



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$950/mo.**

**720 +/- SF Office Suite**

**Unit #303**

**210 Winter Street, Weymouth, MA**



- Established Commercial Location
- Convenient to Routes 3, 53 and 18
- Prominent Visibility, High Traffic Area

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 210 Winter Street, Weymouth, MA

Unit # 303

Property type: Office Suite

Rent: \$950/mo.

Lease Type: Gross (includes electric)

Date Available: Immediate

Unit Size: 720 +/- SF

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## Detailed Summary

<b>Total Room Count in Suite</b>	4
<b>Private or Common Bathrooms</b>	Common
<b>Floor Levels</b>	Third Floor
<b>Parking Reserved for Unit</b>	Ample Public
<b>Town Sewer or Private Septic</b>	Town
<b>Town Water or Well</b>	Town
<b>Kitchen</b>	None
<b>Electric</b>	Included
<b>Air Conditioning</b>	Yes
<b>Sprinklers</b>	Yes
<b>Elevators</b>	Yes



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## Property Description

### **General Site Overview:**

Weymouth is located seventeen miles south of downtown Boston, and was named after a town in Dorset, England. Convenient by car and public transportation, Weymouth is the second oldest town in Massachusetts, settled in 1622 and incorporated in 1635. Birthplace to Abigail Adams, wife of President John Adams and mother to President John Quincy Adams. Shoemaking was the main industry in Weymouth for two centuries and now the town serves as a pleasant suburb of Boston and home to South Shore Hospital.

### **Building Description:**

Built in the 1980s, 210 Winter Street is strategically situated at the intersection of Winter Street and Middle Street yet only one mile from Route 3. The building tenants consist mostly of medical practitioners, attorneys and other professionals.

### **Unit Details:**

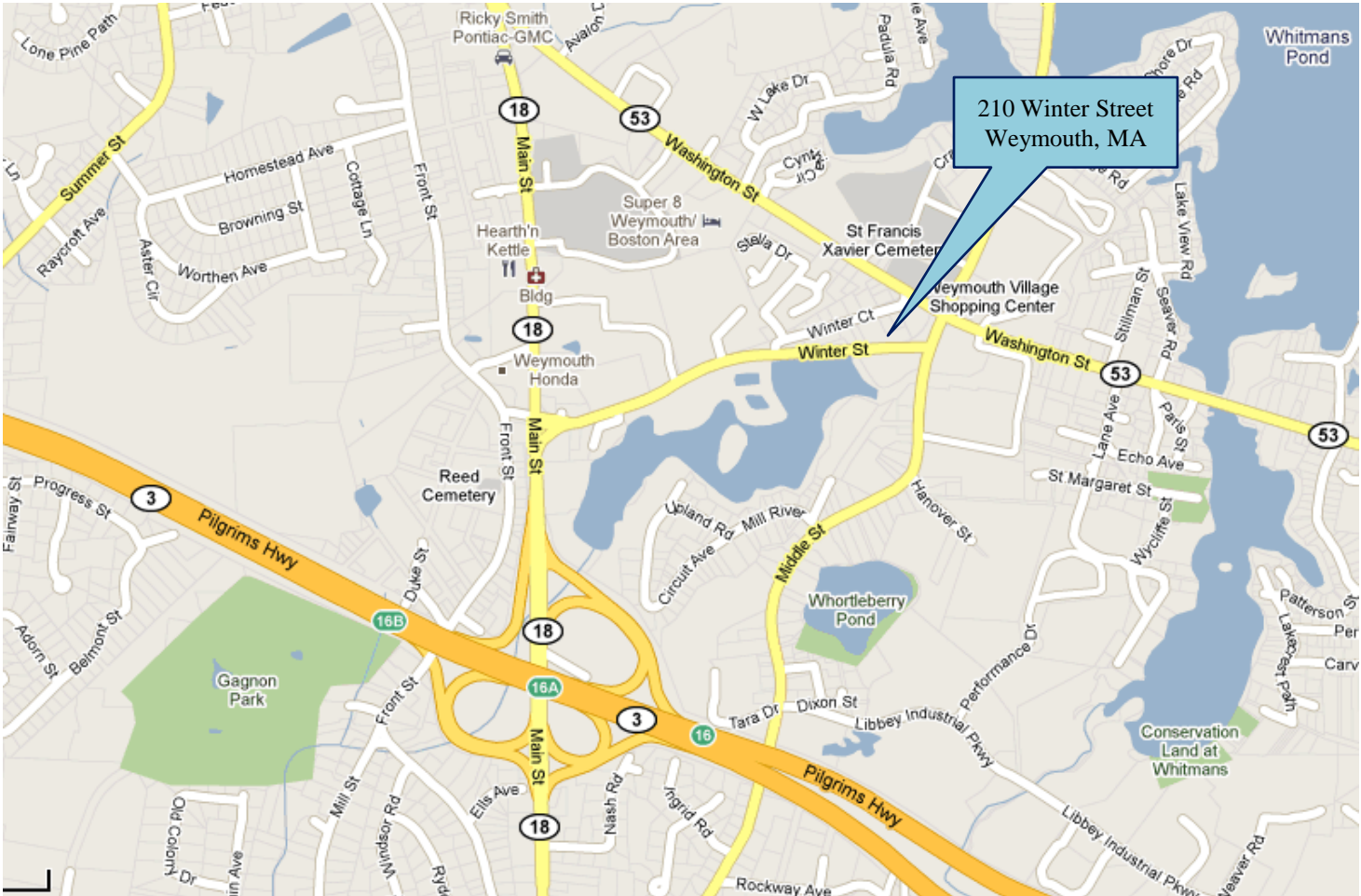
Suite 303 is a sun filled unit with four rooms. Formerly occupied by a law firm, the 720 +/- square foot unit offers many windows, ample parking, and presents potential to the right tenant.



