



Modern Office Space

**WEBBER BUILDING - BEVERLY
6 BROADWAY**

BEVERLY, MA 01915

Price: \$550 per month

**HERRICK
LUTTS**

RICHARD VINCENT
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PROPERTY SUMMARY

6 BROADWAY | BEVERLY, MA 01915



Property Highlites

Building SF:	15,500
Lease Rate:	\$550 per Month
Leasable Space:	168 SF
Location:	Ground Floor
Year Built	1955
Year Renovated:	2005
Zoning:	Commercial - CC
Parking:	On Street Parking
Building Security:	Security Cameras

Property Overview

Property highlights:
Renovated interior: Features brand-new carpet, fresh paint, a new drop ceiling, and LED puck lighting.
Ground-floor access: Conveniently located on the ground floor in a quiet area, with easy entry.
Shared restroom: Access to a shared restroom is included.
Professionally managed: The building is professionally maintained and features security monitoring for a secure work environment.
Versatile space: Ideal for a single professional or a small business looking for a compact, modern, and secure office.

Location Overview

Prime location and amenities:
Corner of Broadway and Cabot: Located in a busy area, you'll be surrounded by numerous local amenities.
Nearby transit: The office is close to the Beverly Depot MBTA commuter rail, offering convenient access for commuters.
Downtown conveniences: Enjoy easy walking access to the Post Office, City Hall, banks, restaurants, coffee shops, and a variety of retail stores.

PROPERTY DESCRIPTION

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Offering for lease a top-class office space located at 6 Broadway Ave Beverly, the iconic Webber Building. This 168-sf open office space, has just been renewed with new carpet, fresh paint, new drop ceiling and LED puck lighting. This is on the ground floor in a quiet location with easy access and shared rest room. The building is professionally maintained and security monitored. Located at the corner of Broadway and Cabot you are surrounded by many local amenities. Close to Beverly Depot MBTA commuter rail, Post Office, City Hall, banks, restaurants, coffee shops and assorted retail. This space is well suited for a single professional or small business that requires a compact, modern and secure office in a central, accessible location. Call today for a tour, as this desirable space is expected to be leased quickly!

