

# 13,874 SF OF FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE AT 91 LONGWATER CIRCLE

# 91

LONGWATER CIRCLE  
NORWELL, MA







91 Longwater Private Pond



141 Longwater Fitness Center



# AN OFFICE WITH A VIEW AT 91 LONGWATER

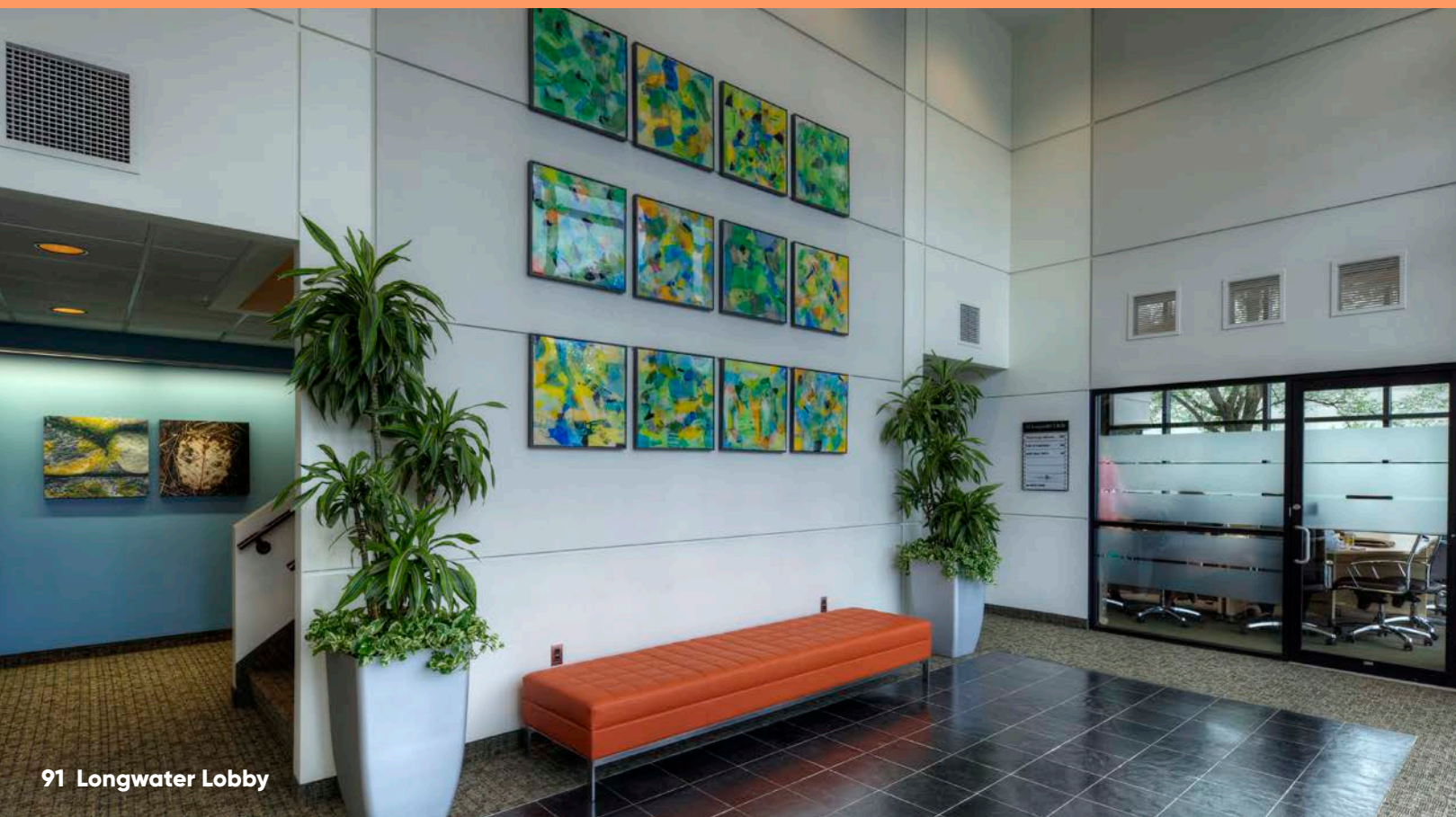
Ideally situated off Route 3 on Boston's South Shore, 91 Longwater Drive in Norwell offers an easily accessible location and access to a surplus of amenities desired by today's tenants.

