

# 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

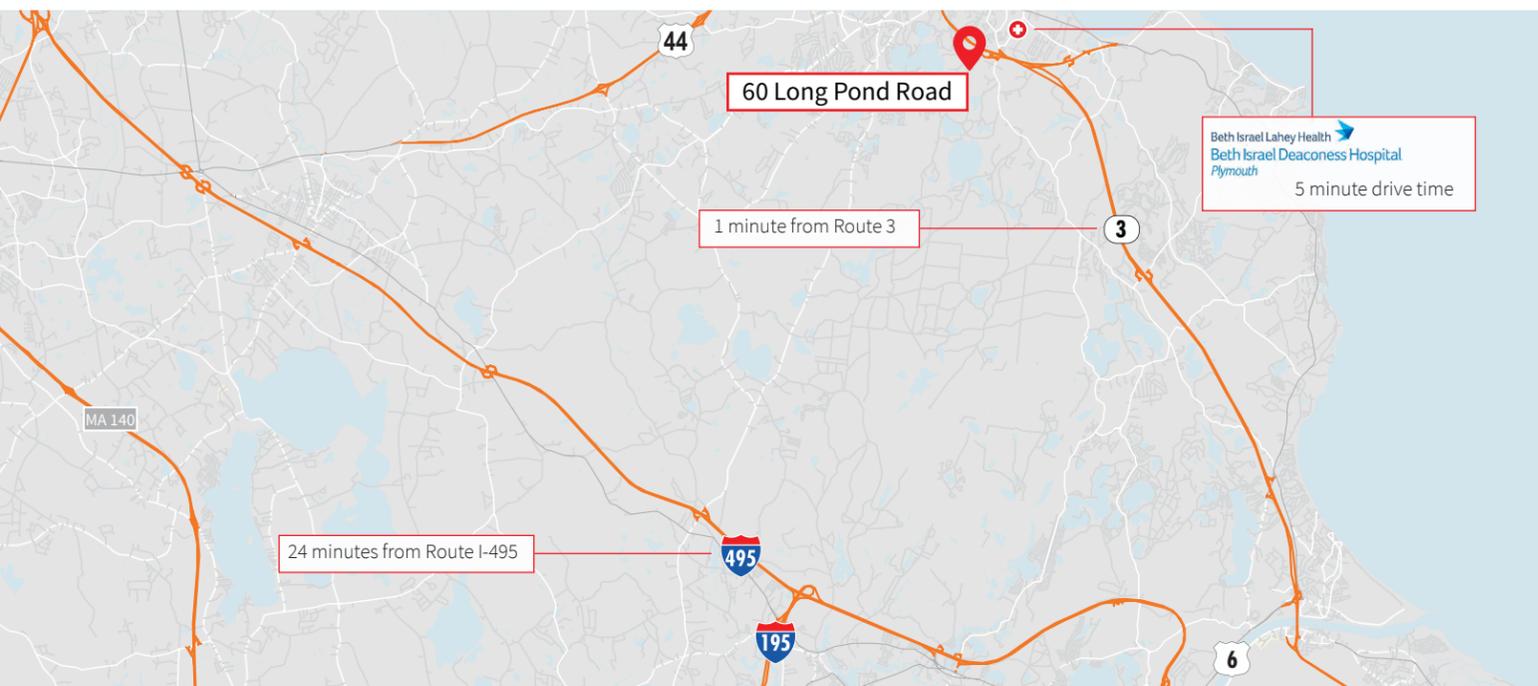


Over **\$63.9 million** spent on medical services in 2019

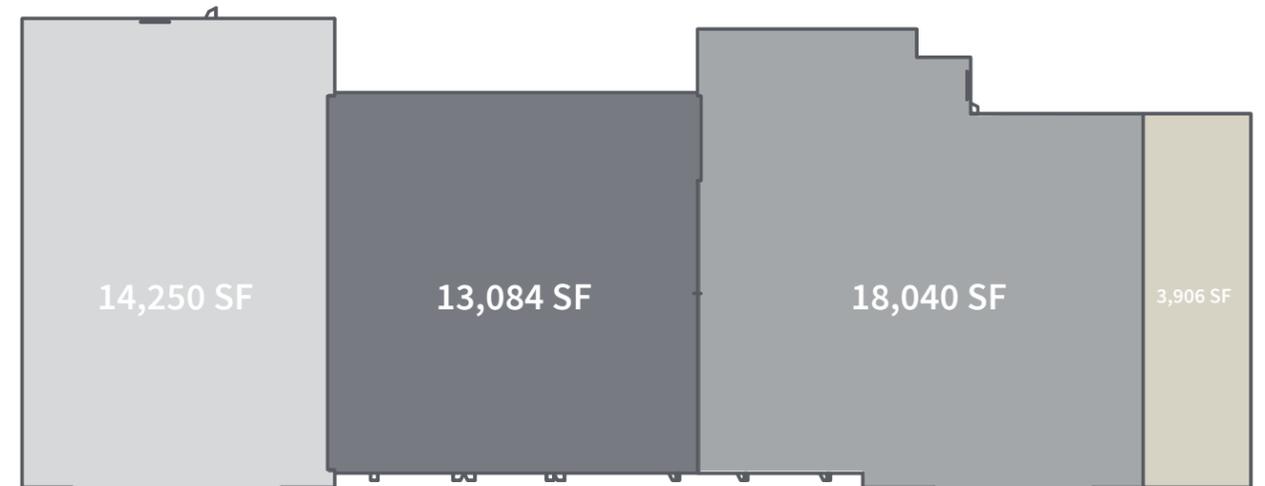


**\$2,782** spent on average for medical care in 