



## PROPERTY DESCRIPTION

**MEDICAL/DENTAL SUITE AVAILABLE FOR LEASE** - Fully-plumbed space on the top floor of a three-story Professional Medical Office Complex with marsh and ocean views. Located directly across the street from the Greenbush commuter rail station in Scituate, Ma.

|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| TOTAL BUILDING SIZE:      | 24,019 Square Feet                                                 |
| <b>AVAILABLE SPACE:</b>   | <b>2,375 Square Feet</b>                                           |
| FLOORS:                   | 3                                                                  |
| ZONING:                   | "C", Commercial District                                           |
| PARKING:                  | 116 spaces, 7 handicapped (4.75+/1000 ratio)                       |
| HVAC:                     | Gas-fired roof-top units with modified VAV controls per tenant     |
| ELECTRIC:                 | 1,000amp/208volt main service separately metered by tenant         |
| ELEVATOR:                 | One (1) Otis Elevator, 2,000 lb. capacity                          |
| ENERGY MANAGEMENT:        | Honeywell "Niagara" energy management and building security system |
| CABLE/INTERNET PROVIDER:  | Verizon, Comcast                                                   |
| WATER/SEWER:              | Municipal, Town of Scituate                                        |
| <b>ASKING LEASE RATE:</b> | <b>\$19.00/SF, NNN, "AS IS"</b>                                    |

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