## 91 LONGWATER HIGHLIGHTS

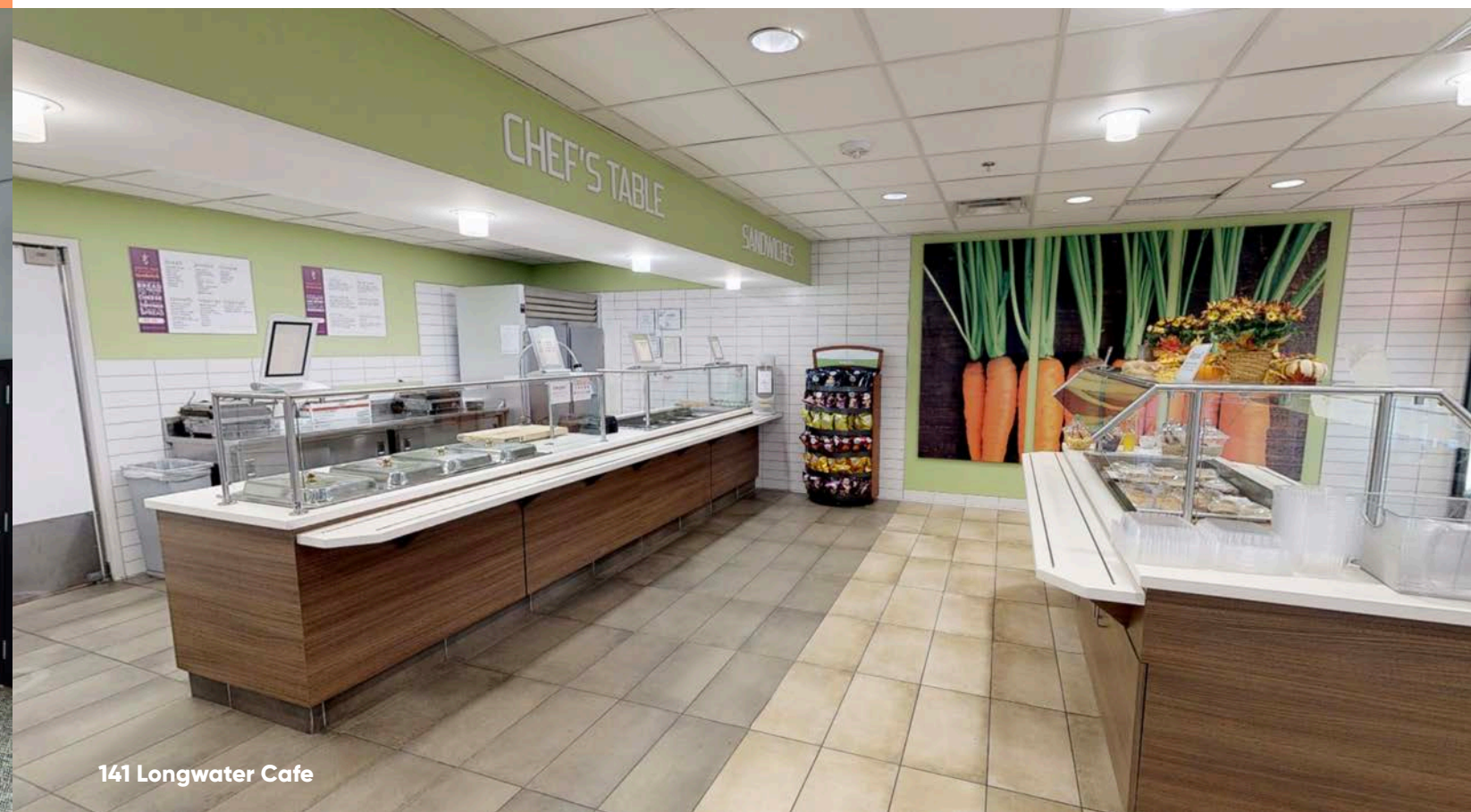
- Overlooks private pond
- Professionally maintained beehives
- Outdoor patio seating
- Ample parking
- Idyllic views
- 2-story glass atrium
- Online food ordering and delivery options from 141 Longwater Cafe

## PLUS! USE OF AMENITIES AT ADJACENT 141 LONGWATER DRIVE

- Shared conference facility
- Full-service cafe operated by Corporate Chefs
- State of the art 24-hour fitness center
- Locker rooms with showers
- On-site personal and group training by 6S Institute
- Dietary and educational services available



91 Longwater Lobby



141 Longwater Cafe



# LOCATION & AREA AMENITIES

AN AMENITY RICH LOCATION





# JLL IS PLEASED TO PRESENT:

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

## BUILDING SPECIFICATIONS

Building Size	27,071 SF
Year Built	1987, Renovated in 2006
HVAC System	Combination of RTU's and Split Systems
Space Available	1 <sup>st</sup> floor: 4,898 SF 2 <sup>nd</sup> floor: 8,976 RSF
Parking	4.20/1,000 SF



# AVAILABILITY

FIRST FLOOR  
4,898 RSF



SECOND FLOOR  
8,976 RSF



# 91

**LONGWATER CIRCLE**  
NORWELL, MA

**WELLS FARGO ADVISORS**

**FOR MORE INFORMATION PLEASE CONTACT:**

**Tom Kent**

+1 617 531 4224

[Tom.Kent@am.jll.com](mailto:Tom.Kent@am.jll.com)

**Sean Lynch**

+1 617 316 6488

[Sean.Lynch@am.jll.com](mailto:Sean.Lynch@am.jll.com)

**Michael Keenan**

+ 1 617 316 6424

[Michael.Keenan@am.jll.com](mailto:Michael.Keenan@am.jll.com)