PROPERTY PHOTOS

6 BROADWAY | BEVERLY, MA 01915

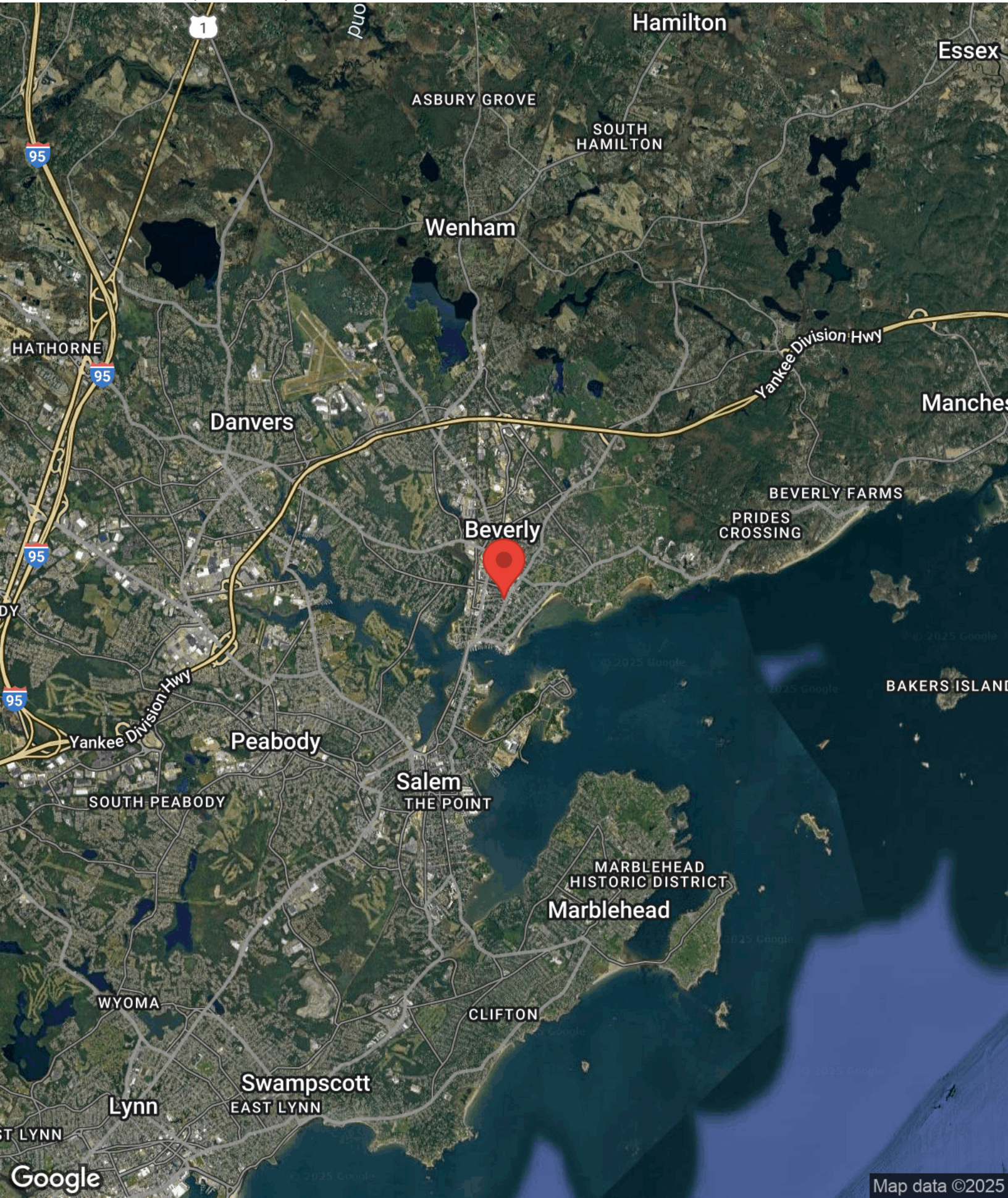
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REGIONAL MAP

