

FOR LEASE

OFFICE BUILDING



15 PACELLA PARK DR, RANDOLPH

15 PACELLA PARK DR, RANDOLPH, MA 02368

For More Information

DAVE KILLEN

781.919.0800 x707
dkillen@ellisrealtyadvisors.com



80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

15 PACELLA PARK DR, RANDOLPH



PROPERTY DESCRIPTION

7190-23516 SF of office space available for sub lease.

PROPERTY HIGHLIGHTS

- Available as Plug and Play or Fully Vacated
- Suburban Location within 15 miles of Downtown Boston
- Easy access to I-93, Rt 28, Rt 24, and MBTA commuter rail

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	7,190 - 23,516 SF
Building Size:	55,035 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,392	21,880	75,740
Total Population	6,011	55,716	190,739
Average HH Income	\$81,582	\$85,038	\$87,173

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LOCATION INFORMATION

Street Address	15 Pacella Park Dr
City, State, Zip	Randolph, MA 02368
County	Plymouth
Market	I-93/Rt 28
Cross-Streets	Exit 4 (Rt 24) and Exit 5 (Rt 28)
Signal Intersection	No

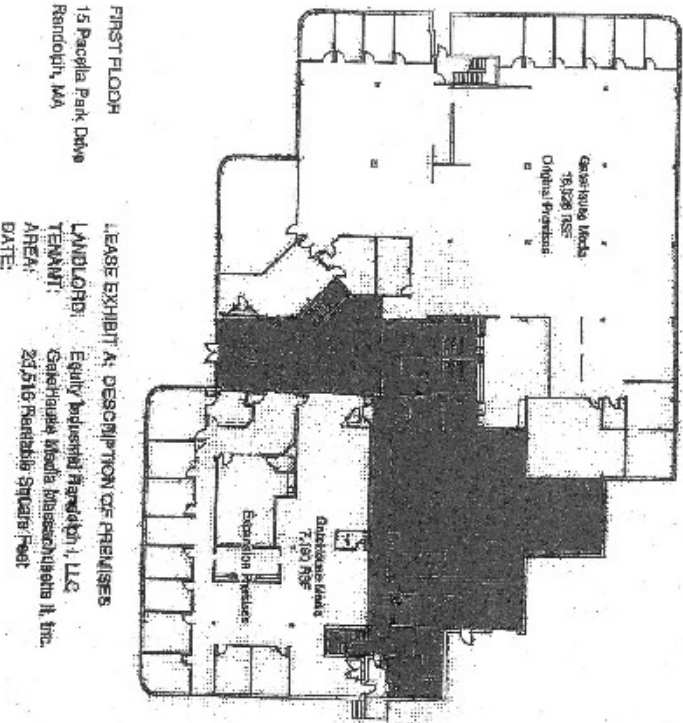
BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Office Space	7,190-23,516
Number of Floors	2
Average Floor Size	27,518 SF
Free Standing	No

