



PROPERTY DESCRIPTION

Welcome to Suffolk Place, a premier new retail, service, and office destination for commercial tenants, located at Market Street and Suffolk Street in Lowell.

Scheduled for completion in June 2026, Suffolk Place offers first-floor spaces ranging from 1,331 to 6,291 SF, available as 1–3 units. Each space will feature street access, storefronts, mechanical systems, and bathrooms, with additional tenant fit-out available at your discretion.

Strategically located between downtown Lowell and UMASS Lowell's Union Crossing, Suffolk Place provides an ideal address for your business. The property complements the recently completed Acre Crossing retail, office, and condominium development.

A unique feature of Suffolk Place is the option for tenants to purchase their commercial space as a condominium after occupying the space for two years or more.

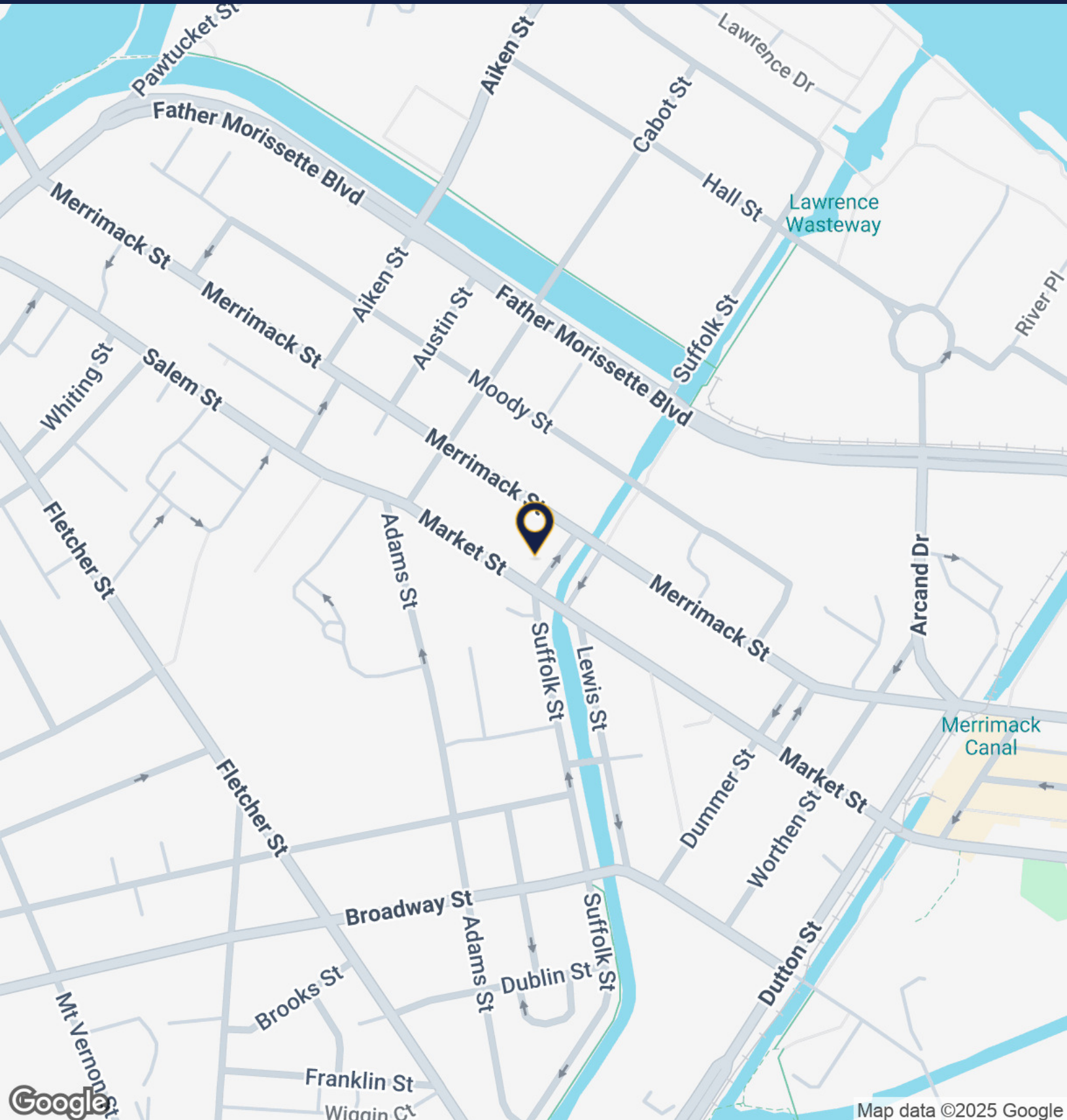
Plans and preview showings are available. See photos for floor plans featuring three space options.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/month (NNN)
Number of Units:	3
Available SF:	1,331 - 2,144 SF
Lot Size:	13,761 SF
Building Size:	6,039 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,526	5,097	15,714
Total Population	6,804	13,753	43,700
Average HH Income	\$67,729	\$72,100	\$77,921