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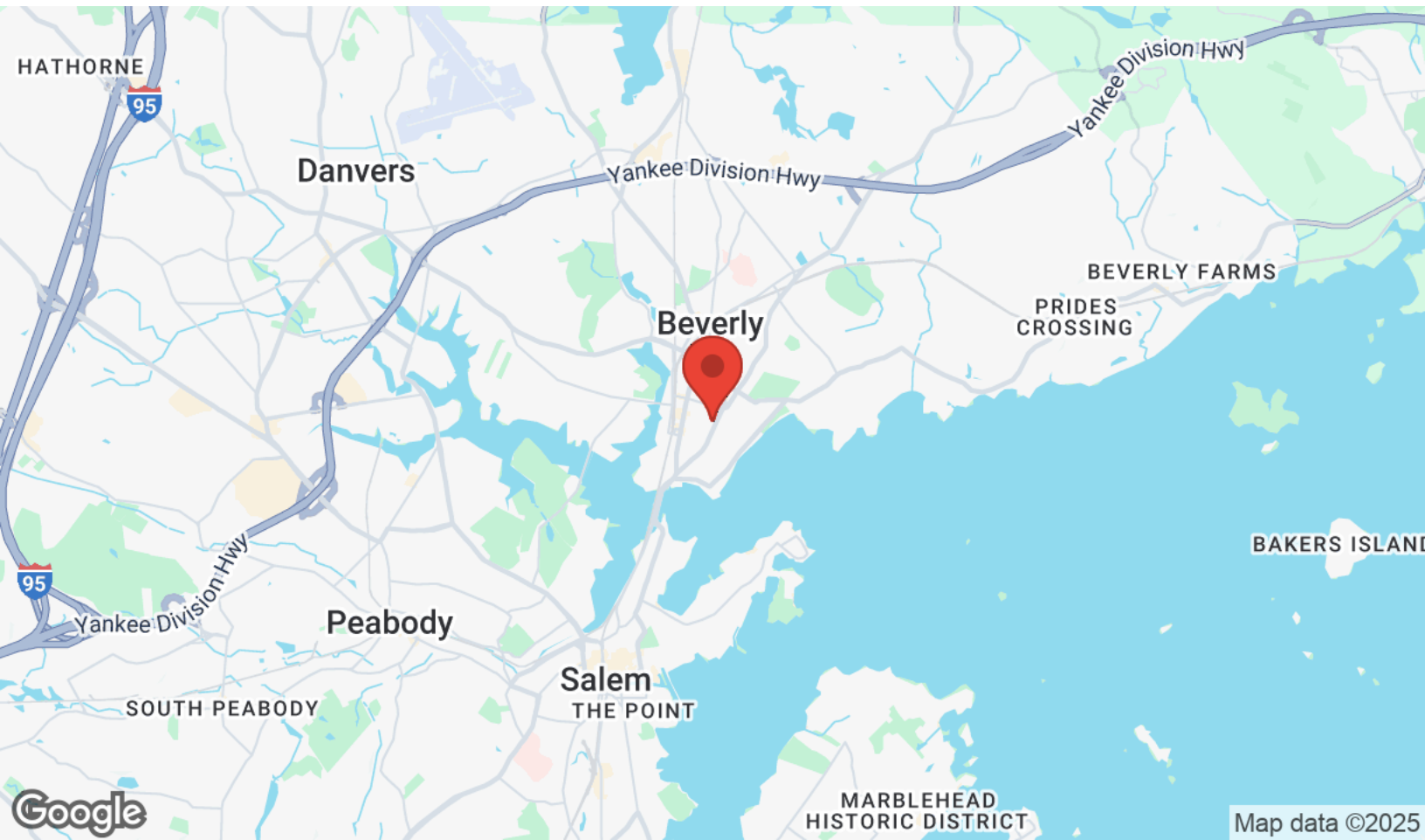
