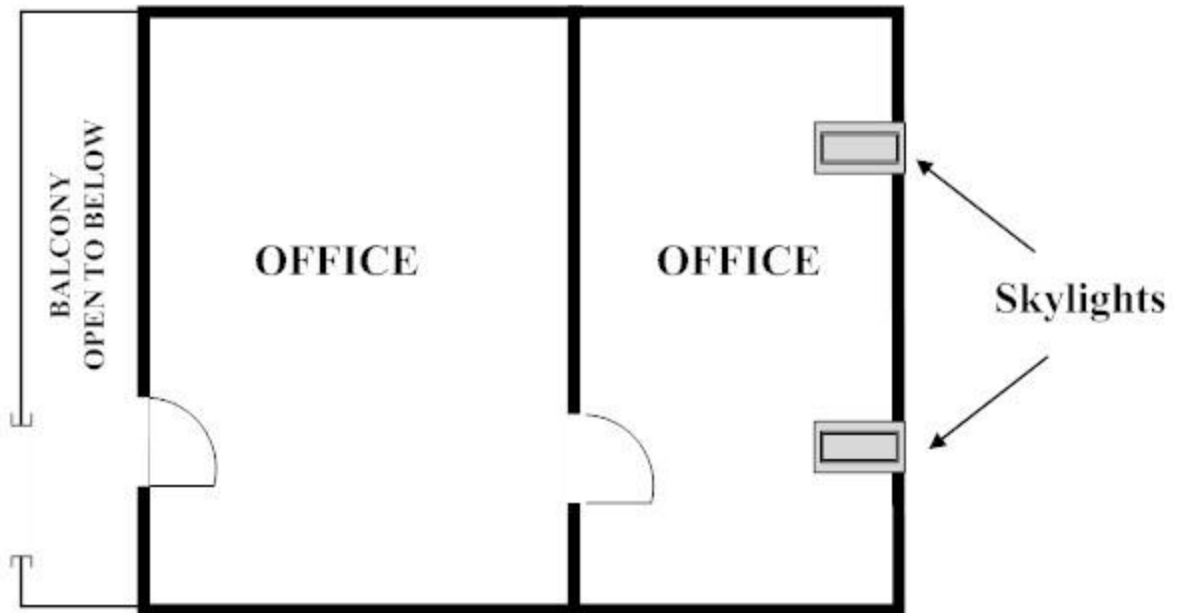
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LOFT AREA



500 Washington Street U#A
Quincy, MA

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Photographs



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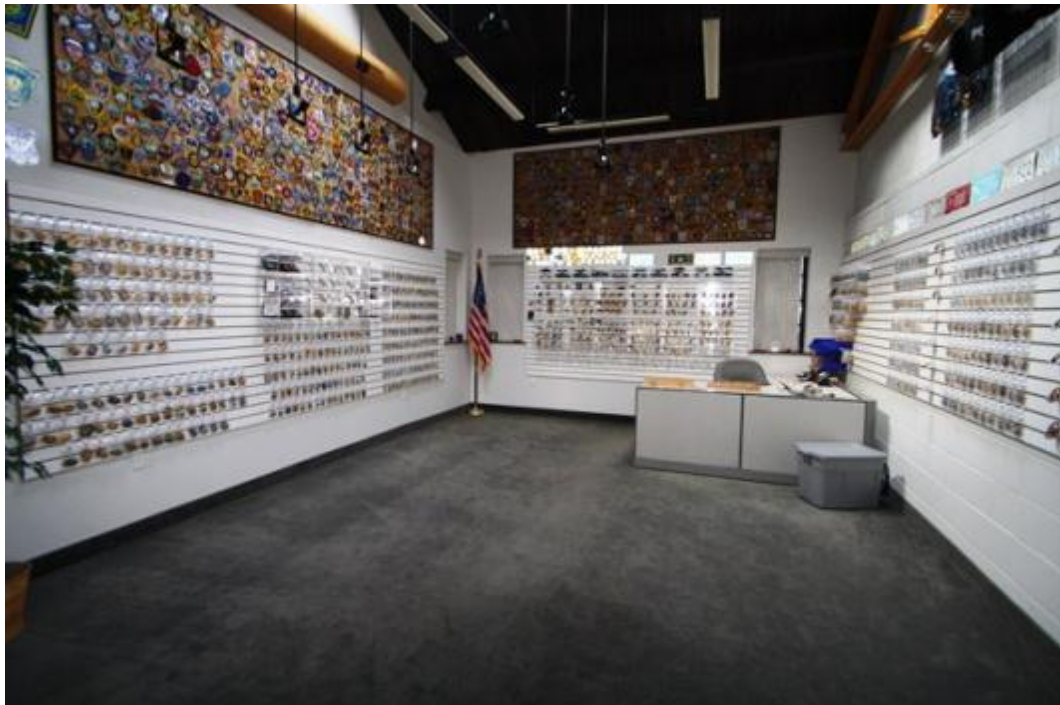
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