PROPERTY HIGHLIGHTS

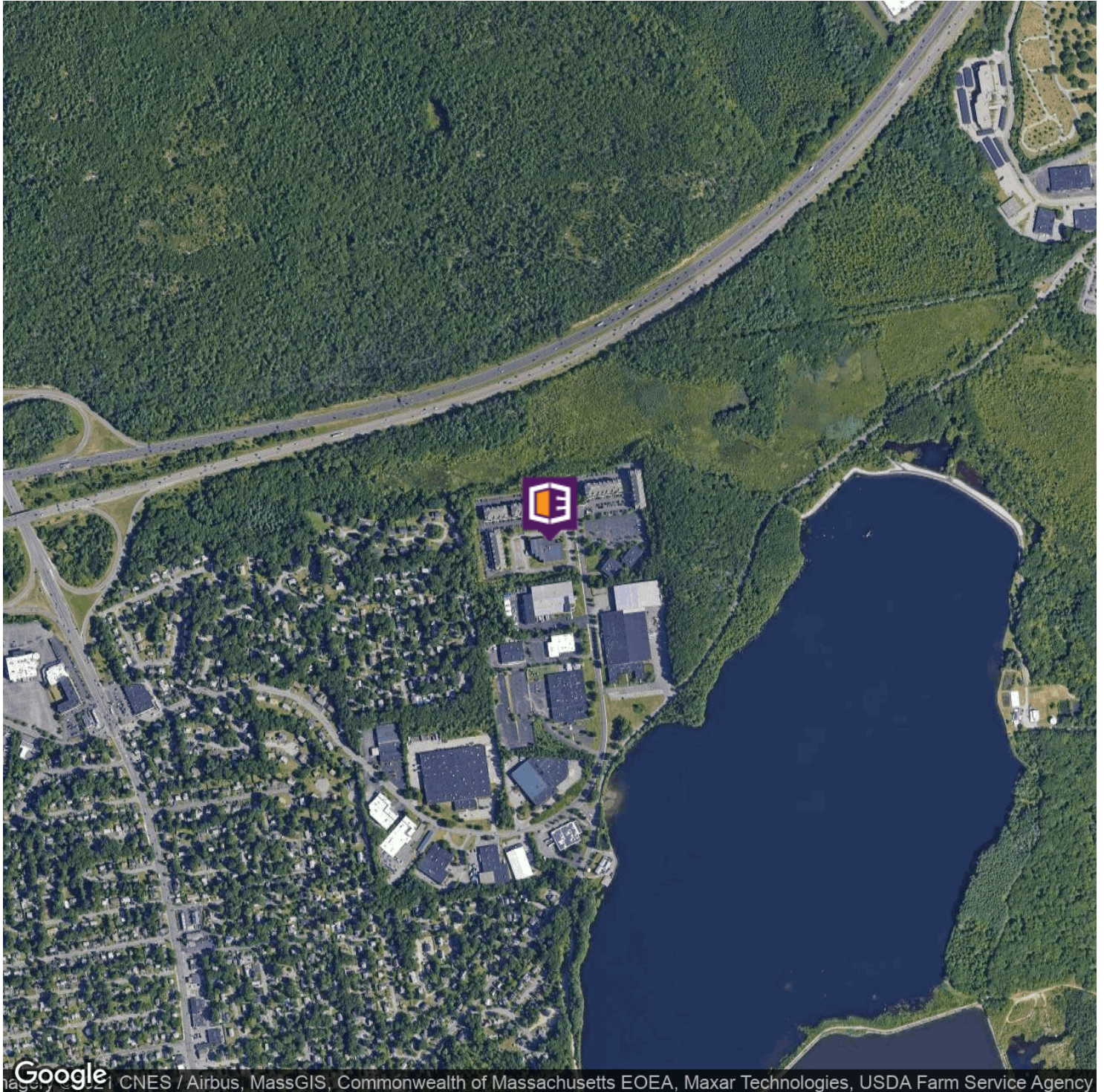
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AERIAL MAP

