



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

764 Plain Street - Marshfield, MA

Leasing Opportunity - Recently New All-Inclusive Office Suites & Units
Less Than 1 Mile from Route 3 - Stair Access



- * **TWO SECOND FLOOR OFFICE UNITS AVAILABLE -**
 - * **\$425/Mo - 128± SF UNIT 22 AVAILABLE NOW**
 - * **\$450/Mo - 128± SF UNIT 21 AVAILABLE 9-1-2023**
 - * **TWO FIRST FLOOR UNITS AVAILABLE - 8-23-2023**
 - * **\$1,600/MO GROSS - 800± SF UNIT 1 & \$900/MO GROSS - 400± SF UNIT 2**
-

Recently New Office Suites- Only 4 Remaining



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230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com



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762 Plain Street - Marshfield, MA

Leasing Opportunity - Available Now - Retail Unit
Less Than 1 Mile from Route 3 - Stair Access



- * **ONE FRONT UNIT AVAILABLE - NOW**
 - * **\$1,595/Mo - 640± SF UNIT 1-B**
-

Front Unit Available



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Property Detail

- Second Floor Offices
 - Leasable Space - 6 Units
 - Rent Includes Utilities, New Heating/Cooling, WiFi, etc.
 - Unit 21 - 128± SF - \$450/Month - Available 9-1-23
 - Unit 22 - 128± SF - \$425/Month - Available Now
 - ~~Unit 23 - 128± SF - \$425/Month~~
 - ~~Unit 24 - 128± SF - \$425/Month~~
 - ~~Unit 25 - 128± SF - \$350/Month~~
 - ~~Unit 26 - 128± SF - \$350/Month~~
 - All Inclusive
 - Stair Access
 - 2 Baths on Floor
 - Plenty of Windows and Bright Natural Light
 - Kitchenette Room - Conference Room
 - Parking on-site
- **First Floor Units Available - 8-23-23**
 - Unit 1 - 800± SF - \$1,600/Mo Gross
 - Unit 2 - 400± SF - \$900/Mo Gross
-
- Front Unit -Main Building - Unit 1-B
 - Leasable Space Available - 640± SF
 - \$1,595/Month - Available Now
-

The town of Marshfield is located 27 miles from Boston's business district in the southeastern section of Massachusetts. There is direct access to Route 3 at exit 12, less than one mile north.

Co-located with Starbucks, 7-11, Lapels, Anthony's Pizza & more.

This location is in a high traffic area less than one mile from Exit 12 on Route 3. Area businesses include restaurants, office buildings, coffee shops, super markets and shopping plazas.



