



55

CHURCH
STREET

DEDHAM, MA

NEWMARK

PRIVATE OFFERING

AT A GLANCE

555



OFFICE REUSE OR RESIDENTIAL CONVERSION OPPORTUNITY

- + Two-story, 6,316-square-foot building that will be delivered vacant and is well suited for an office user—particularly one that could benefit from the asset’s adjacency to the Norfolk County Superior Court—or conversion to residential use
- + In-place infrastructure includes 10’ to 12’ ceiling heights, a kitchenette on the upper level, a generator offering backup power for life safety systems and a driveway with space for up to three vehicles to park in tandem



CONVENIENT HIGHWAY & TRANSIT CONNECTIVITY

- + Situated off Route 1 (Boston-Providence Highway), a major local thoroughway, and just 1.5 miles from Interstate 95 (Route 128), suburban Boston’s most desirable highway corridor
- + Less than two miles from the MBTA commuter rail’s Endicott station, which is just three stops from the Back Bay and four stops from South Station in Downtown Boston



HIGHLY DESIRABLE MIXED-USE LOCATION

- + Diverse corporate cluster anchored by office, life science and medical users including Beth Israel Lahey Health, Dunkin’, Eversource, General Dynamics, Moderna and Point32Health (formerly Tufts Health Plan and Harvard Pilgrim Health Care)
- + Densely populated, affluent residential area featuring three- and five-mile population counts of 85,400 people and 248,600 people, respectively, with corresponding average household incomes of \$156,700 and \$170,300
- + Abundant local amenities anchored by three major shopping, dining and entertainment destinations—Dedham Mall, Legacy Place and University Station, which together host 100+ retailers—plus a full complement of additional amenities along the Route 1 retail corridor

PROPERTY SPECIFICATIONS

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SITE DESCRIPTION

Property Address	55 Church Street, Dedham MA 02026
Land Area	0.13-acres (5,791 square feet)
Zoning	Single Residence B

IMPROVEMENT DETAILS

Building Profile	Two-story brick office building
Year Built	1920
Number of Floors	2
Building Rentable Area	6,316 SF
Average Floor Size	3,158 SF

CONSTRUCTION

Foundation	Concrete
Façade	Brick & Limestone
Roof Type	Flat rubber membrane
Roof Age	-1996
Windows	Original double hung windows on both floors
Floor Coverings	Commercial grade tile
Ceilings	Acoustic tile
Ceiling Height	Slab-to-Slab: 12'+ upper level 10'+ lower level
Parking	One parking lane

BUILDING SYSTEMS

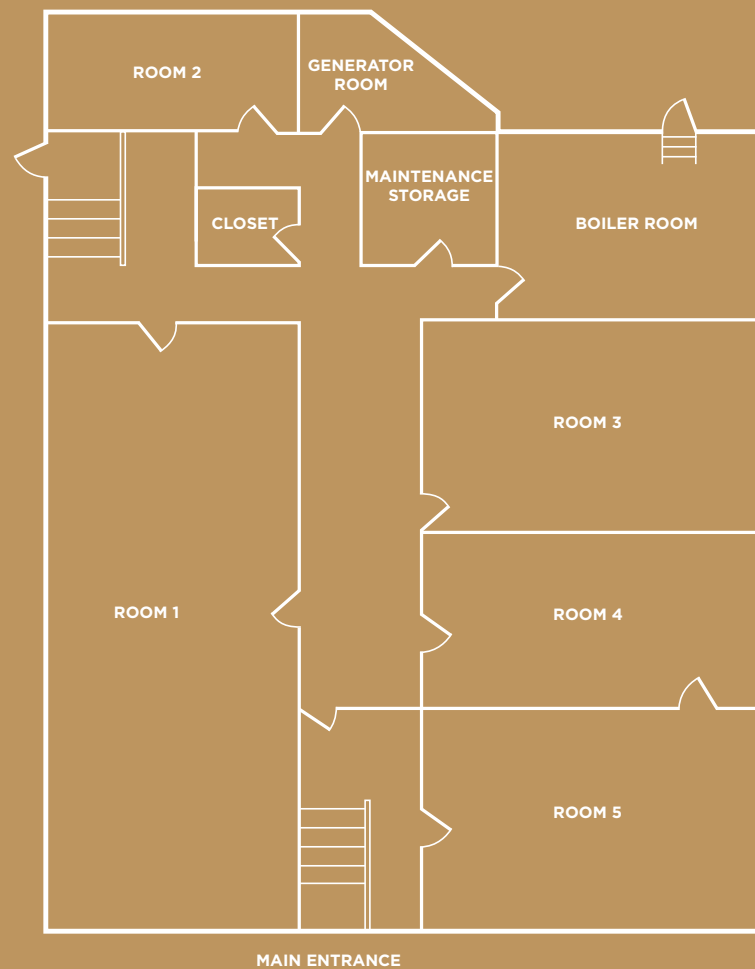
HVAC System	Gas fired boiler Lochinvar (2018). Split system Daiken units for storage spaces
Life Safety	Two FM-200 fire suppression systems for storage spaces
Security	Generator for life safety
Utilities	Electricity: Eversource Gas: Eversource Water & Sewer: Town of Dedham



