

1324 BELMONT STREET | BROCKTON, MA



Now Available For Lease  
5,923 SF Class A Office Space

**contact information**

**NAI** Hunneman

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

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303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

# 1324 BELMONT STREET | BROCKTON

## 20,000 SF Office Building

### SPECIFICATIONS:

|                      |  |                           |  |
|----------------------|--|---------------------------|--|
| <b>Total SF</b>      | 20,000 SF  | <b>Utilities</b>          |  |
| <b>Available SF</b>  | 5,923 SF   | <i>Gas</i>                | Bay State Gas  |
|                      |  | <i>Electric</i>           | NStar  |
| <b>Property Type</b> | Class A Office   | <i>Water/Sewer</i>        | Town of Brockton   |
| <b>Land Area</b>     | 1.64 acres   | <b>R.E. Tax &amp; CAM</b> | Tax @ \$2.73/SF; Ops @ \$2.63/SF   |
| <b>Year Built</b>    | 2007   | <b>Available</b>          | Immediately  |
| <b>Roof</b>          | EPDM   | <b>Lease Rate</b>         | \$15.00 psf NNN  |
| <b>Zoning</b>        | C2   | <b>Amenities</b>          | Atrium, Banking, Fitness Center, Restaurant, Elevators   |
| <b>Parking</b>       | Currently 7/1,000 SF;<br>4/1,000 SF once "build-to-suit" land is developed | <b>Location</b>           | Located at the intersection of Route 123 and Route 24. Conveniently near the Campello Commuter Line stop (Middleboro/Lakeville line) and only 32 minutes from Logan International Airport. |
| <b>Data</b>          | Comcast already in units.<br>Verizon Fios available                        |                           |  |

### CONFERENCE ROOM



### OFFICE



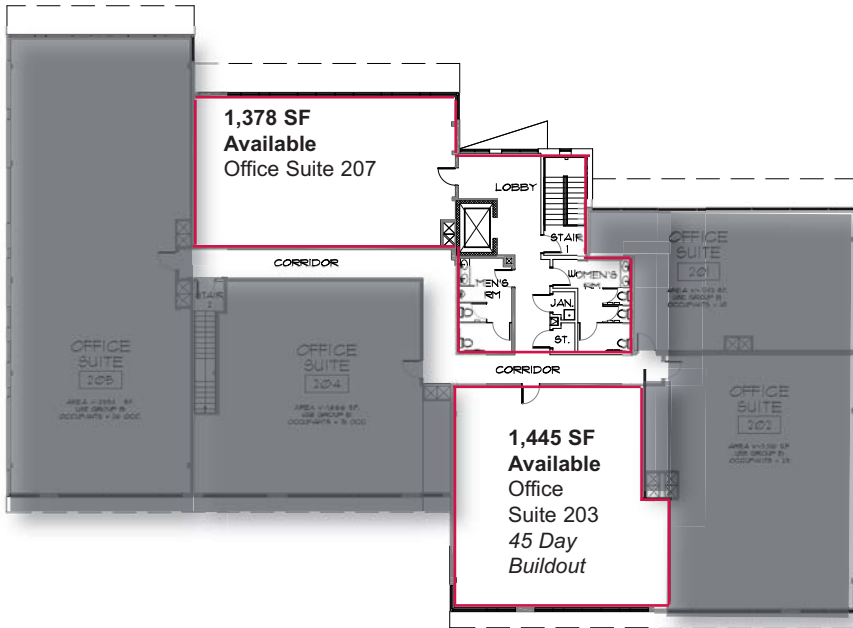
### RECEPTION



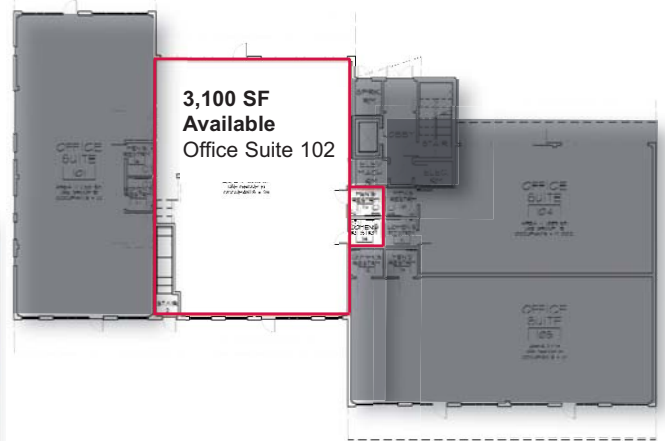
# 1324 BELMONT STREET | BROCKTON FOR LEASE