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Satellite View



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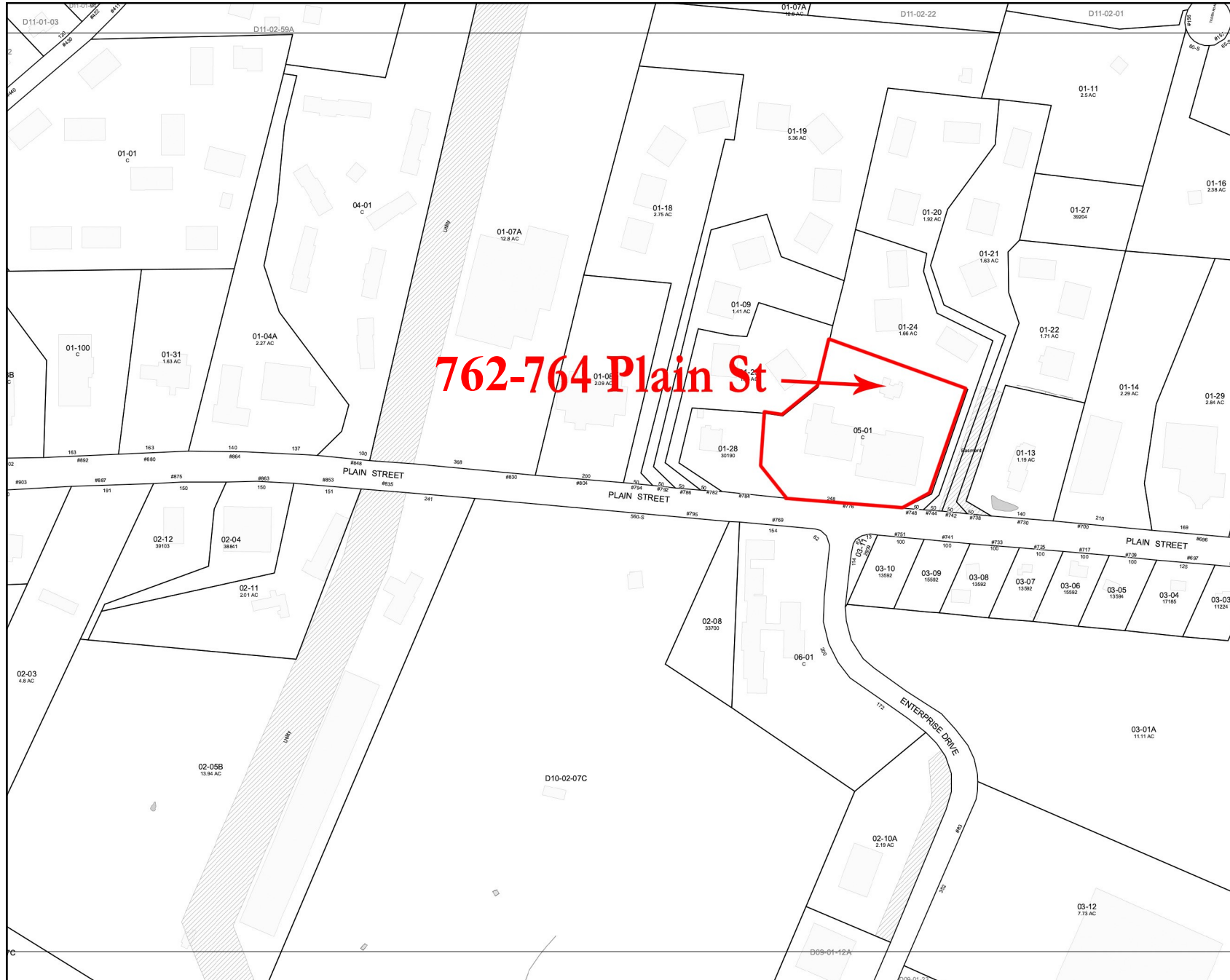
Strategic Real Estate Services