LOWELL, MA 01854

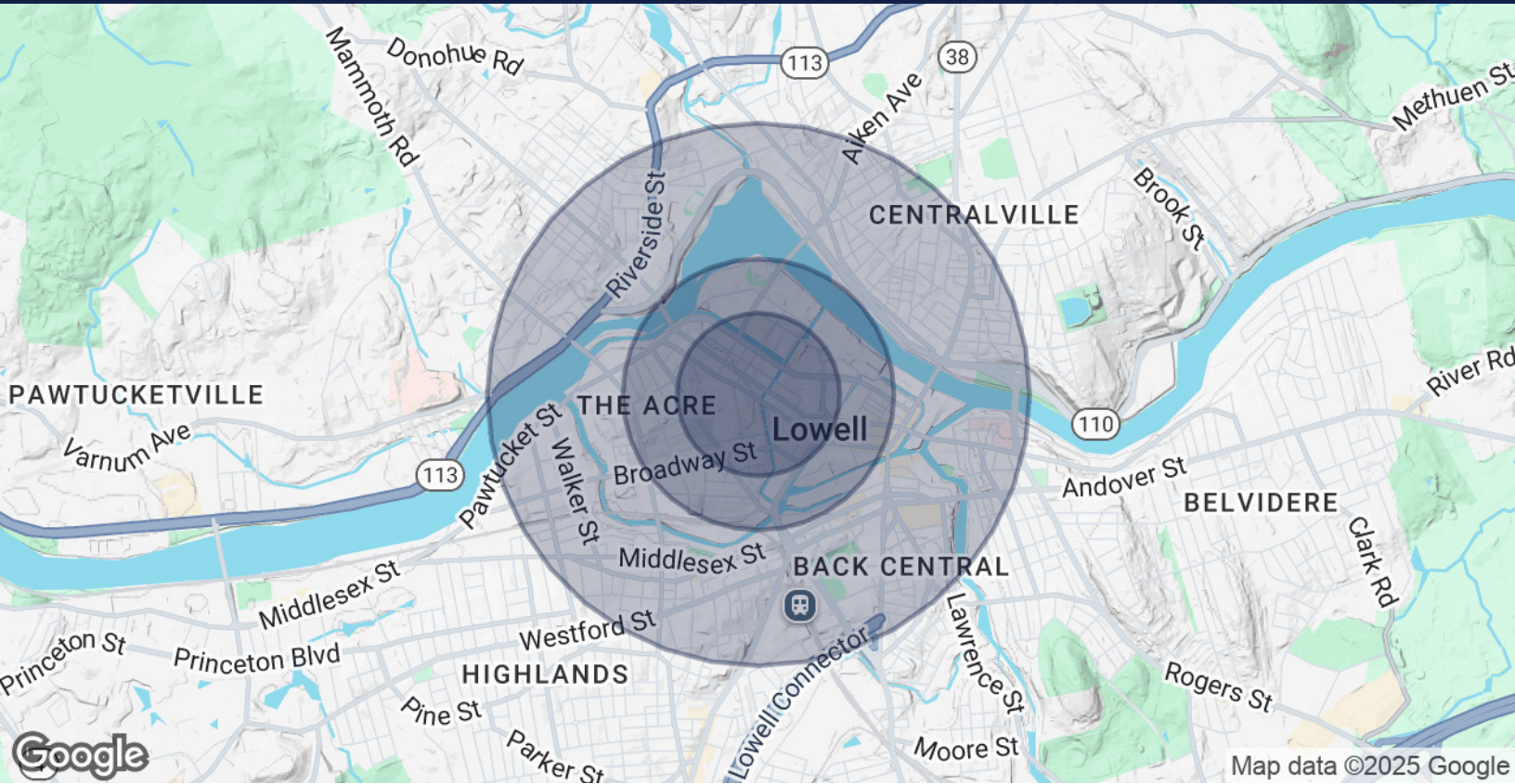


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,804	13,753	43,700
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,526	5,097	15,714
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$67,729	\$72,100	\$77,921
Average House Value	\$263,285	\$285,480	\$368,925

Demographics data derived from AlphaMap