2019

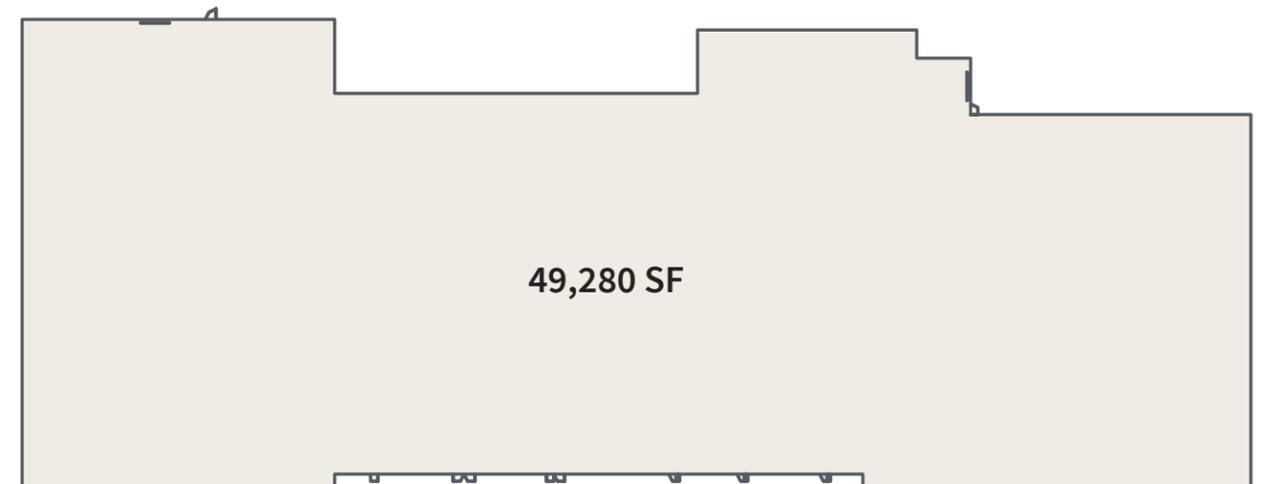
*\*within 10 miles of property*



# Multi-tenant *plan*

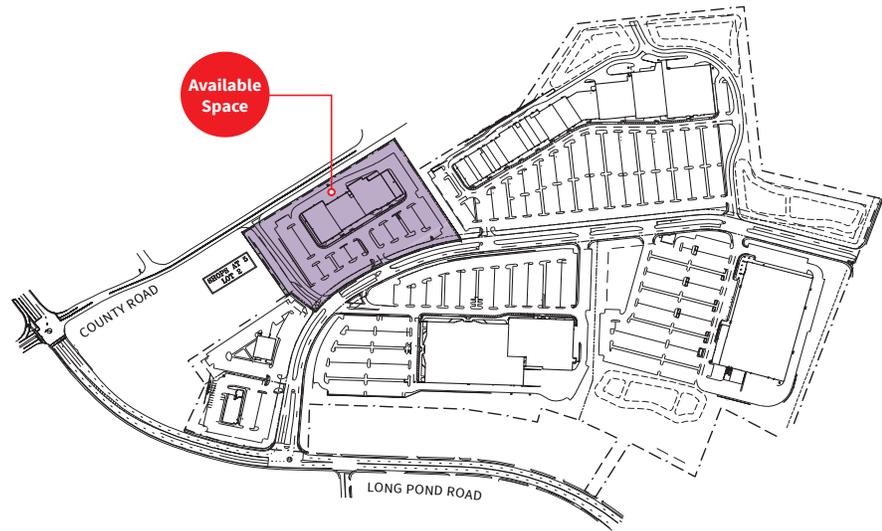


# Single-tenant *plan*



# Building *Specifications*

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