SECOND FLOOR PLAN & PRICING

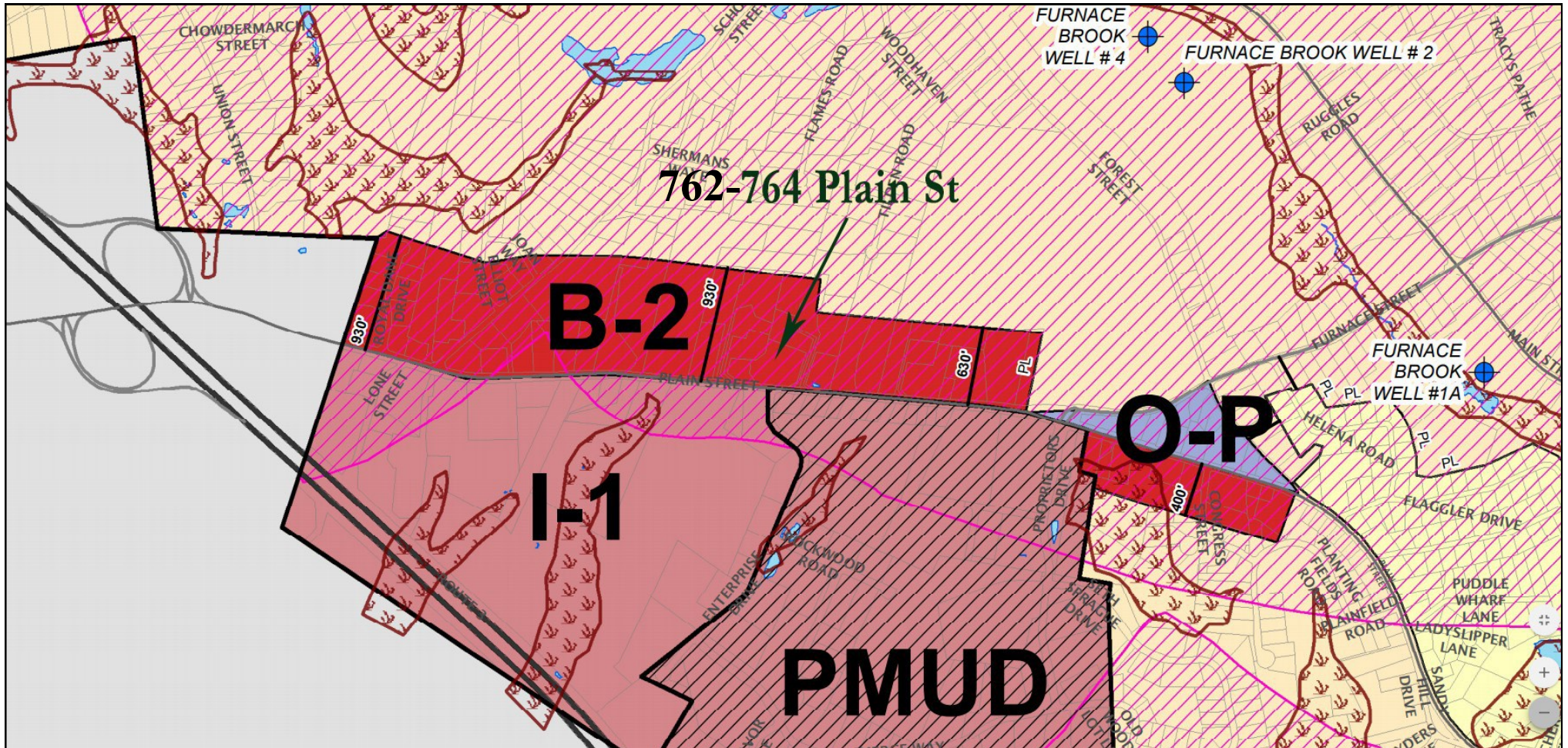


- Unit 21 - 128± SF - \$450/Mo
- Unit 22 - 128± SF - \$425/Mo
- ~~• Unit 23 - 128± SF -~~
- ~~• Unit 24 - 128± SF -~~
- ~~• Unit 25 - 128± SF -~~
- ~~• Unit 26 - 128± SF -~~

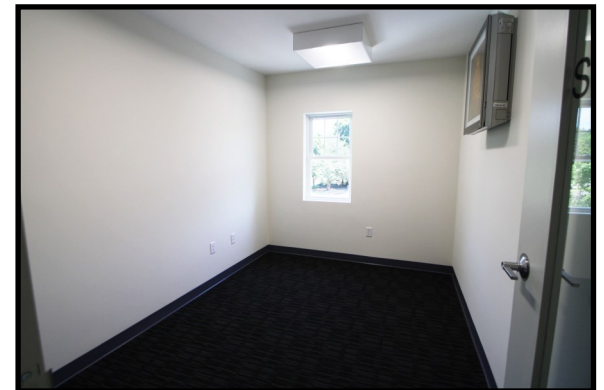
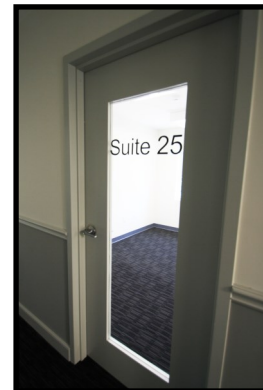
Assessor Map



Zoning Map



Photographs



Photographs

