

For Lease

Medical Office space opportunity
60 Long Pond Road | Plymouth, MA

13,084 – 49,280 SF available



NEW ENGLAND
DEVELOPMENT

Unique *medical opportunity*



Zoned for medical



Great ownership with local property management



Immediate highway connectivity: Route 3 at Exit 13 — the medical exit (+/- 15,400 vehicles per day)



Ample free, on-site parking: 284 spots, 6.0/1,000 SF




Surrounded by retail amenities




Exterior building signage opportunity


Located where *patients live*




Over **41,400** households




26,708 age 55+ population




\$107,467 median household income for householders age 55-64



81.17 percentage of population with medical, hospital or accident insurance

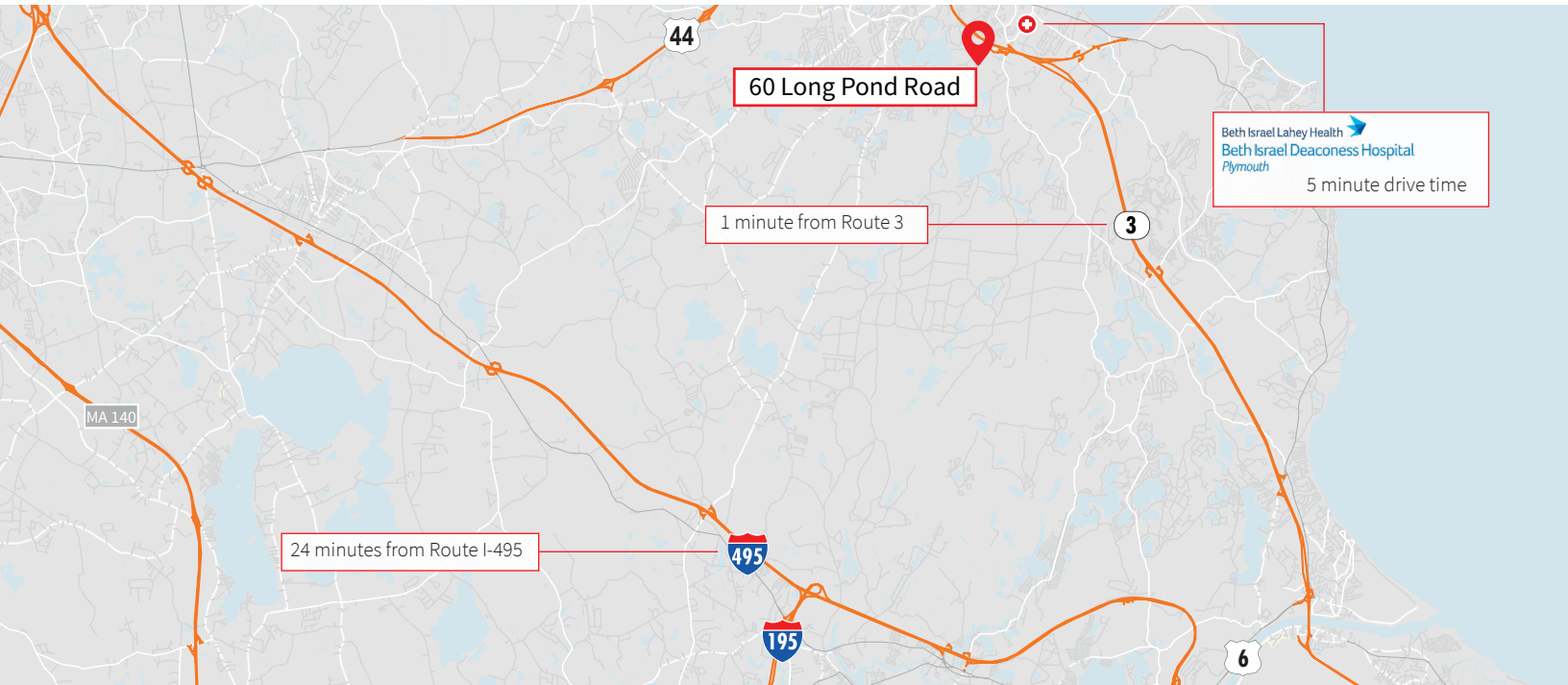