## FLOOR PLAN

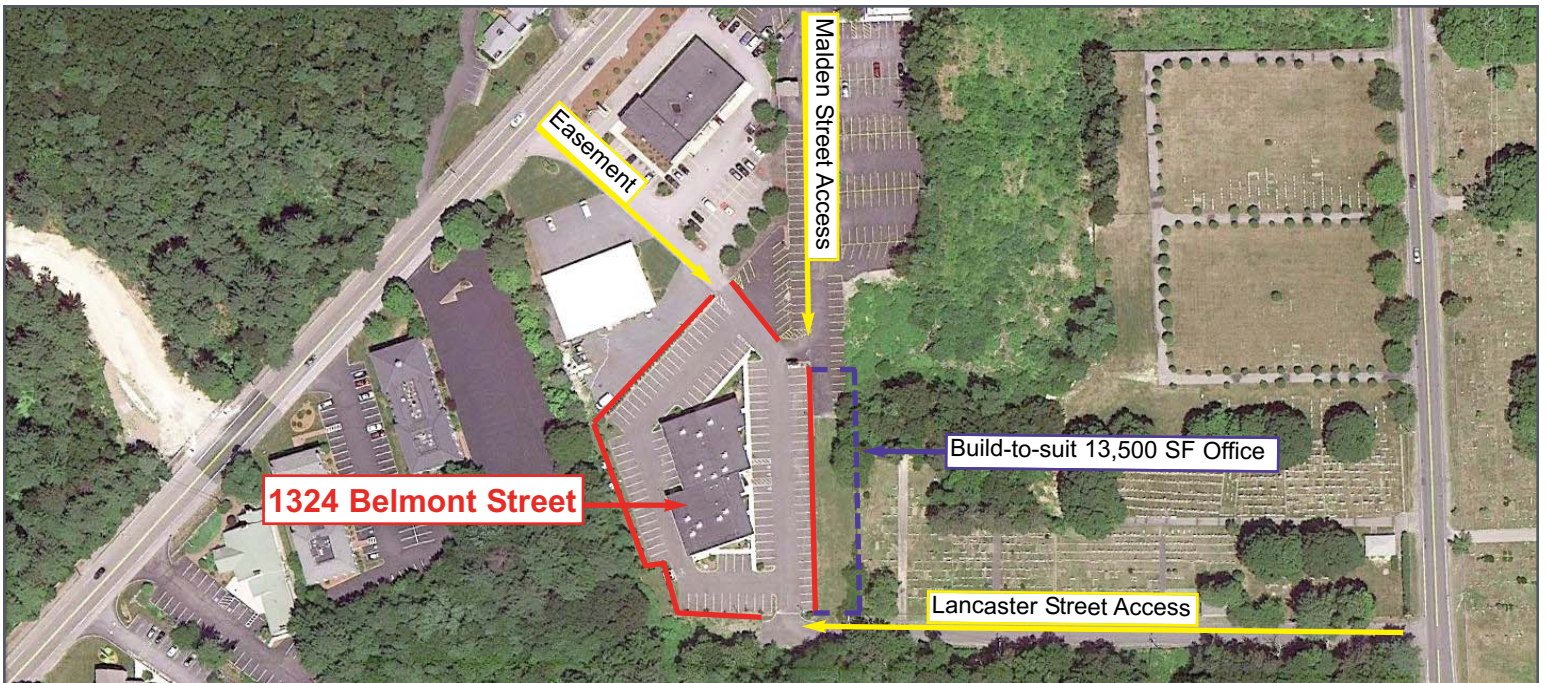
### SECOND FLOOR



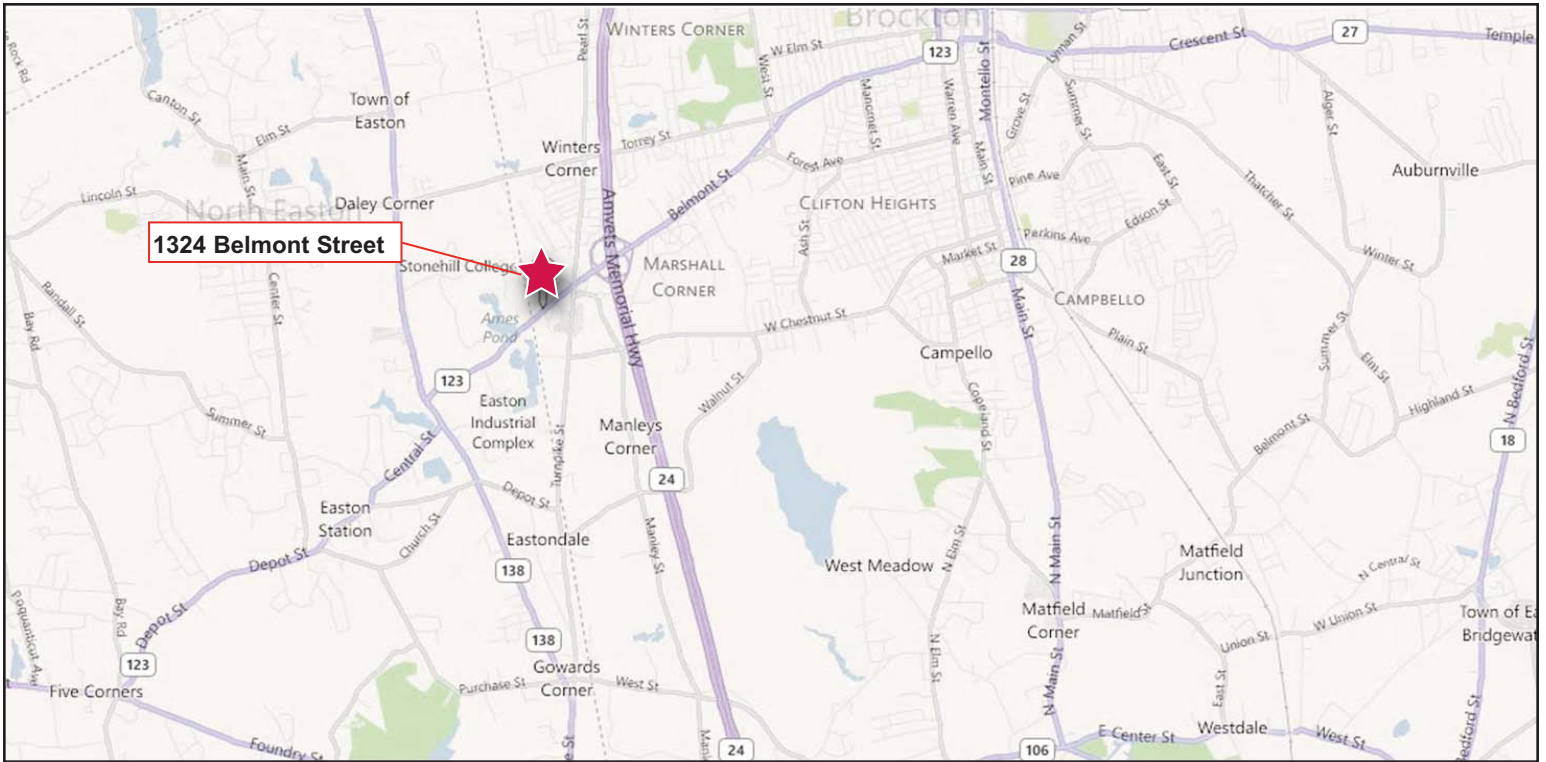
### FIRST FLOOR



## AERIAL



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