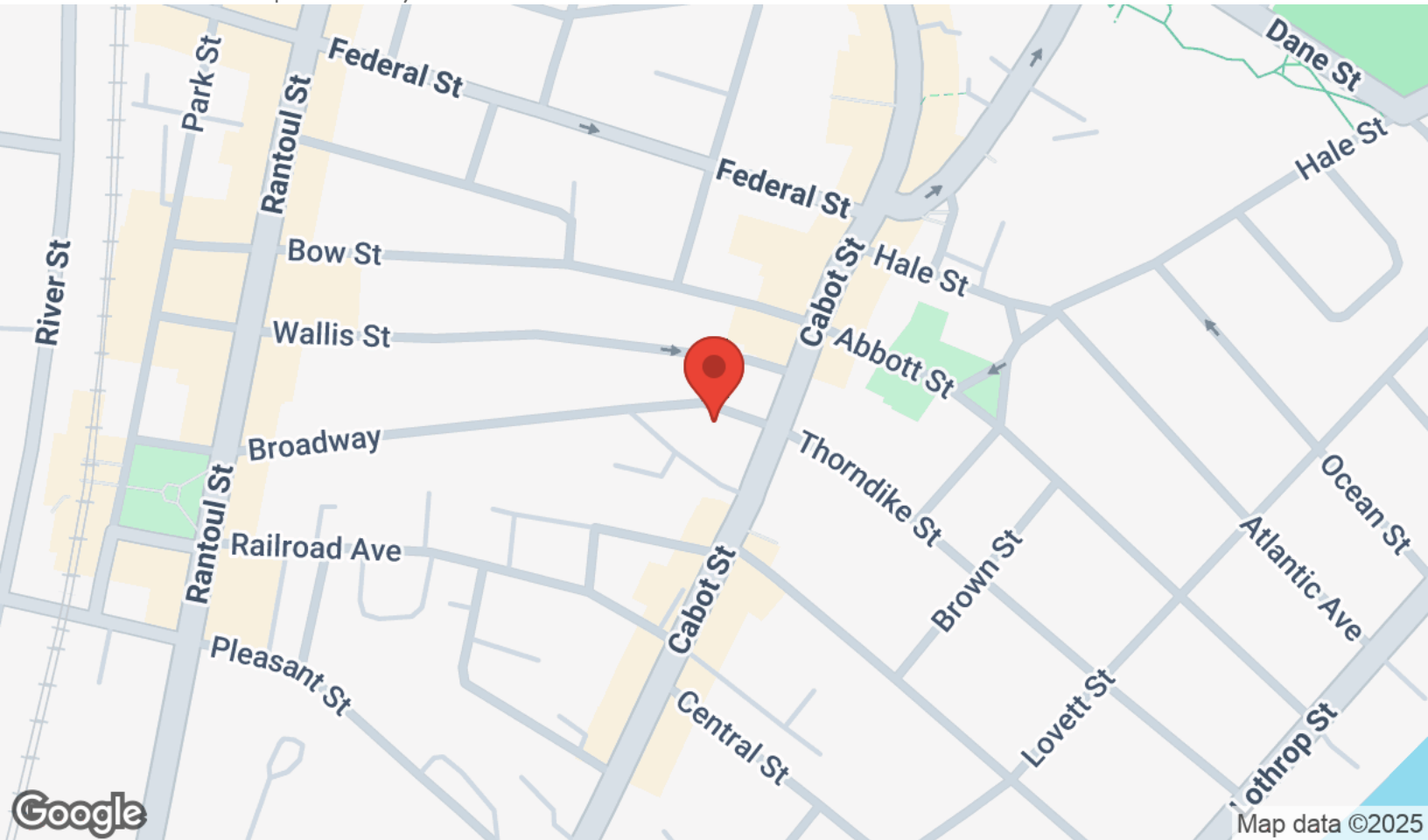
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LOCATION MAPS

