

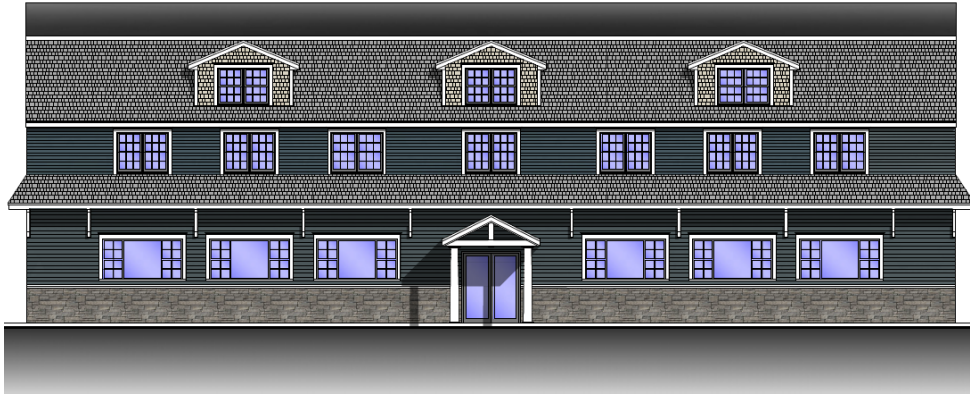


Commercial Real Estate Offering

90 New State Hwy., Ste. 4
Raynham, MA 02767
508.386.0253 Ph 508.386.2263 Fax

Prime Medical Office Space Available For Lease!

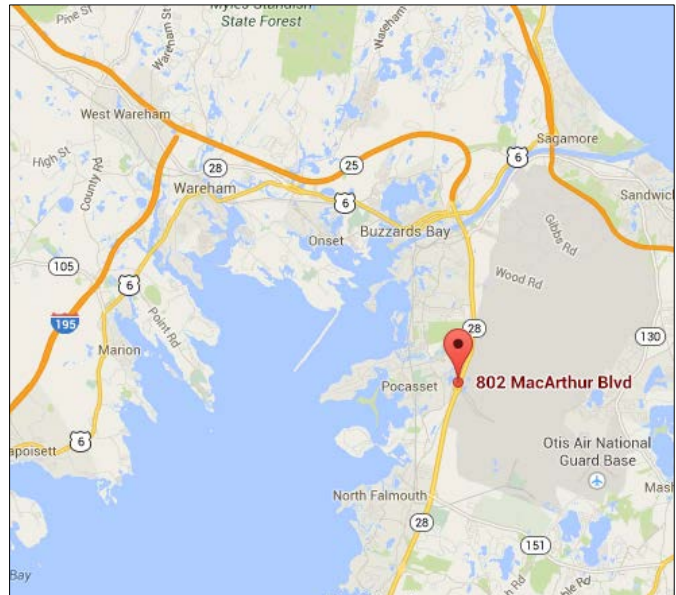
\$18.00 NNN • Medical Office Suites • 1,900 - 4,399 SF Available



802 MacArthur Boulevard, Bourne, MA 02559

Building is conveniently located 4 miles from the Bourne Bridge and Otis Rotary on Route 28 - Great visibility and convenient for your patients!

- Traffic Count +/-30,000 vehicles per day
- Completely renovated – brand new amenities!
 - Elevator
 - Fully Sprinklered
 - Air Conditioning
 - Solar Energy System
- **Landlord specializes in MOB Design/Build**
- Several Build-to-Suit Suites Available
- Easy Access for Patients
- Plenty of Parking
- ***This is the initial offering – plan your perfect space now!***

