



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$2,250/MONTH**  
**1,250 +/- SF Office/Medical, Suite 301**  
**40 Willard Street, Quincy, MA**



- Quincy/Milton Line
- Right off Southeast Expressway
- Maximum Visibility, Signage
- Perfect for Office or Medical Office

HARTEL COMMERCIAL REAL ESTATE  
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) – [Gretchen@HartelRealty.com](mailto:Gretchen@HartelRealty.com)  
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## Executive Summary

Property Address: 40 Willard Street, Quincy, MA

Unit # 301

Property type: Office/Medical

Rent: \$2,250/Month

Lease Type: Modified Gross

Date Available: January 1, 2023

Unit Size: 1,250 +/- SF



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## Detailed Summary

<b>Total Room Count in Suite</b>	6
<b>Private or Common Bathrooms</b>	Private
<b>Floor Levels</b>	3 <sup>rd</sup> Floor
<b>Parking for Unit</b>	Two-Level Paved Lot
<b>Town Sewer or Private Septic</b>	Town Sewer
<b>Town Water or Well</b>	Town Water
<b>Heating Type</b>	Electric



## Property Description

### **General Area Overview:**

Quincy is located just seven miles south of downtown Boston, convenient by car or public transportation. This historic city, birthplace to two U.S. Presidents, offers abundant culture, notable landmarks and an appealing mixture of tradition and current society. With 27 miles of coastline, nearly a dozen beaches and a thriving city center, it is logical that Quincy was recently named by BusinessWeek magazine the best town in the state to live and work.

### **Neighborhood Description:**

40 Willard Street is located right off the Southeast Expressway, at exit #9 and offers two levels of parking, for a total of 66 spaces. Short distance to public transportation (bus line). Prominent signage at the front of the building and floor directory at the entrances. Elevator and two staircases convenient to each suite. Professional tenants; attorneys, insurance, engineers.

### **Unit Details:**

Unit 301 was formerly occupied by office group and features five rooms and a larger office. Waiting room, windowed reception area and currently configurable. One room features a sink and there is a private bath and a storage closet, perfect for a office or medical practice. Spacious and utilitarian.