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AERIAL MAP

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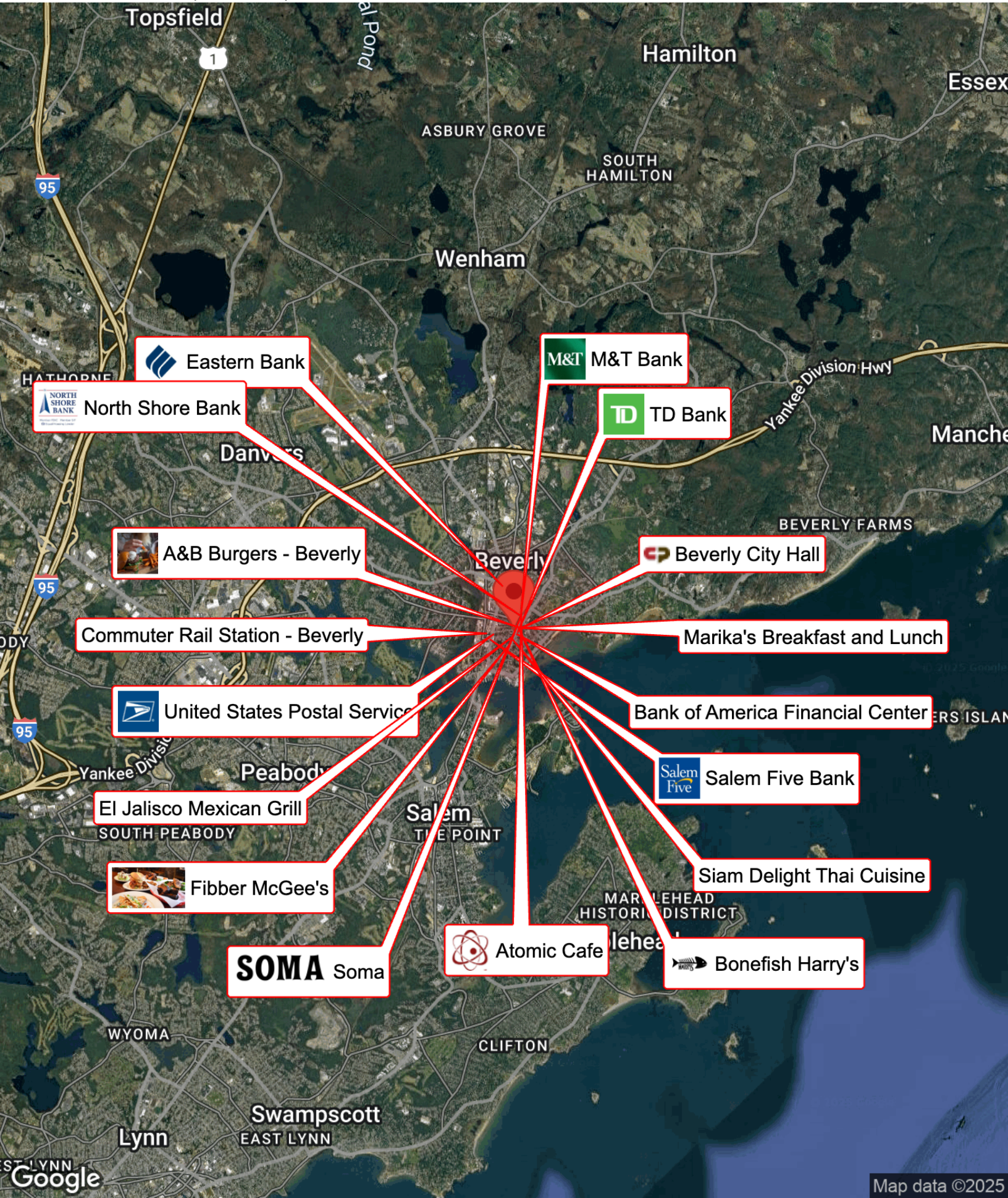
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BUSINESS MAP