Over **\$63.9 million** spent on medical services in 2019

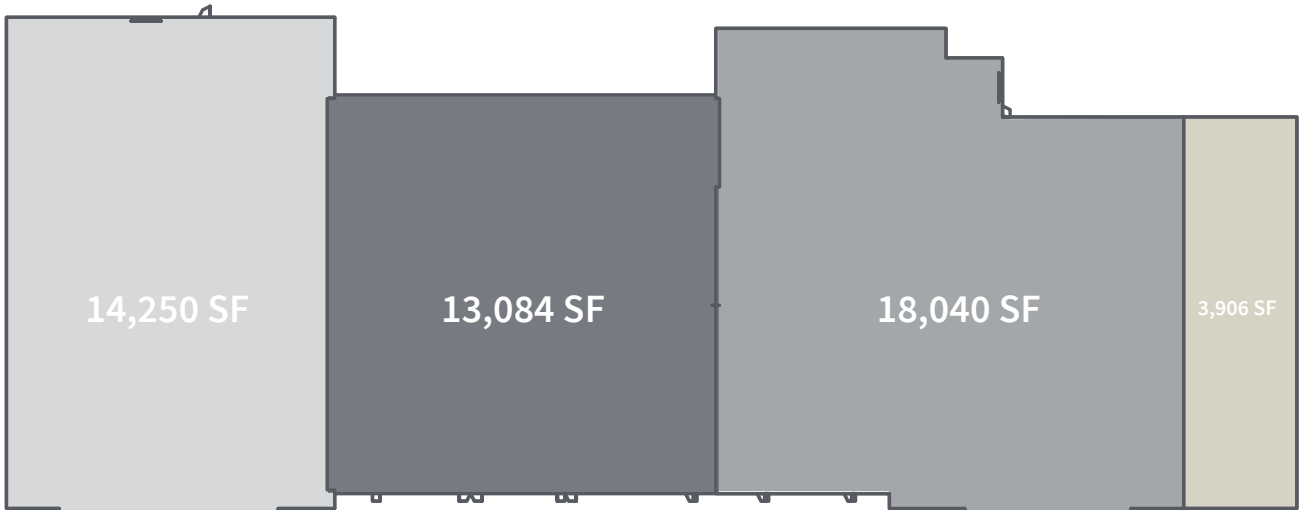


\$2,782 spent on average for medical care in 2019

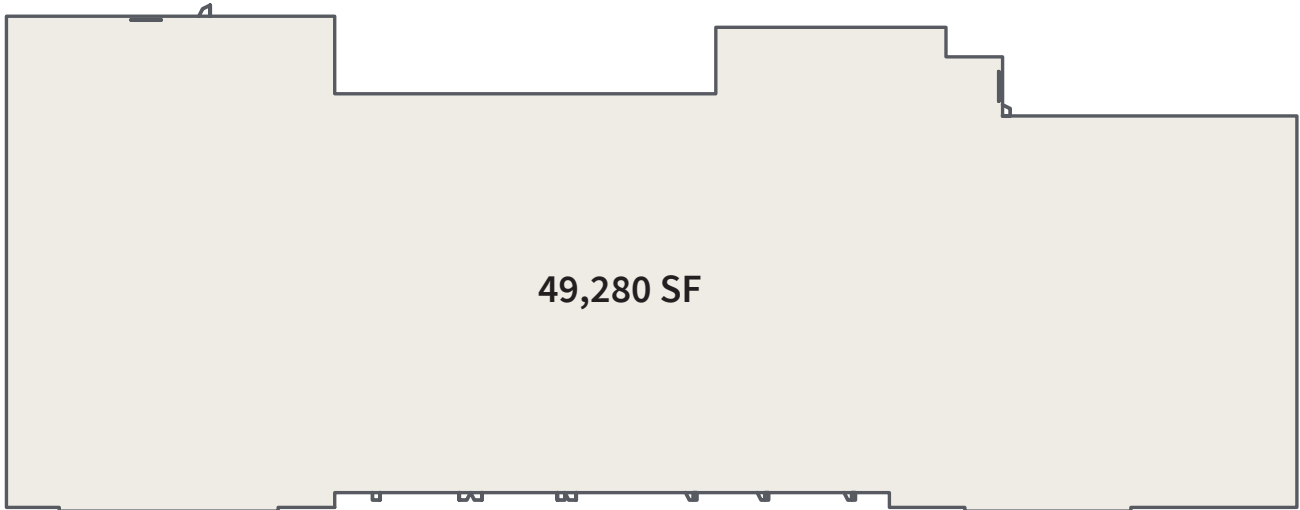
**within 10 miles of property*



Multi-tenant *plan*

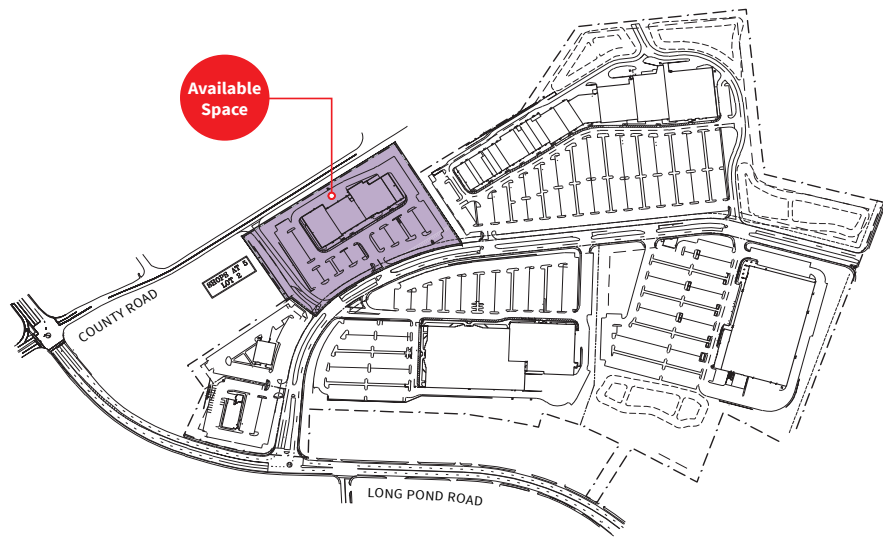


Single-tenant *plan*



Building *Specifications*

Total SF:	49,280 SF
Acreage:	6,470 +/-
Zoning:	Highway Commercial
Year Built:	2004
Roof age:	2004 – EPDM
Power:	Eversource for gas and electric
HVAC:	RTU's installed in 2004 (100% air conditioned)
Parking:	284 spots, 5.95/1,000 SF
Clear Height:	21'
Ceiling Height:	23'



For more information please contact:

Tom Kent
+1 617 531 4224
Tom.Kent@am.jll.com

Sean Lynch
+1 617 316 6488
Sean.Lynch@am.jll.com

Mike Keenan
+1 617 316 6424
Michael.Keenan@am.jll.com