

UP TO 14,322 SF AVAILABLE FOR LEASE

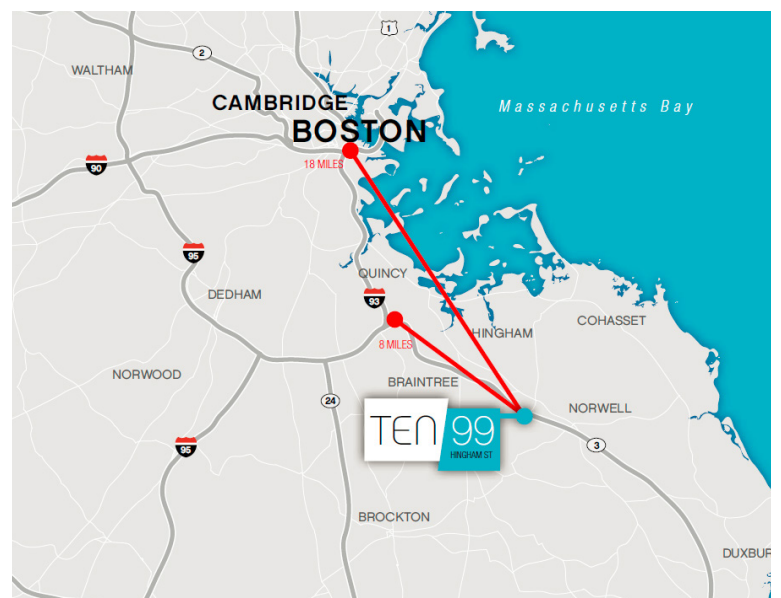
1099 HINGHAM STREET ROCKLAND, MA



TEN 99
HINGHAM ST
ROCKLAND, MA

As exclusive leasing agent, JLL is pleased to offer 1099 Hingham Street in Rockland, MA.

The 58,962 square foot, three story office building has 1,817 SF, 4,343 SF, & 14,322 SF available on the 1st and 2nd floors. 1099 Hingham includes a best-in-class amenity package, Class A finishes, and a 5.0 per 1,000 SF parking ratio.



1099 HINGHAM STREET ROCKLAND, MA

PROPERTY SPECIFICATIONS

| | |
|----------------------------|---|
| Year built | 1989; renovated in 2013 |
| Square feet | 58,962 |
| Average floor plate | 19,962 SF |
| Number of floors | 3 |
| Roof | Fully adhered EPDM with stone ballast; currently being replaced |
| Foundation | Reinforced concrete slab |
| Structure | Structural steel and concrete block floors consist of metal deck with light-weight concrete cover |
| Exterior walls | Brick veneer façade |
| Window | Fixed double pane windows in an aluminum frame |
| Ceiling height | Slab-to-joist 10'3" Slab-to-drop ceiling 8'6" |
| Parking spaces | 303 (5.00/1,000 SF) |
| Loading | Tailboard, common loading dock |



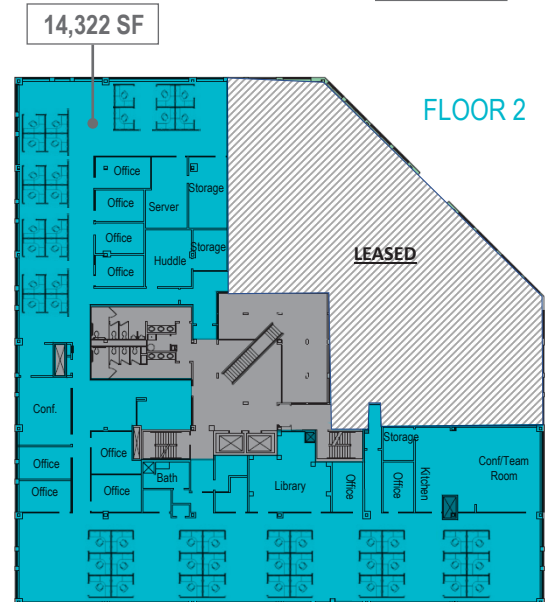
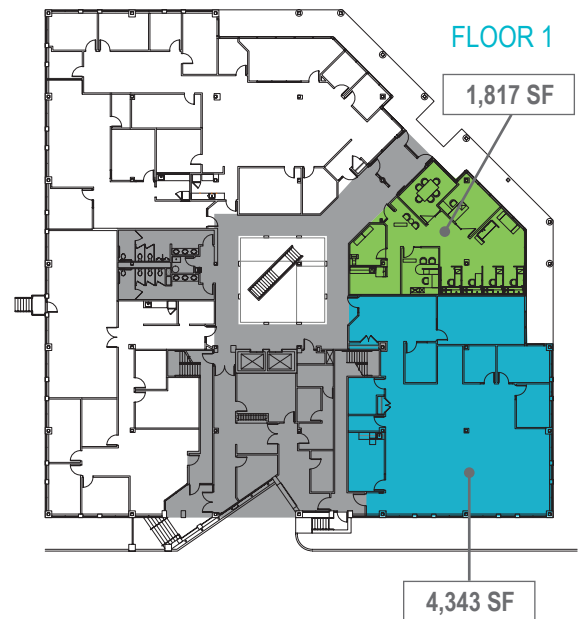
BUILDING SYSTEM

| | |
|---------------------------------|---|
| Electric system | 1,600 AMP, 480/208 volts, 3-phase service |
| HVAC system | Closed loop heat pump system installed in 2006; supplemental heat from three (3) gas fired boilers on roof; HVAC system is water sourced heat pumps |
| Fire/Life system | Wet sprinkler system; fire alarm panel with 14 zones; FCI 72 (Fire Control Instrument serviced by Atlas Alarm company) |
| Elevators | Two Montgomery passenger elevators, cabs refurbished 2008 |
| Emergency power | Two CAT diesel fueled emergency backup generators |
| Security | Compass key card access system, first floor security cameras |
| Energy management system | Honeywell system controls heat pumps and can be controlled remotely |

AVAILABILITIES

| | |
|----------------|-----------|
| Floor 1 | 1,817 SF* |
| Floor 1 | 4,343 SF* |
| Floor 2 | 14,322 SF |

*Contiguous



For more information, please contact:

Tom Kent
+1 617 531 4224
Tom.Kent@am.jll.com

Sean Lynch
+1 617 316 6488
Sean.Lynch@am.jll.com

Mike Keenan
+ 1 617 316 6424
Michael.Keenan@am.jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.