

# 99-101 DERBY STREET

HINGHAM, MASSACHUSETTS



## PROPERTY HIGHLIGHTS

99-101 Derby Street is a two-building campus situated in a wooded setting adjacent to Route 3 in Hingham, MA, a desirable New England community. 99 Derby Street is a three-story, 42,863 SF, multi-tenant office building, featuring a two-story atrium lobby and expansive views of the natural wooded surroundings. 101 Derby Street is a two-story, 19,930 SF building offering efficient floor plan with equally scenic views. Derby Corporate Center is capable of accommodating a wide array of tenancies, from smaller professional offices to the expanding needs of larger corporations.



Direct access to  
Route 3



Ample  
parking



Walkable  
amenities



Amenity-rich  
location



Natural wooded  
surroundings



Derby Street  
Shops next  
door

**Bulfinch**





## BUILDING / AREA INFORMATION

- **99 Derby Street:** three-story, 42,863 SF
- **101 Derby Street:** two-story, 19,930 SF
- Ample parking, 3.9 spaces/1,000 SF
- Direct access to Route 3, convenient to Routes 93/95
- Surrounded by wooded environment with scenic views
- Directly across the street from the upscale shopping center Derby Street Shops with numerous retail stores, restaurants and banking services
- Efficient floor plan design
- Dramatic atrium lobbies
- Wired Score: Gold
- Energy Star Rated