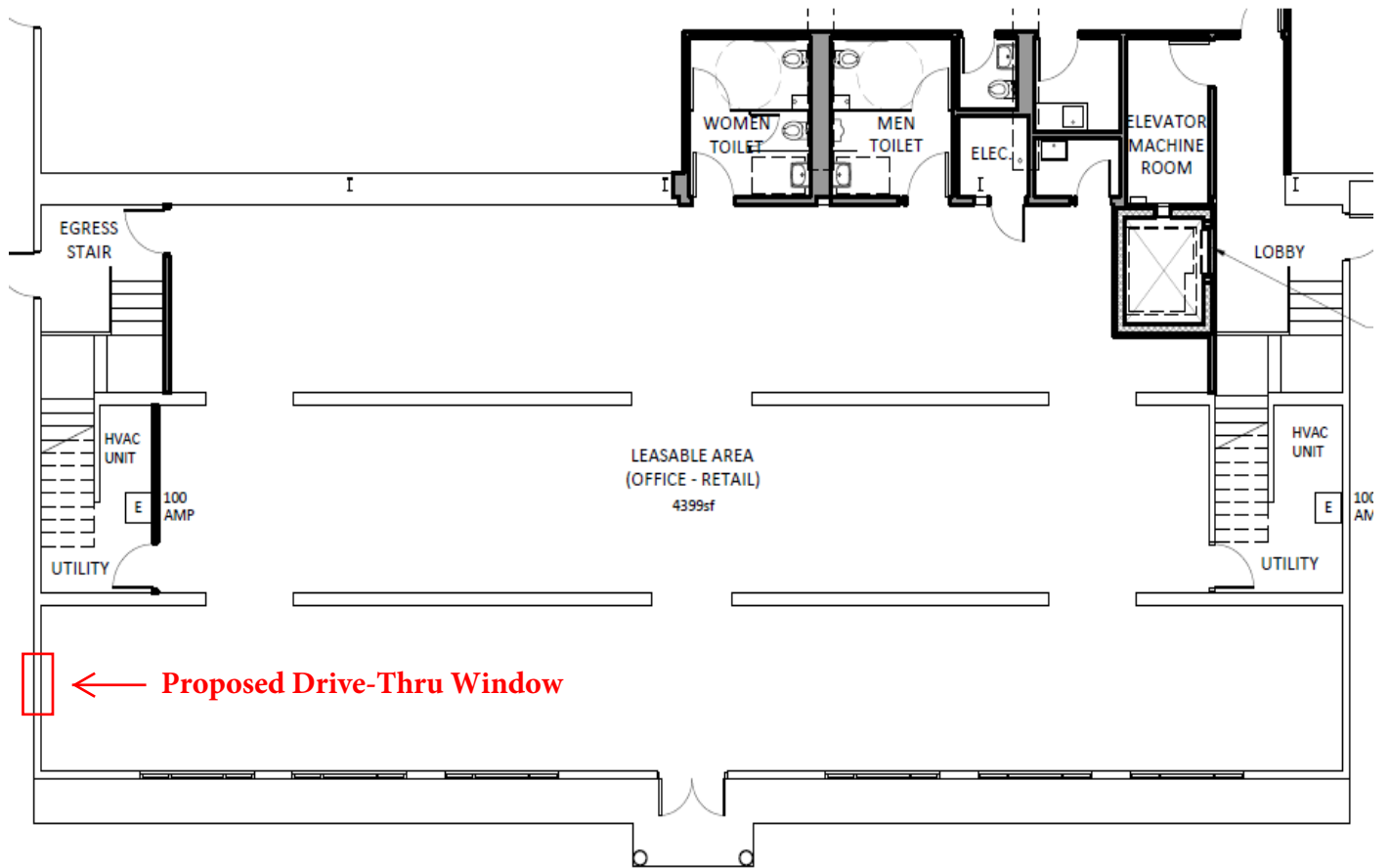


Presented by **802 Mac Realty, LLC**
Jennifer Robbins • Office: (508) 386-0253
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802 MacArthur Boulevard