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## Aerial Map



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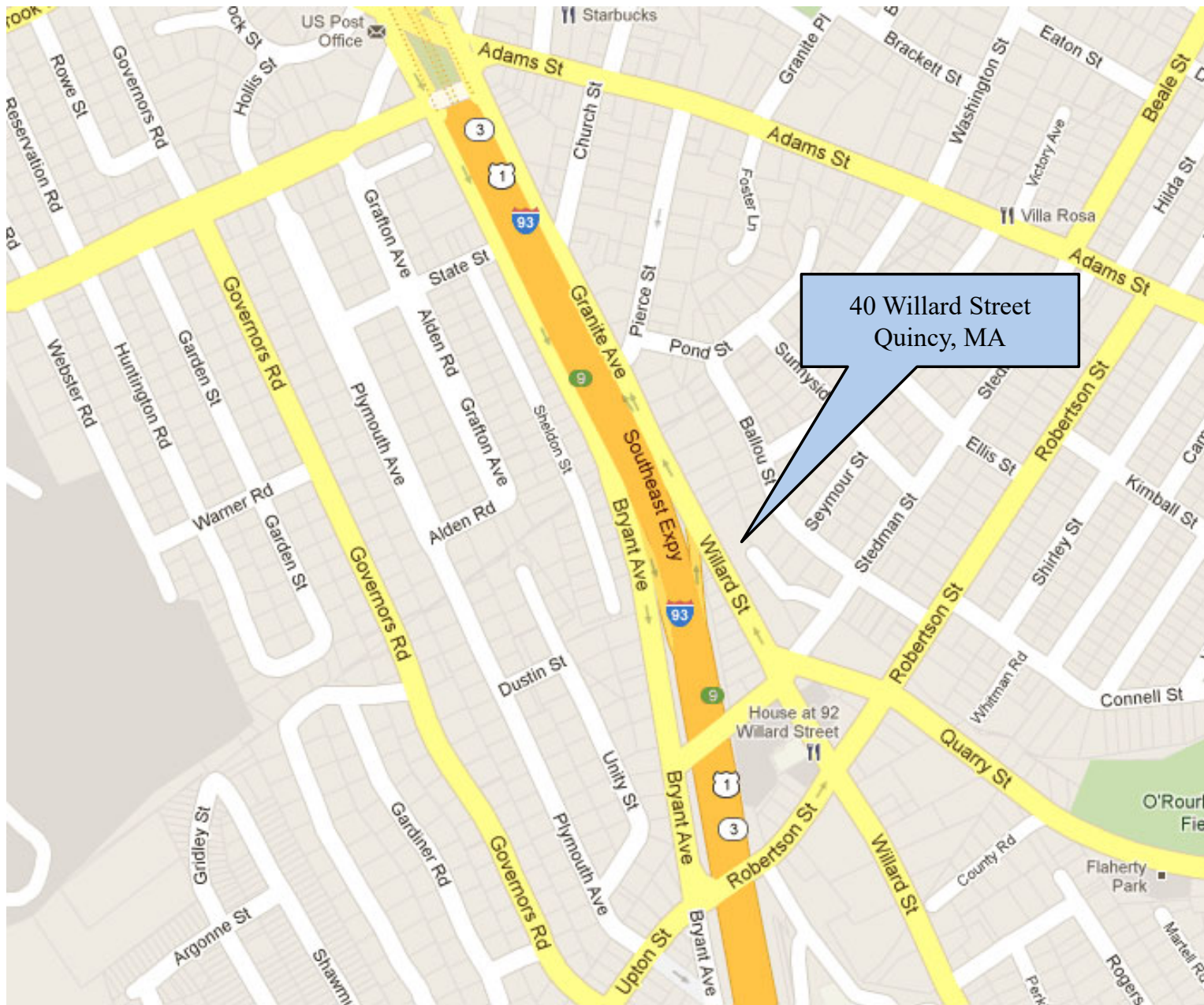
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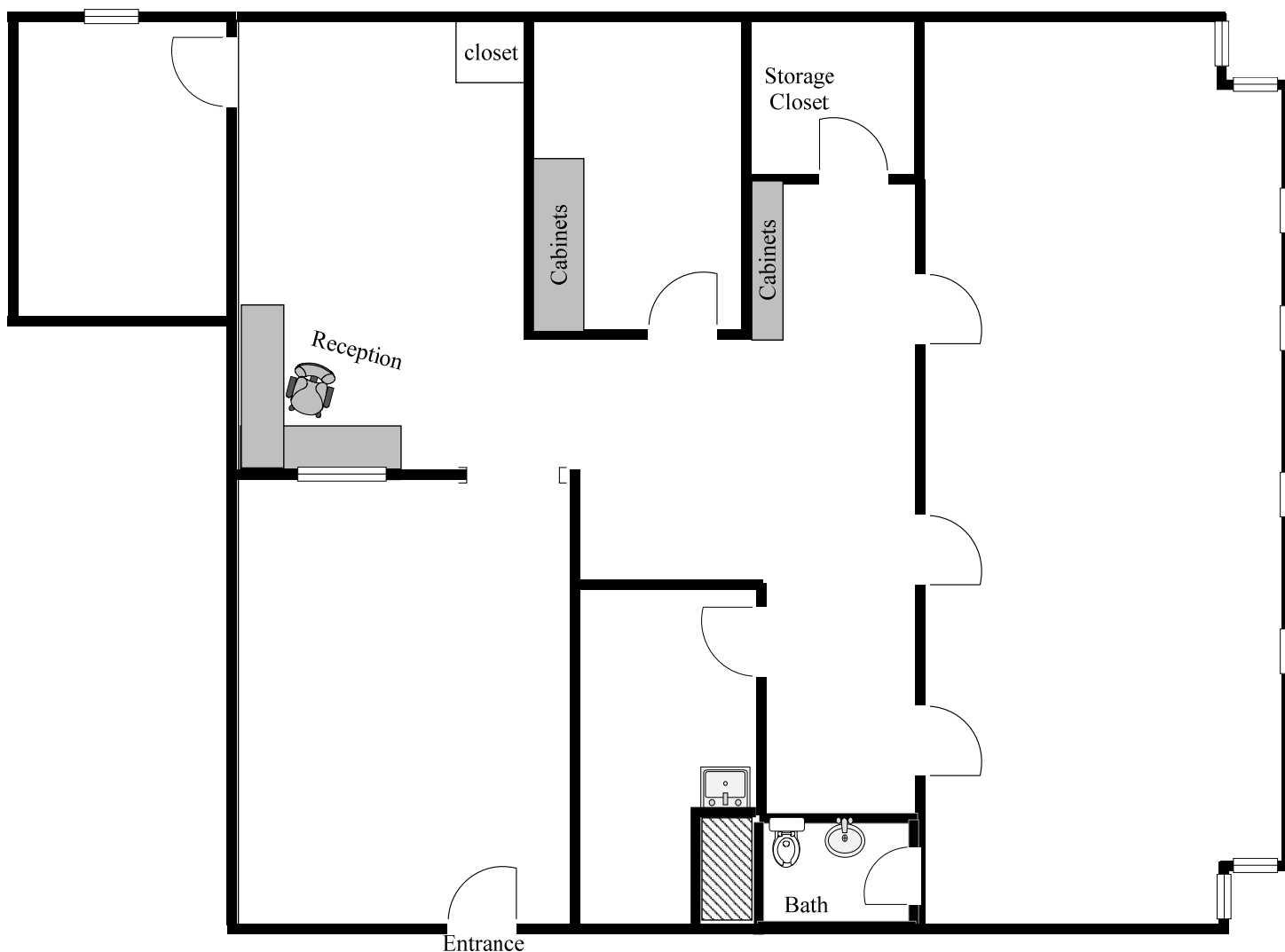




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## Floor Plan



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