

**For Lease - 350 Lincoln Street - Hingham, MA**  
2,456 SF Office Space Available



## **LIVE, WORK, PLAY @ 350 LINCOLN PLACE**

Facing the Hingham Shipyard, this conveniently located property is steps from the Hingham-Boston Commuter Boat dock, dozens of retail amenities, and the Avalon Community apartments. In addition, the property is only minutes away from the West Hingham Commuter Rail station, Route 3 and I-93, making it the perfect location for your business and its employees. Below is a list of amenities that are either on-site, across the street, or within a very short walk.

## Building Specifications:

**GROSS LEASABLE AREA:**  
45,309 SF

**YEAR BUILT:**  
1986

**FLOORS:**  
2

**PARKING:**  
3.5/1,000 SF

**ELEVATORS:**  
1 Hydraulic Passenger

**ENTRY SYSTEM**  
Key and Lock

**HVAC:**  
Individual RTU's

**FIBER:**  
Verizon

**FIRE PROTECTION:**  
Fully Sprinklered  
Fire Alarm System

**SEWER/WATER:**  
Town of Hingham

**POWER:**  
1,200 Amp Service

**ELECTRICAL:**  
Hingham Municipal Light

**GAS:**  
National Grid

**ROOF:**  
Ballasted Carlisle - Original

**GREEN INITIATIVES:**  
Recycling Program

## On-Site Amenities:

Minutes away from Route 3 and I-93

Bright Horizons Child Care

Avalon Community Apartments

Bank of America, Rockland Trust, TD Bank

Access to Hingham Shipyard Retail Development

- The Fresh Market
- Panera Bread
- Alma Nove Restaurant
- Hingham Beer Works
- Bed Bath & Beyond and more....

Directly Adjacent to Hingham-Boston Commuter Boat

On-Site Maintenance Staff

Ample Free Parking

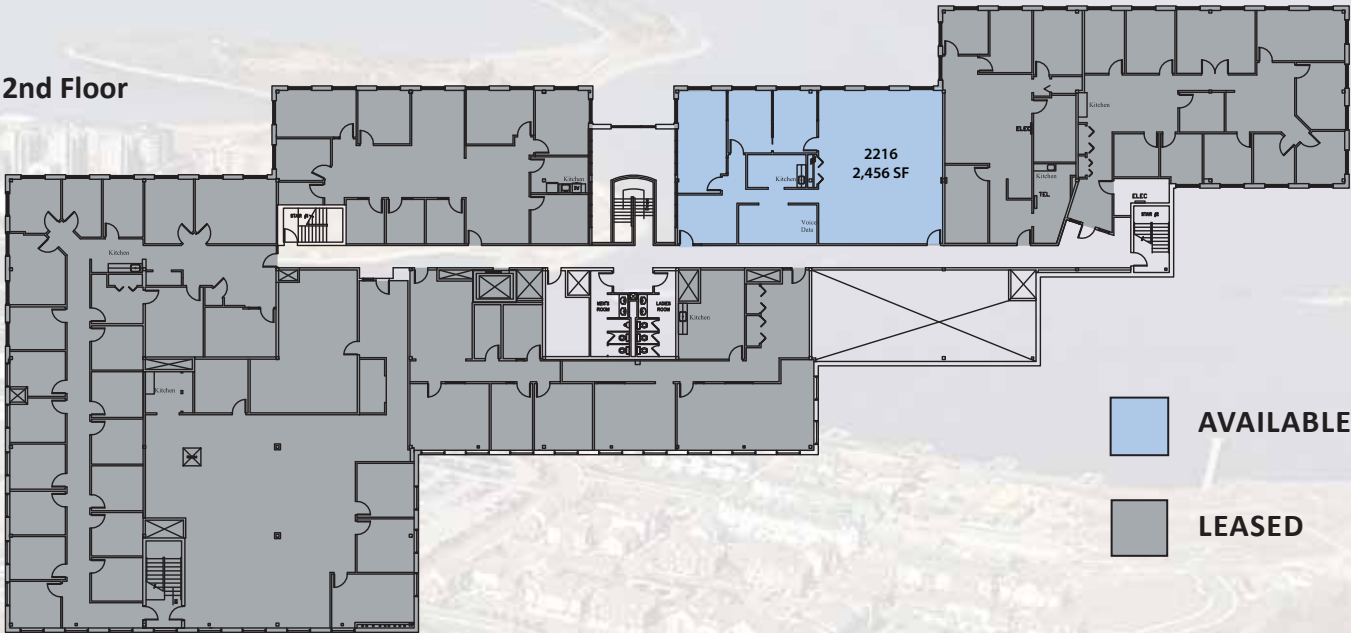
## Availabilities:

**2nd Floor:**  
Suite 2216: **2,456 SF**



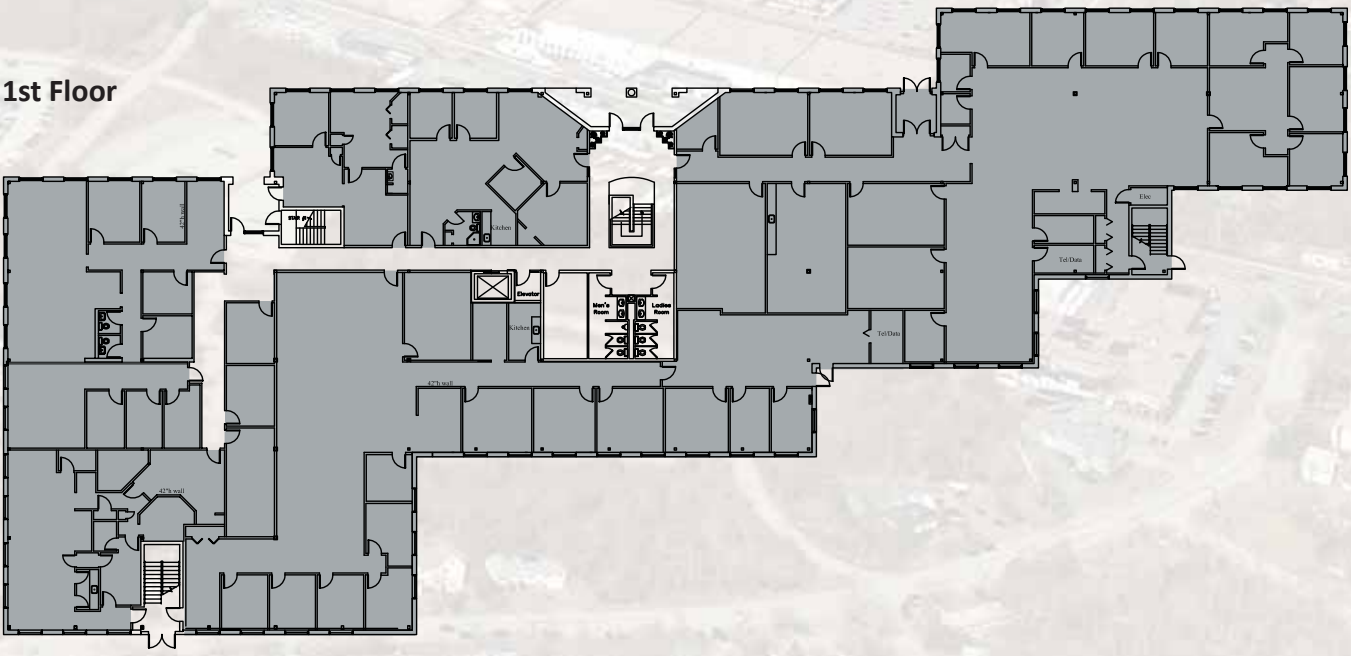


**2nd Floor**



 AVAILABLE  
 LEASED

**1st Floor**



**LOCAL AMENITIES**

**RESTAURANTS:**

- 1 Ninety Nine
- 2 Panera Bread Company
- 3 Red Mango
- 4 Stone Hearth Pizza
- 5 Wahlburgers
- 6 Hingham Beer Works
- 7 Alma Nove
- 8 Union Fish Seafood & Raw Bar
- 9 Zendo Asian Bistro & Lounge
- 10 Ocean Kai Restaurant

**SHOPS:**

- 11 Stop & Shop
- 12 Marshalls
- 13 The Vitamin Shoppe
- 14 Talbots Outlet
- 15 Eastern Mountain Sports
- 16 Hingham Gift Company
- 17 Old Navy
- 18 Sleepy's
- 19 Bed Bath & Beyond
- 20 The Fresh Market

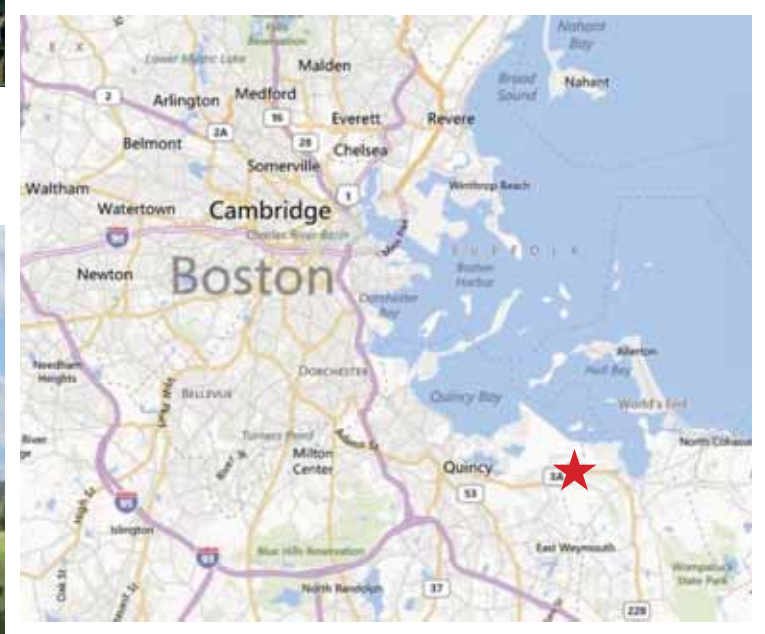
**SERVICES:**

- 21 TD Bank
- 22 CVS/Pharmacy
- 23 Bank of America
- 24 Supercuts
- 25 Elements Massage
- 26 Bodyscapes Fitness
- 27 Abeo Med Spa
- 28 Star Nails
- 29 Patriot Cinemas
- 30 Bright Horizons

Logan Airport



Hingham – Boston Commuter Boat



**JOHN FLATLEY**  
Company

For more information or to schedule a tour, please contact:

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