First Floor Plan

Build-to-Suit Retail or Office Space

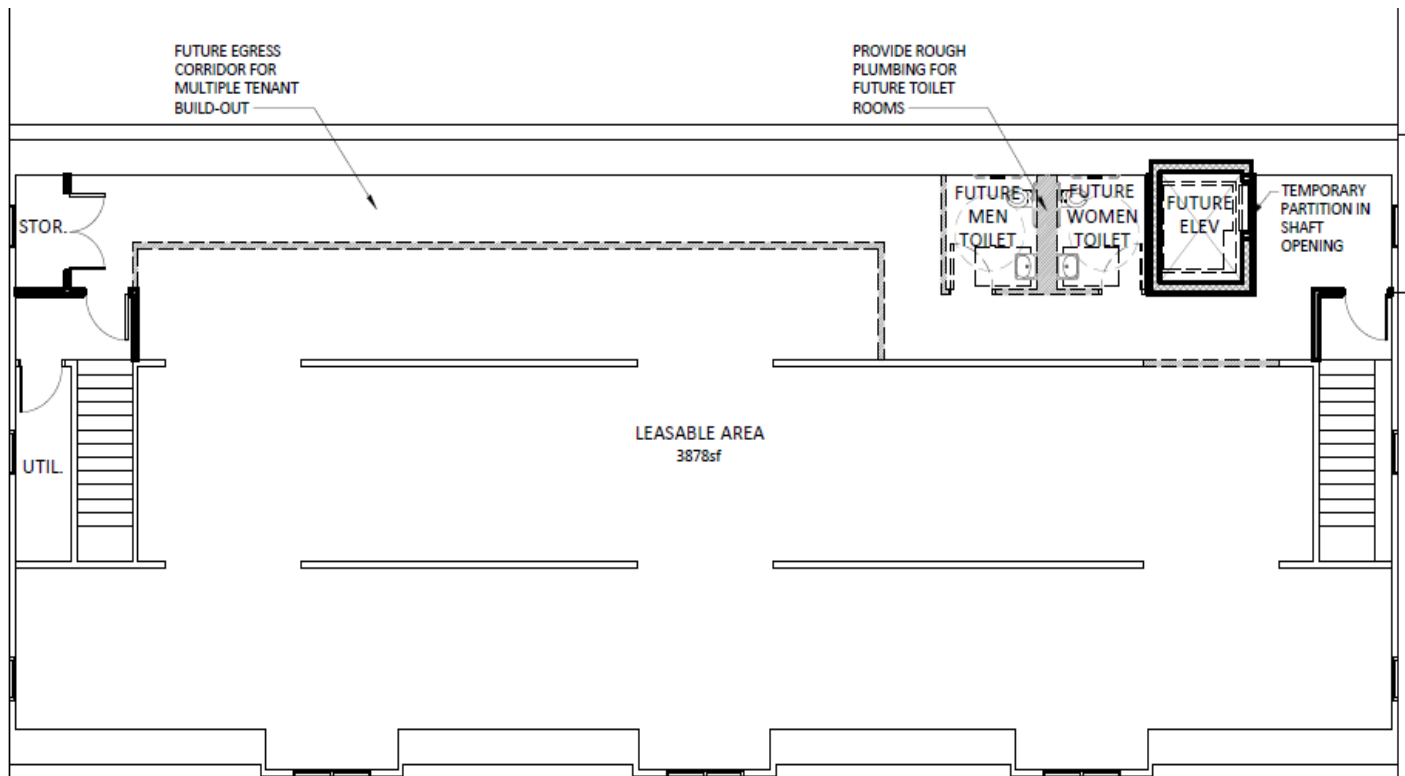


- **Minimum Divisible: 2,000 SF; Maximum Contiguous: 4,399 SF**
- **Perfect for medical offices, urgent care or pharmacy (drive-thru permit pending)**
- **Competitive pricing at \$18/SF NNN**



