



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$10/SF NNN

1,789 SF Retail/Office Space in Busy Plaza

409 Columbia Road, Suite 500, Hanover, MA



Ample On-Site Parking

Located in Well-Established “Building #19 Plaza”

Complementary Neighboring Businesses

Easy Access to Routes 53 & 139

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: 617-291-0093

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

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Executive Summary

Property Address:	409 Columbia Avenue Suite 500 Hanover, MA
Property ID:	65/21
FY 2013 Total Assessment:	\$4,789,900
FY2012 Taxes:	\$79,033.35
Land Area:	22.96± Acres
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	Business District

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Detailed Summary

Suite:	500
Suite Size:	1,789± SF
Lease:	\$10/SF
Lease Type:	NNN
Floor:	First
Heat:	FHA/Gas
Sprinklers:	Yes
Parking:	Ample On-Site
Amenities:	Close Proximity to Routes 53 & 139 Plenty of On-Site Parking

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Hanover Overview:

Hanover is within easy commuting range of the world famous educational institutions in the Boston/Cambridge area. Bordered on the north by the town of Norwell and Route 3, south by the town of Pembroke and Route 44, east by the town of Marshfield and Route 3 and west by the town of Rockland and Route 18, Hanover is easily accessible to major highways as it is located directly on Columbia Road, aka Route 53. Internationally acclaimed medical facilities are within commuting distance of Hanover. Six large well equipped local hospitals are available to residents as are walk-in medical centers in Hanover and surrounding towns. Plymouth Rock, a replica of the ship Mayflower, and Plimouth Plantation are a half hour away. Boston, "the cradle of liberty," is just a short ride away. Quincy, featuring the homes & birthplaces of early United States Presidents, John and John Quincy Adams, can be reached in minutes. Atlantic Ocean beaches or those of Cape Cod and the islands of Martha's Vineyard and Nantucket, are south. Boston Symphony Orchestra Pops Concerts, several ballet companies, summer theater, community theater groups, provide year-round, nearby cultural events.

There are nearly 1,000 business and professional establishments in Hanover which range in size from home business and "mom-and-pop" stores to those employing one hundred or more. The Cardinal Cushing School & Training Center, although a "not-for-profit" establishment, is one of the largest employers in Hanover. Their staff of 300+ educate a student body of 550 young handicapped persons. The majority of banking, professional, retail and service establishments are located on the four-mile stretch of Route 53 which runs north and south between the adjoining towns of Norwell and Pembroke. The two immediate east and west main roads, Route 139 and Route 123, support an equally interesting variety of business and professional establishments. Light industry firms in Hanover are located mostly in West Hanover off Route 139. State Highway Route 3, one of the major links to Cape Cod and Boston, runs through the northeast corner of Hanover where it affords travelers easy access to the town. The availability of Boston's Logan International Airport via Route 3 and the Southeast Expressway greatly enhances Hanover's attractiveness as a business or residential site.

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Suite 500 Overview:

Suite 500 contains 1,789± SF with great exposure in this busy Building #19 Plaza. Located in the middle section and surrounded by complimentary business, this is the last suite available. There is ample parking with 230,000 SF of paved asphalt. The suite has a rear door, private bath and 9' ceilings with suspended acoustic tiles for sound. There is a large display room with two rooms in the rear and one enclosed office up front. This suite is located in the middle of the complex and has great foot traffic as well as great exposure.



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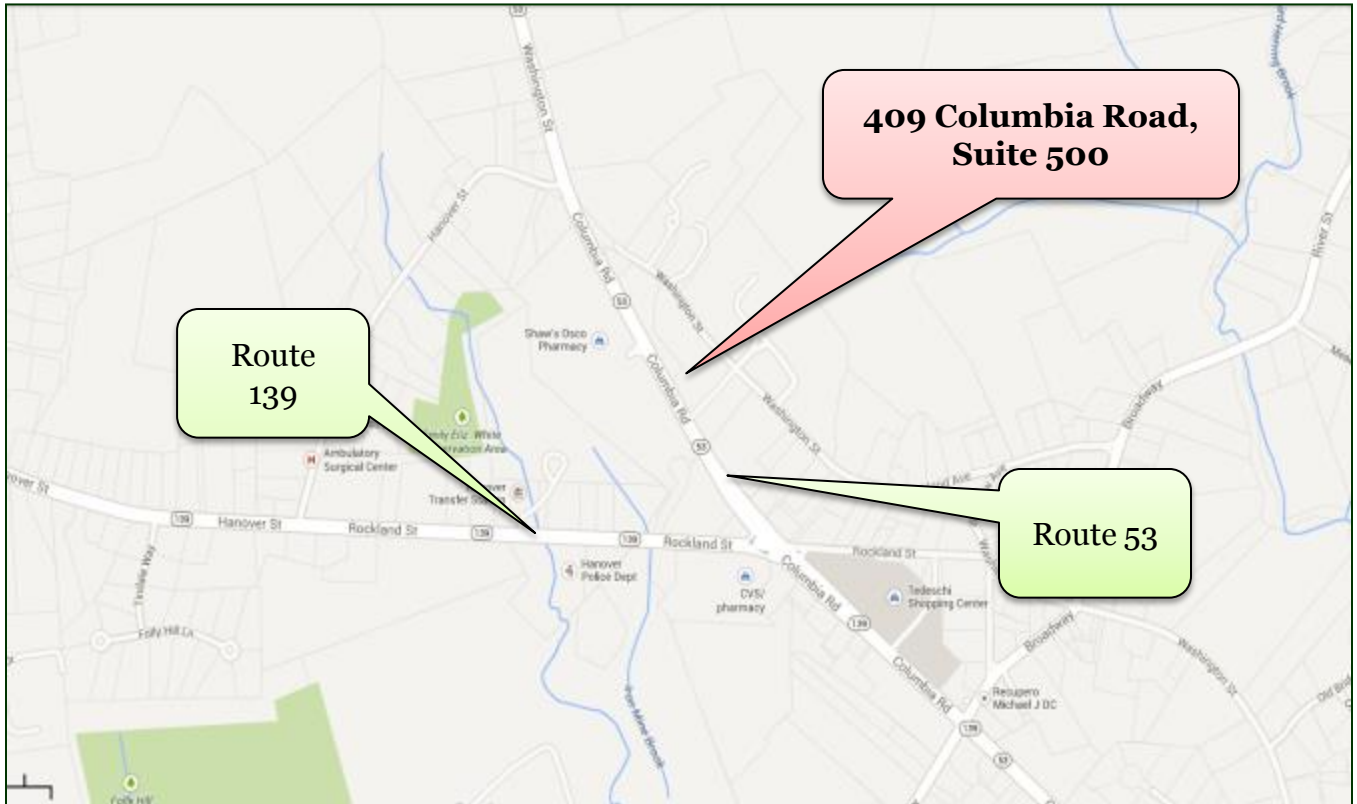
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Location Map



