



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$12/SF NNN

Professional Office/Medical Space – 1,327± SF
179 Quincy Street, Unit D, Brockton, MA



- On-Site Parking
- Located in Well-Established Office Park
- Close proximity to Physicians Mall/Brockton Hospital

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

Email: Greg@HartelRealty.com , Anne@HartelRealty.com

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Executive Summary

Property Address:	179 Quincy Street, Unit D Brockton, MA
Property ID:	155-550
Year Built:	1987
Unit:	Unit D – Office Condo
Unit Size:	1,327± SF
Lease:	\$12/SF
Lease Type:	NNN
Town/Well Water:	Well
Town/Private Septic:	Municipal
Zoning:	C5 – Office Zone

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Detailed Summary

Unit:	D
Unit Size:	1,327± SF
Floor:	Second
Total Room Count:	Eight
Private/Common Baths:	Two Private
Heat/AC:	Heat Pump/Central AC
Parking:	On-Site Ample
Amenities:	Located near Physician's Mall/ Brockton Hospital 1.5± miles to major Highway, Route 24 Located near shopping/restaurants

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General Overview:

The city of Brockton is located 25± miles south of Boston in Plymouth County and is bordered by the towns of Holbrook, Avon, and Stoughton to the north; Easton to the west; West Bridgewater to the south; and Abington, Whitman, and East Bridgewater to the east. Major highway Route 24 (Exit 18A & 18B) is 4.22± miles west linking Brockton to Boston. There are three, two-lane, state route designated roads that cross the city: Route 27 and 123, which are east-west roads, and Route 28, a north-south road.

Brockton was dubbed “The City of Champions” for its great sports history, home to boxing champions Rocky Marciano and Marvin Hagler and known for Campanelli Stadium, where Brockton Rox (co-owner - Bill Murray) holds its baseball games.

The Brockton Symphony Orchestra is in its 63rd season and Massasoit Community College is located in Brockton. The Brockton Brightfields is the largest solar array in New England and located in the city.

Brockton has a population of 93,810 as of the last census in 2010 and a growing commercial base, such as Westgate Mall, office parks, medical parks and malls, retail shopping centers and Brockton Hospital.

Unit D Description:

Unit D is comprised of 1,327± SF of office space, perfect for medical as it was a former doctors practice. There is wall to wall carpet throughout the unit, a large reception/waiting area, two restrooms, two offices, conference room and four exam rooms. This could be re-fitted to suit any business.

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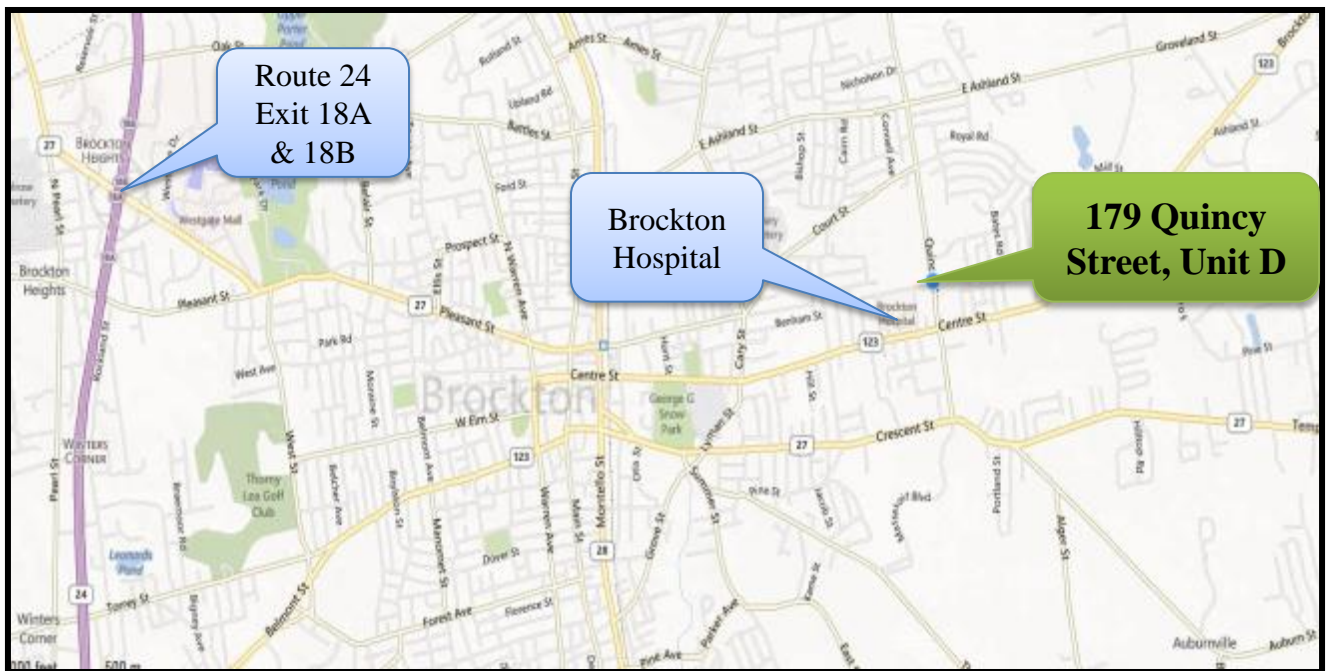
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Location Map



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Satellite View



**179 Quincy
Street, Unit D**

**Brockton
Hospital**

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Floor Plan



*Measurements are Approximate
& Not to Scale*

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Brockton, MA**

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Photographs



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