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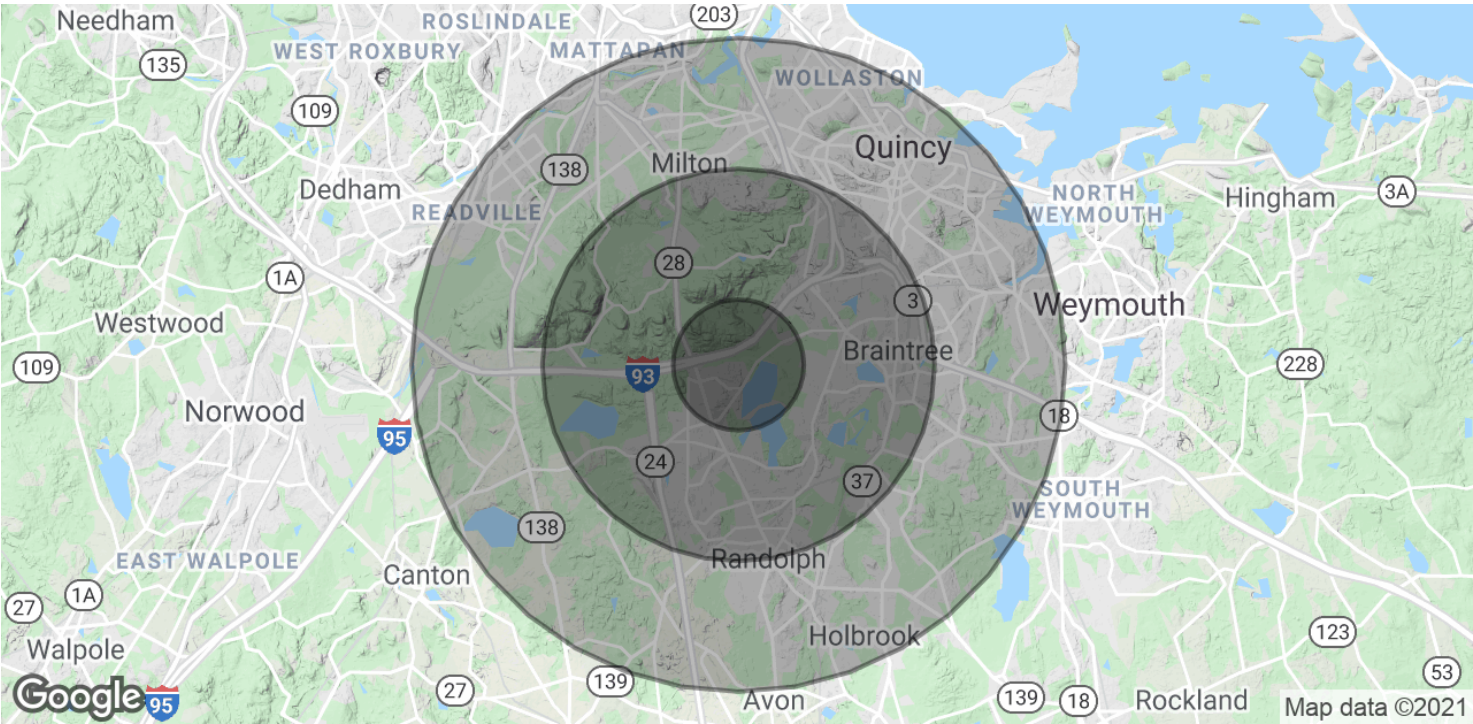
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,011	55,716	190,739
Average age	39.4	40.0	40.2
Average age (Male)	39.3	38.9	38.8
Average age (Female)	39.1	40.3	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,392	21,880	75,740
# of persons per HH	2.5	2.5	2.5
Average HH income	\$81,582	\$85,038	\$87,173
Average house value	\$359,625	\$400,362	\$436,836

* Demographic data derived from 2010 US Census

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DAVE KILLEN

Commercial Advisor

dkillen@ellisrealtyadvisors.com

Direct: 781.919.0800 x707 | **Cell:** 508.451.0020

MA #9558410

PROFESSIONAL BACKGROUND

Dave brings over 25 years of experience to Ellis Realty Advisors. With a background in construction and real estate investment (Domestic and International), commercial leasing and investment sales, buyer and tenant representation, and land sales and acquisition, Dave brings a broad base of knowledge to represent his clients effectively. A fifth generation Nantucket native, Dave is an accomplished sailor and a well travelled student of humanity.

EDUCATION

Milton Academy 1993
Connecticut College/ USCGA 1997
Sandler Sales Training Certified

MEMBERSHIPS

South Shore Realtors
Nantucket Yacht Club
USCG 50 Ton Master w/ Aux Sail and Commercial Towing
PADI Rescue Diver

Ellis Realty Advisors

80 Washington Street #45
Norwell, MA 02061
781.919.0800



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