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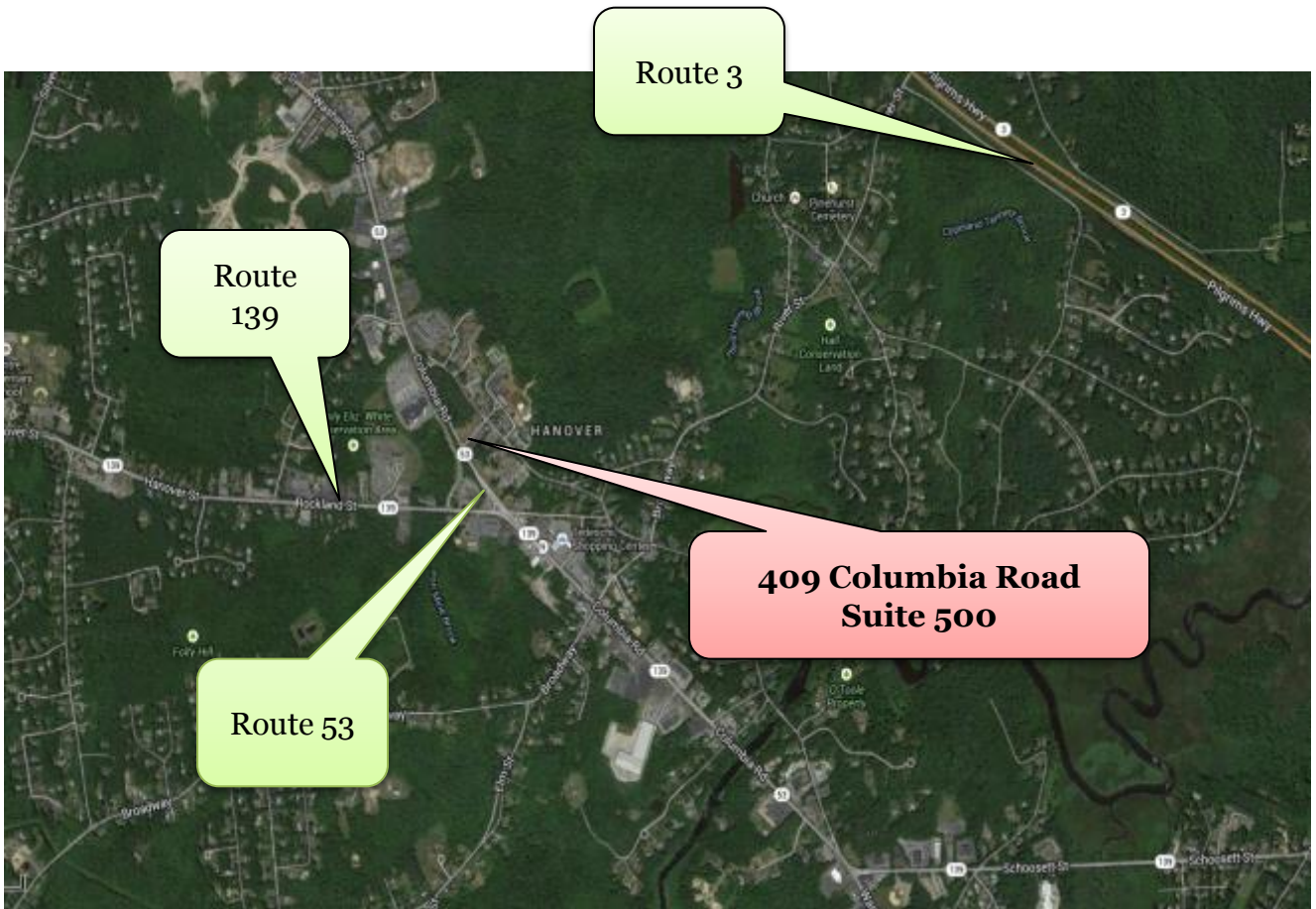
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Satellite View



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Floor Plans



**409 Columbia Road
Suite 500
Hanover, MA**

Measurements are Approximate &
Not to Scale

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