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## Area Map



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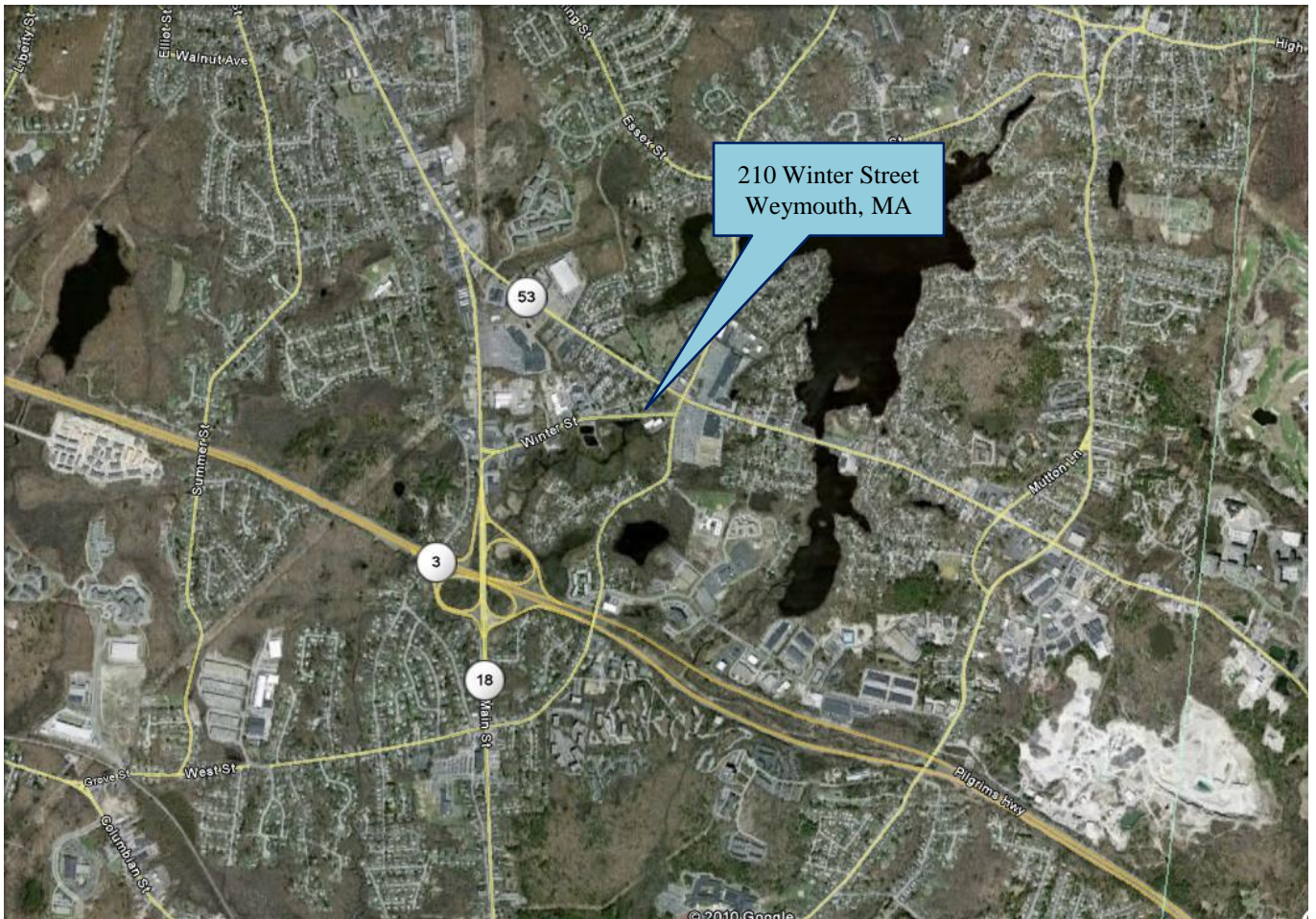
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## Aerial View