802 MacArthur Boulevard Third Floor Plan

Build-to-Suit Office Space

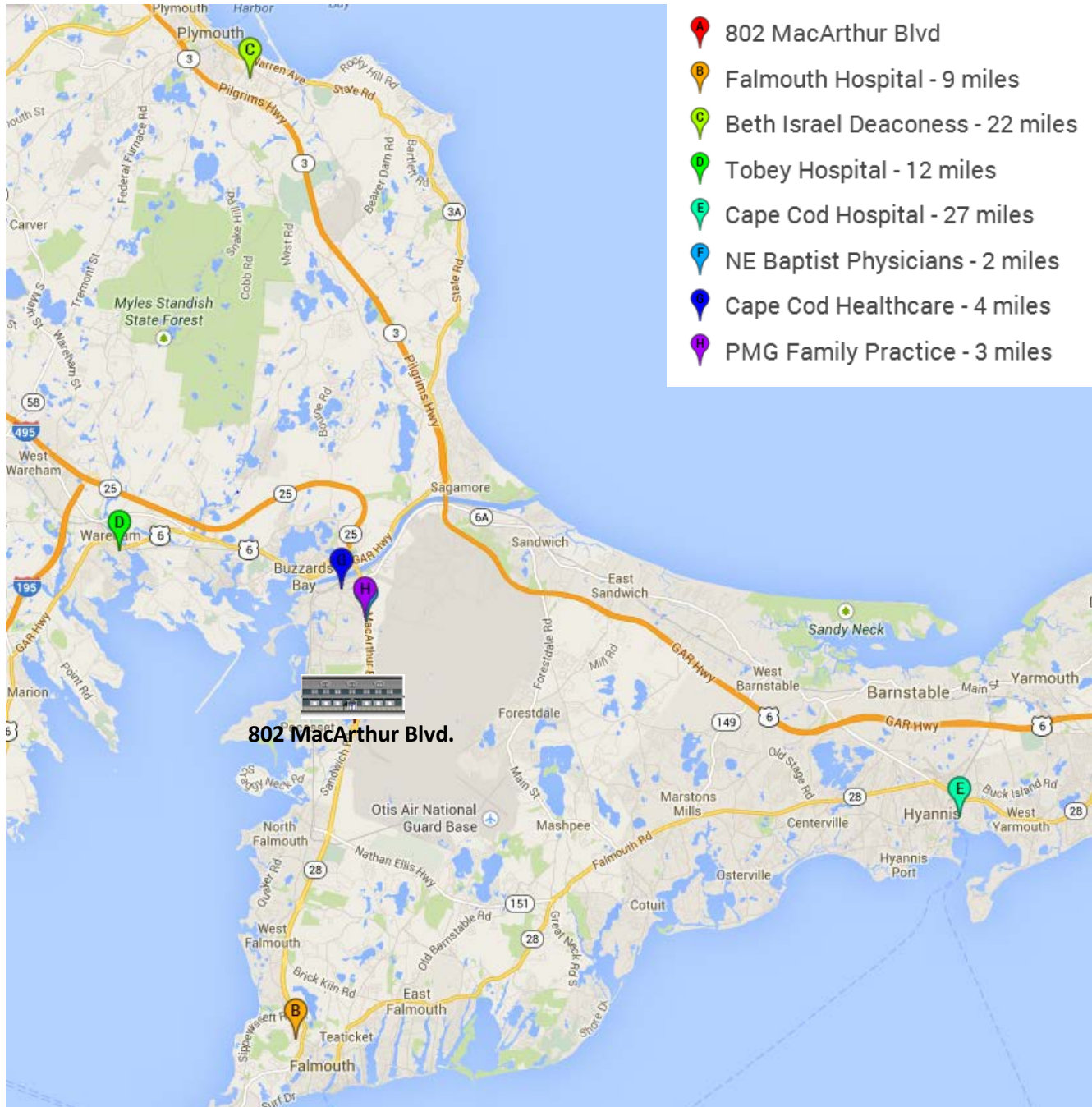


- **Minimum Divisible: 1,900 SF; Maximum Contiguous: 3,878 SF**
- **Perfect for medical offices**
- **Elevator access**
- **Competitive pricing at \$12-\$18/SF NNN**



802 MacArthur Boulevard

Closest Hospitals and Practices...



- Surrounded by dense residential area, campgrounds and Otis Air Base
- Location is more convenient for patients than closest surrounding MOB's
- Great opportunity for a new office/relocation in a desirable industry market