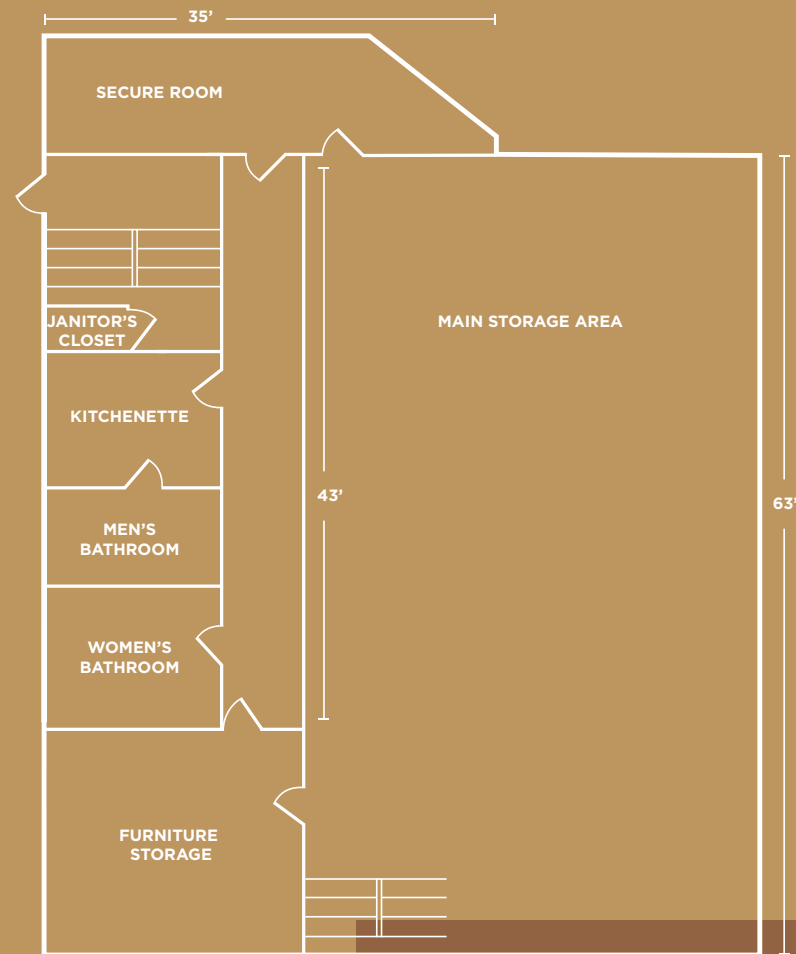
FLOOR PLANS

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LOWER LEVEL



UPPER LEVEL



LOCATION OVERVIEW

55 Church Street is strategically situated off Interstate 95 (Route 128), suburban Boston's most desirable highway corridor, and Route 1 (Boston-Providence Highway), a major local thoroughfare and prominent retail corridor. This places the asset directly among one of suburban Boston's most vibrant mixed-use submarkets—the surrounding area is home to a diverse corporate environment, densely populated residential community and robust roster of amenities. Public transportation is also available via the MBTA commuter rail's Endicott station, which is located less than two miles from 55 Church Street.

MAJOR AREA EMPLOYERS



Beth Israel Lahey Health
Beth Israel Deaconess Medical Center



Point32Health



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DEDHAM, MA

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