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## Photos





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## Photos

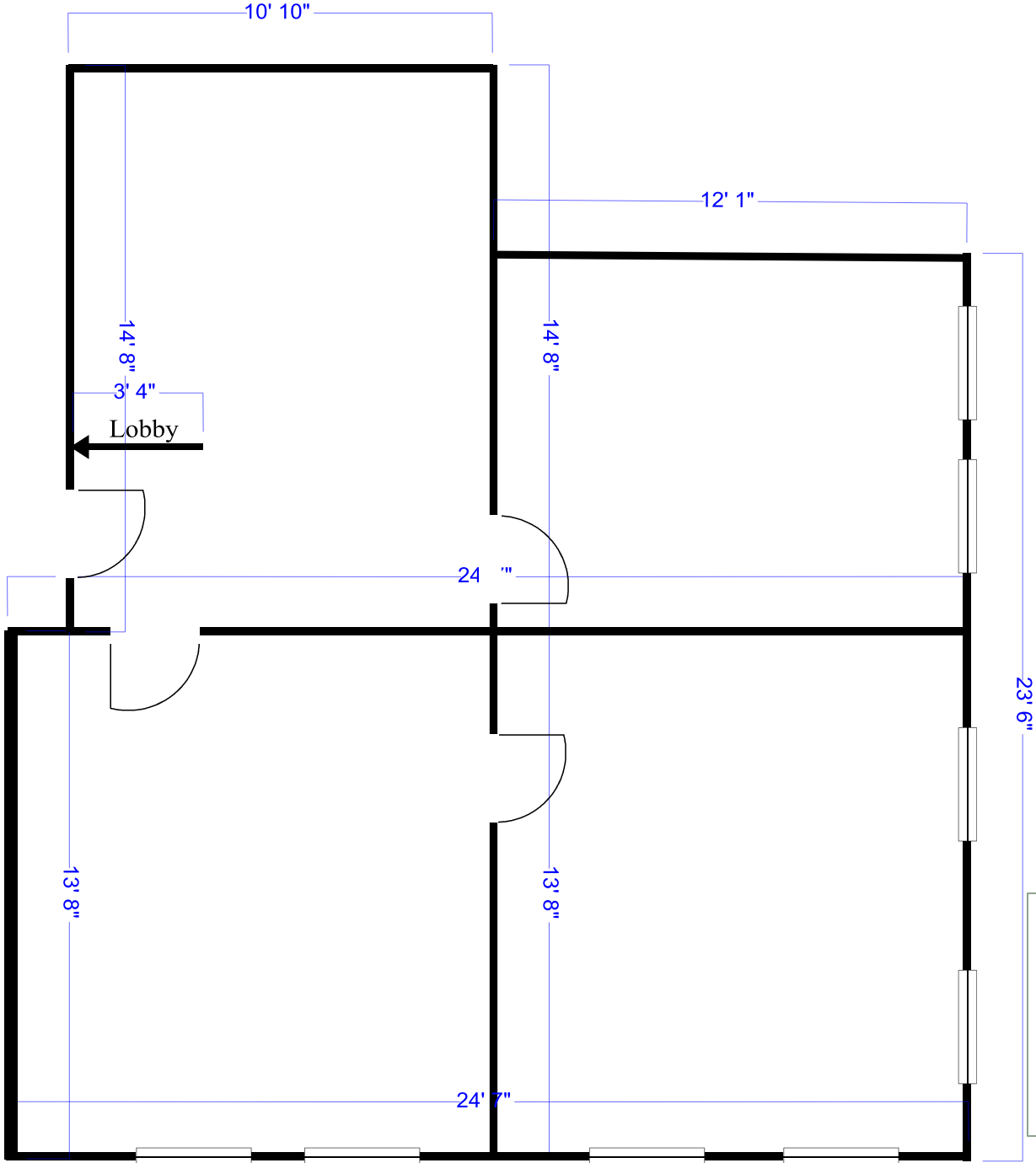


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## Floor Plan

Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.