

+/- 5,485 SF SPACE AVAILABLE

91 LONGWATER



FOXROCK

91 LONGWATER CIRCLE NORWELL, MA 02061



WELCOME TO 91 LONGWATER

Located within the well-known Assinippi Park, a premier business and medical park along the Route 3 corridor, the property is located in a bucolic setting overlooking a beautiful pond, featuring a two-story glass atrium, ample parking, and local, strong ownership.

Tenants of 91 Longwater also have access to the amenities at 141 Longwater, which include a full-service cafe, a game room, and a fitness center.

ABOUT THE BUILDING

BUILDING HIGHLIGHTS



STRONG LOCAL OWNERSHIP



OVERLOOKS PRIVATE POND



ABUNDANT NEARBY AMENITIES



CONVENIENT PROXIMITY TO MAJOR HIGHWAYS



NEARBY MAINTENANCE & PROPERTY MANAGEMENT



OUTDOOR PATIO SEATING

USE OF 141 LONGWATER AMENITIES:



FULL-SERVICE CAFE



FITNESS FACILITY, SHOWER & LOCKER ROOMS



GAME ROOM WITH GOLF SIMULATOR

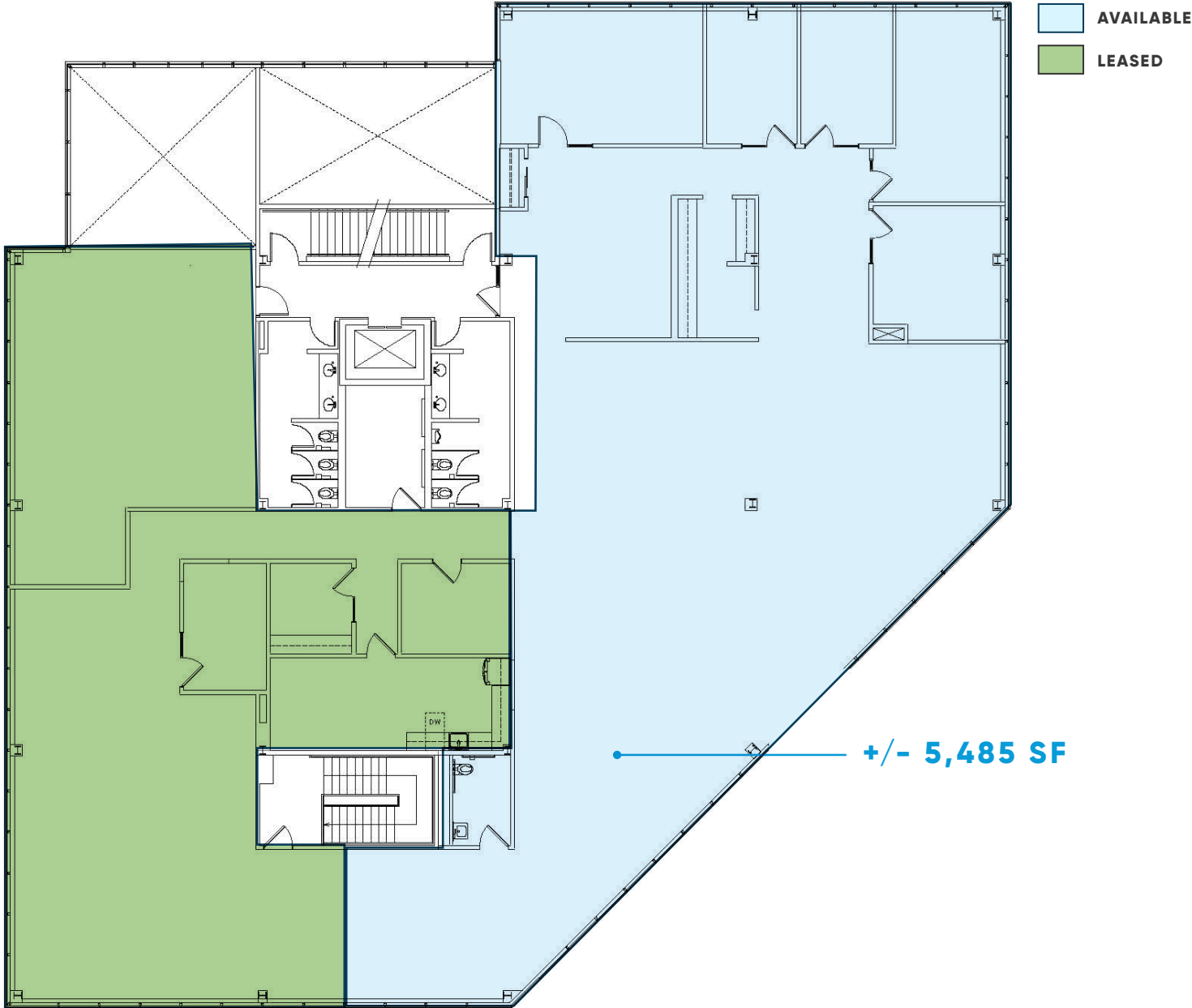
BUILDING SPECS:

BUILDING SIZE	27,071 SF
YEAR BUILT	1987, Renovated in 2006
HVAC SYSTEM	Cooling tower and heat pumps with energy management controls
PARKING	4/1,000 RSF



FLOOR PLANS

FLOOR 2



AVAILABLE SUITE // PHOTOGRAPHY



LOCATION & NEARBY AMENITIES



USE OF 141 LONGWATER AMENITIES AVAILABLE

Tenants of 91 Longwater Circle are invited to utilize the amenities at 141 Longwater Drive, less than a 5 minute walk.

FULL-SERVICE CAFE



- Full service cafe open M-F
- Operated by Corporate Chefs
- 24/7 Grab n' Go option
- Salad bar
- Hot entrees

24/7 FITNESS CENTER



- State-of-the-art interior
- 24 hour tenant access
- Weight training equipment, cardio machines and studio room
- Fitness classes and personal training provided by [6S Institute](#)

GOLF SIMULATOR & GAME ROOM



- Bookable golf simulator
- Food prep area
- Shuffleboard
- Pop-a-shot
- TV with high top and lounge chairs

WORKING TOGETHER TO BUILD A STRONGER COMMUNITY

Giving back to our communities is an important part of FoxRock's mission. FoxRock Cares, a vital part of our organization, focuses on charity and giving. Each year, the FoxRock Cares team organizes tenant giveback events, service days for our employees and helps to facilitate monetary and other donations to local charities in need.

HOW YOU CAN GIVE BACK AS A FOXROCK TENANT:

The FoxRock Cares team hosts quarterly charity drives, collecting items from tenants to donate to local families in need. From collecting canned goods in the Fall, to hats & gloves in the Winter, tenants simply drop their donation into a designated bin in the lobby and the FoxRock Cares team does the rest!



HEAR FROM ONE OF OUR PARTNERS:

"FoxRock has been integral to our organization over the past six months – not only have they been willing to help support initiatives that we have already planned, but they have actively reached out about coordinating events specifically to benefit our Agency mission for the families that we serve. We're very grateful for their support and look forward to many more years of collaboration helping Quincy residents in need."

**–BRYNA ROGERS, SENIOR DIRECTOR
QUINCY FAMILY RESOURCE CENTER**

CREATING ENVIRONMENTS WHERE BUSINESSES & INDIVIDUALS THRIVE

FoxRock owns, operates, and develops high-quality, elevated properties across several asset classes. We aim to create a sense of community at each property by delivering standout tenant experiences, top-notch amenities, and dedicated service.



OWN

Over 5 million SF of space across asset classes primarily along Boston's South Shore



OPERATE

First-class environments with unmatched tenant service & experience



DEVELOP

Purposeful & smart local projects

At the heart of our mission is the belief that we provide more than just workspace. We focus on initiatives that foster relationships, help businesses succeed, and support the communities where our buildings are located. We do this through:

FOXROCK FARMS

FoxRock farms' mission is to build community through education and food accessibility. 100% of the farms' profits support bee repopulation.



At FoxRock, we're committed to strengthening our communities by investing in what matters most – people. Each year, the FoxRock Cares team organizes tenant drives, service days, and helps facilitate monetary and other donations to local charities in need.

HEAR FROM OUR TENANTS

“FoxRock showed a deep understanding of our business needs and worked closely with our National Facility team members and our architects to ensure every aspect of the buildout process aligned with our requirements. Their proactive communication and responsiveness throughout the project were excellent, making the process seamless and efficient. The FoxRock team was incredibly welcoming and hospitable as we transitioned from our former location to our new office location.

We love how our space turned out and how the building provides a real sense of community for our team. Our employees enjoy coming to the office in part because of the effort FoxRock puts into creating a welcoming environment for them - from the tenant amenities and frequent events to charity drives and outreach via newsletters and their app.”

– **CHRISTOPHER HAGBERG**
SENIOR OPERATIONS MANAGER
COHNREZNICK, LLP

“One thing that separates FoxRock from other landlords we’ve had is their commitment to proactive communication and responsiveness. Whether it’s addressing maintenance requests promptly or informing us of events and activity in the building, their attention to detail is evident every time they reach out. It’s reassuring to know that any concerns will be swiftly addressed by FoxRock’s property management and on-site building engineering team.”

– **RUTH BERNARD**
FACILITY SERVICES COORDINATOR
SIGNIFY



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