

For Sale



On-Campus Medical Office Building For Sale

189 Quincy Street, Brockton, MA 02302



Sale Price: \$1,150,000

Executive Summary

Conviser Property Group is pleased to present the opportunity to acquire a **fully built-out medical office building located at 189 Quincy Street in Brockton, Massachusetts. Positioned directly on the campus of Signature Healthcare Brockton Hospital**, this 5,060 square foot, two-story asset offers a rare opportunity for an owner-user or investor to acquire a **freestanding medical office building in a highly established healthcare corridor**.

Formerly occupied by a gastrointestinal practice, the property is purpose-built for medical use, featuring **efficient layouts across two floors, 6 exam rooms, dual reception areas** to support patient flow, and a **fully elevator served design**. The building includes **20 on-site surface parking spaces**, providing a strong and convenient parking ratio for both patients and staff.

Its on-campus location at Signature Healthcare Brockton Hospital, a 216-bed full-service community hospital provides direct access to a built-in referral network and consistent patient demand. The asset is **well-suited for a wide range of medical specialties** including gastroenterology, primary care, specialty outpatient services, and ambulatory care providers.

Property Stats

Property Address:	189 Quincy Street, Brockton, MA
Building Size:	5,060 SF
Land Area:	0.39 AC
Stories:	2
Parking:	20 Surface Spaces
Elevator:	Yes

Demographics

	1 Mi	3 Mi	5 Mi
Population	28,965	402,124	851,262
Total Households	12,729	156,964	347,769
Average HH Income	\$171,297	\$120,538	\$139,954
Median Age	39.2	34.7	35.2
Total Businesses	1,879	29,090	79,355
Total Daytime Employees	23,015	264,378	800,260
Consumer Spending	\$451.7M	\$4.6B	\$11.6B

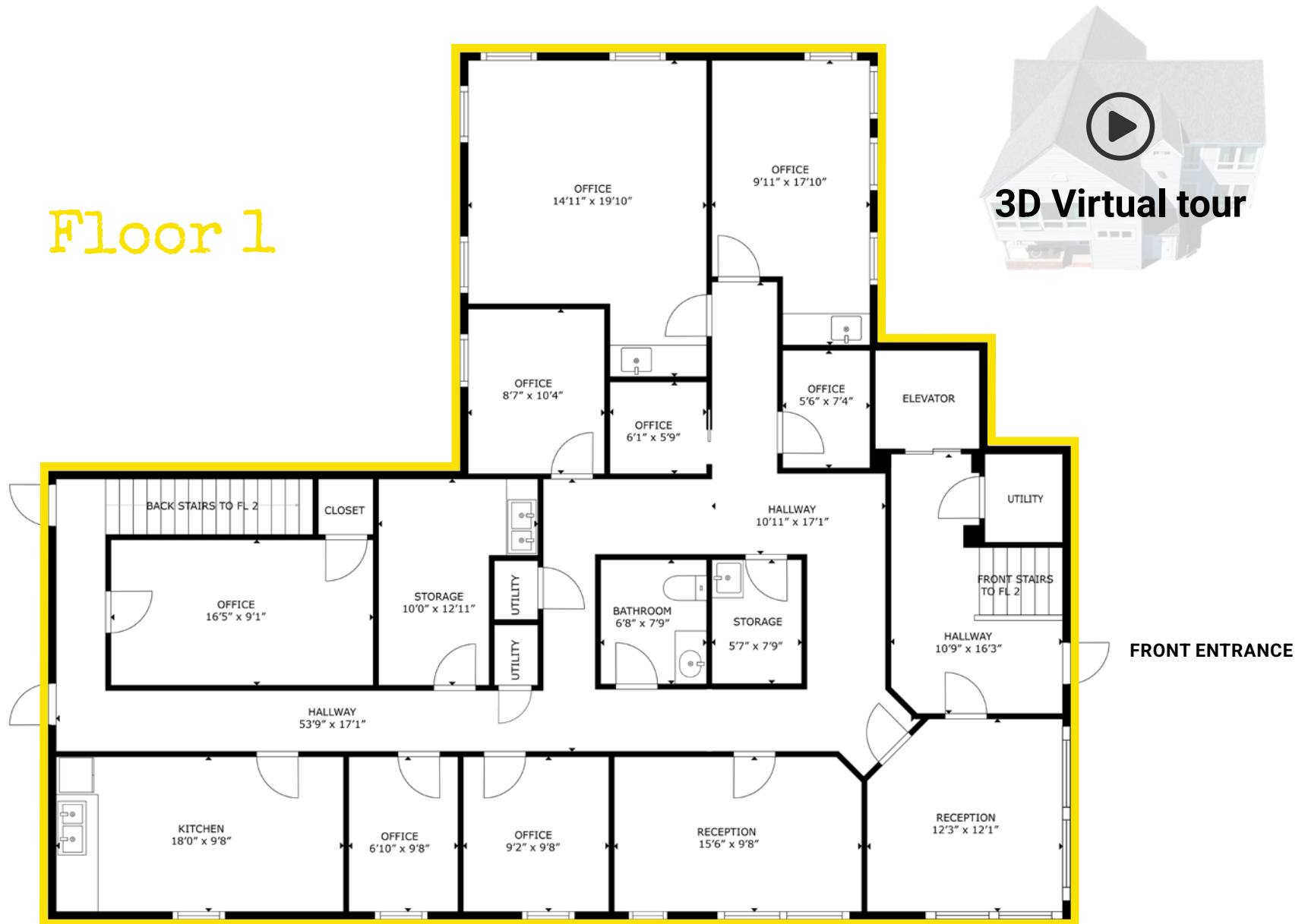
Highlights

- ✓ Rare on-campus medical opportunity
- ✓ Ideal for medical end user
- ✓ 5,060 SF, two-story, elevator-served medical office building
- ✓ 6 exam rooms and dual reception areas
- ✓ Extensive medical buildout allows for plug-and-play opportunity
- ✓ Two reception areas enabling multi-specialty or multi-tenant configuration
- ✓ 20 on-site parking spaces providing strong patient accessibility