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
 Eastern Bank


 North Shore Bank

 A&B Burgers - Beverly

Commuter Rail Station - Beverly


 United States Postal Service

 El Jalisco Mexican Grill


 Fibber McGee's

 **SOMA** Soma

 Atomic Cafe


 M&T M&T Bank

 TD Bank


 Beverly City Hall

Marika's Breakfast and Lunch

Bank of America Financial Center

 Salem Five Bank

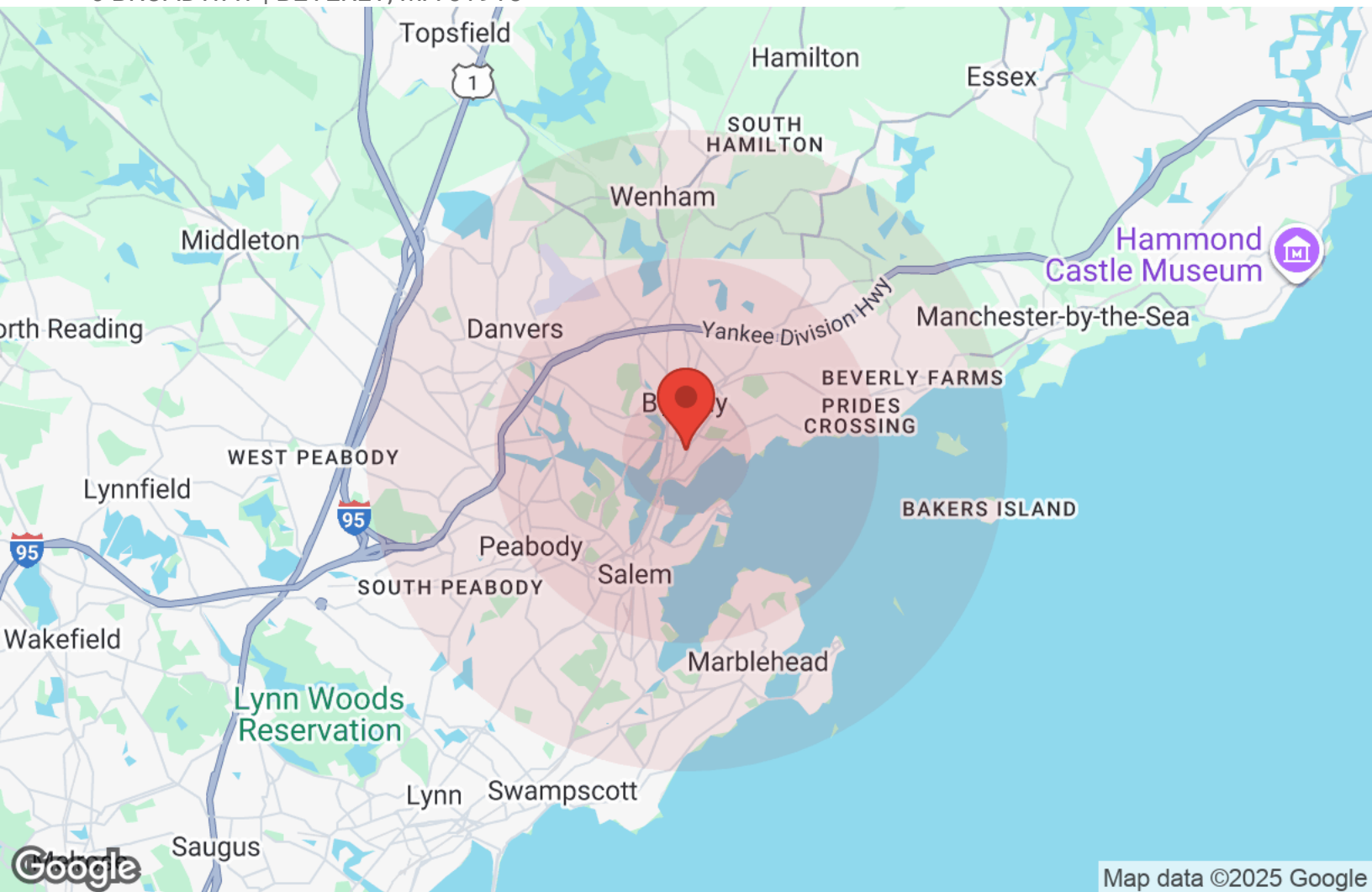
Siam Delight Thai Cuisine

 Bonefish Harry's

DEMOGRAPHICS

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Map data ©2025 Google

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	8,993	47,256	90,618	Median	\$95,979	\$98,173	\$108,950
Female	9,491	48,023	92,279	< \$15,000	705	3,265	5,007
Total Population	18,484	95,279	182,897	\$15,000-\$24,999	936	3,025	4,486
				\$25,000-\$34,999	251	2,255	4,145
Age				\$35,000-\$49,999	538	2,505	4,472
Ages 0-14	3,100	15,201	28,998	\$50,000-\$74,999	968	4,959	8,876
Ages 15-24	2,071	12,074	23,654	\$75,000-\$99,999	1,029	4,726	8,053
Ages 25-54	7,781	37,440	66,358	\$100,000-\$149,999	1,776	7,700	14,223
Ages 55-64	2,473	12,643	25,155	\$150,000-\$199,999	977	4,342	8,607
Ages 65+	3,058	17,921	38,731	> \$200,000	1,344	8,000	17,422
				Housing			
Race				Total Units	8,858	42,342	78,241
White	13,432	67,381	132,545	Occupied	8,523	40,776	75,293
Black	1,198	6,041	10,919	Owner Occupied	3,935	21,409	45,774
Am In/AK Nat	7	38	55	Renter Occupied	4,588	19,367	29,519
Hawaiian	2	N/A	18	Vacant	336	1,565	2,948
Hispanic	2,867	16,979	29,885				
Asian	564	2,944	6,164				
Multi-Racial	364	1,601	2,871				
Other	50	286	439				

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PROFESSIONAL BIO

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PRESENTED BY:

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