Floor Plans

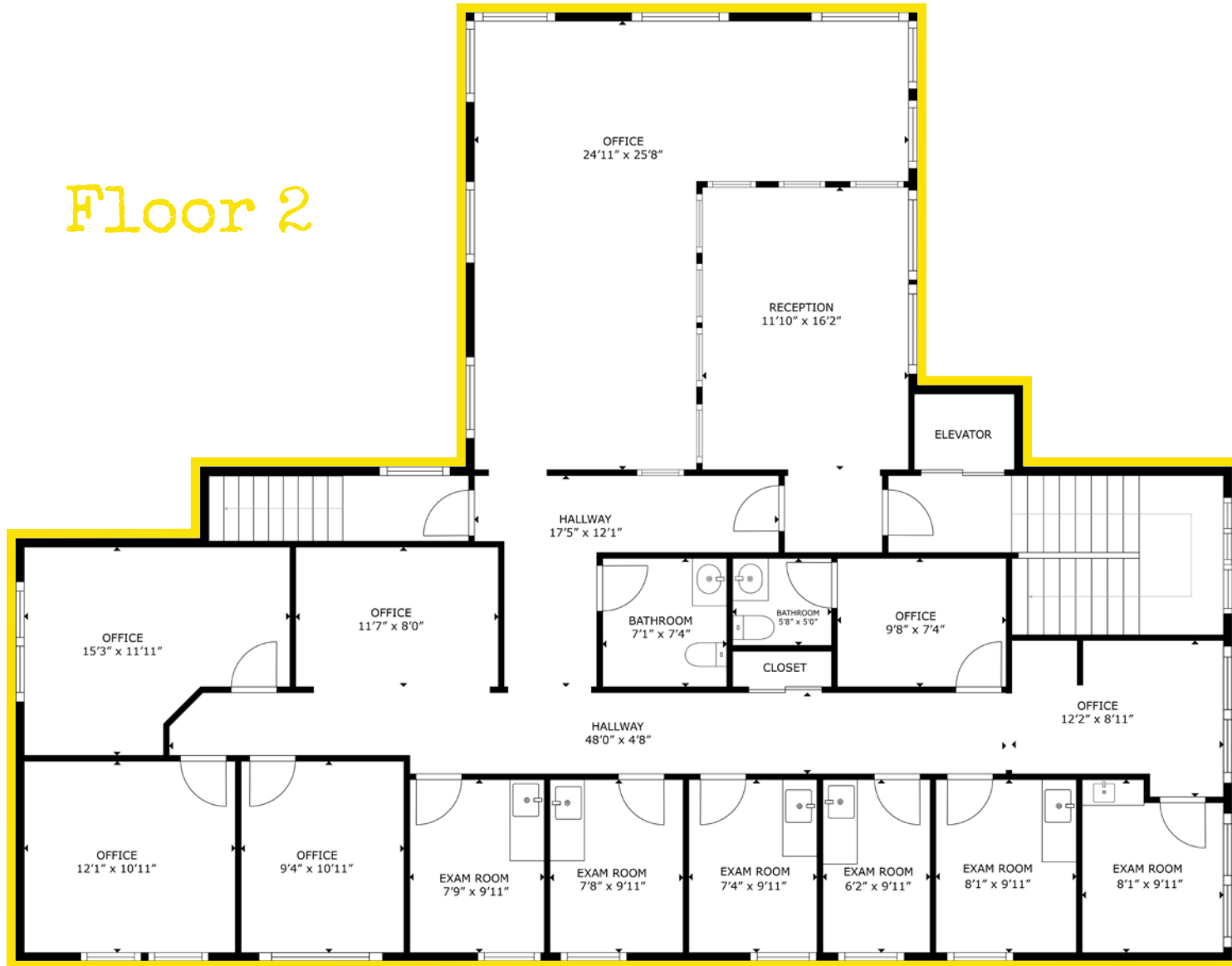
189 Quincy Street

Floor 1



Floor Plans

Floor 2



FRONT OF BUILDING

Exterior Property Photos

189 Quincy Street



Interior Property Photos

189 Quincy Street



Interior Property Photos

189 Quincy Street



Aerial

Department of Mental Health

Quest Diagnostics

Signature Healthcare
Outpatient

Signature Medical Group

Signature Healthcare
Brockton Hospital

216 Bed Full-Service
Community Hospital

Signature Medical Group
Greene Cancer Center

Signature Healthcare
Brockton Hospital ER

Signature Healthcare
Urgent Care Center

DUNKIN'

Centre St

Quincy St

For Sale

±5,060 SF | 0.39 AC
On-Campus Stand Alone
Medical Office Building



13,089



14,393

FAMILY
DOLLAR



16,516

BRAZIL GRILL
STEAK HOUSE



Find Your Place.

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