



690 MECHANIC STREET  
LEOMINSTER | MA

OFFICE BUILDING FOR SALE | LEASE

**NAI** Glickman Kovago & Jacobs

# OFFERING SUMMARY

## Offering Summary

SALE PRICE: Call for price guidance  
LEASE RATE: \$13.00/SF/YR (NNN)

## Property Summary

TOTAL BUILDING SIZE: 68,000 SF

AVAILABLE SF: 34,000 SF

TOTAL LOT SIZE: 10.19 ACRES

ZONING: MU-1

NUMBER OF FLOORS: 2

HEAT TYPE: FORCED AIR / CENTRAL AC

PARKING: 227 SPACES

YEAR BUILT: 1988

TENANCY: MULTIPLE



## PROPERTY DESCRIPTION

Introducing 690 Mechanic St, Leominster, MA —a prime investment opportunity for office users in the North Central / Greater Boston markets. This 68,000 SF property, built in 1988 and zoned MU1, offers versatile space for a variety of business needs.

With 34,000 square feet available, it provides a modern, adaptable setting in a strategic Leominster location. Ideal for owner-users, the property features key co-tenancies that generate supplemental income, supporting long-term growth and financial stability in the Route 2 Corridor.

# HIGHLIGHTS



68,000 SF MODERN OFFICE BUILDING

BUILT IN 1988 FOR CONTEMPORARY BUSINESS NEEDS

ZONED MU1 FOR VERSATILE COMMERCIAL USE



PRIME LOCATION IN LEOMINSTER AREA

1 UNIT AVAILABLE FOR IMMEDIATE OCCUPANCY

FLEXIBLE SPACE TO ACCOMMODATE VARIOUS OFFICE REQUIREMENTS



AMPLE PARKING FOR EMPLOYEES AND VISITORS

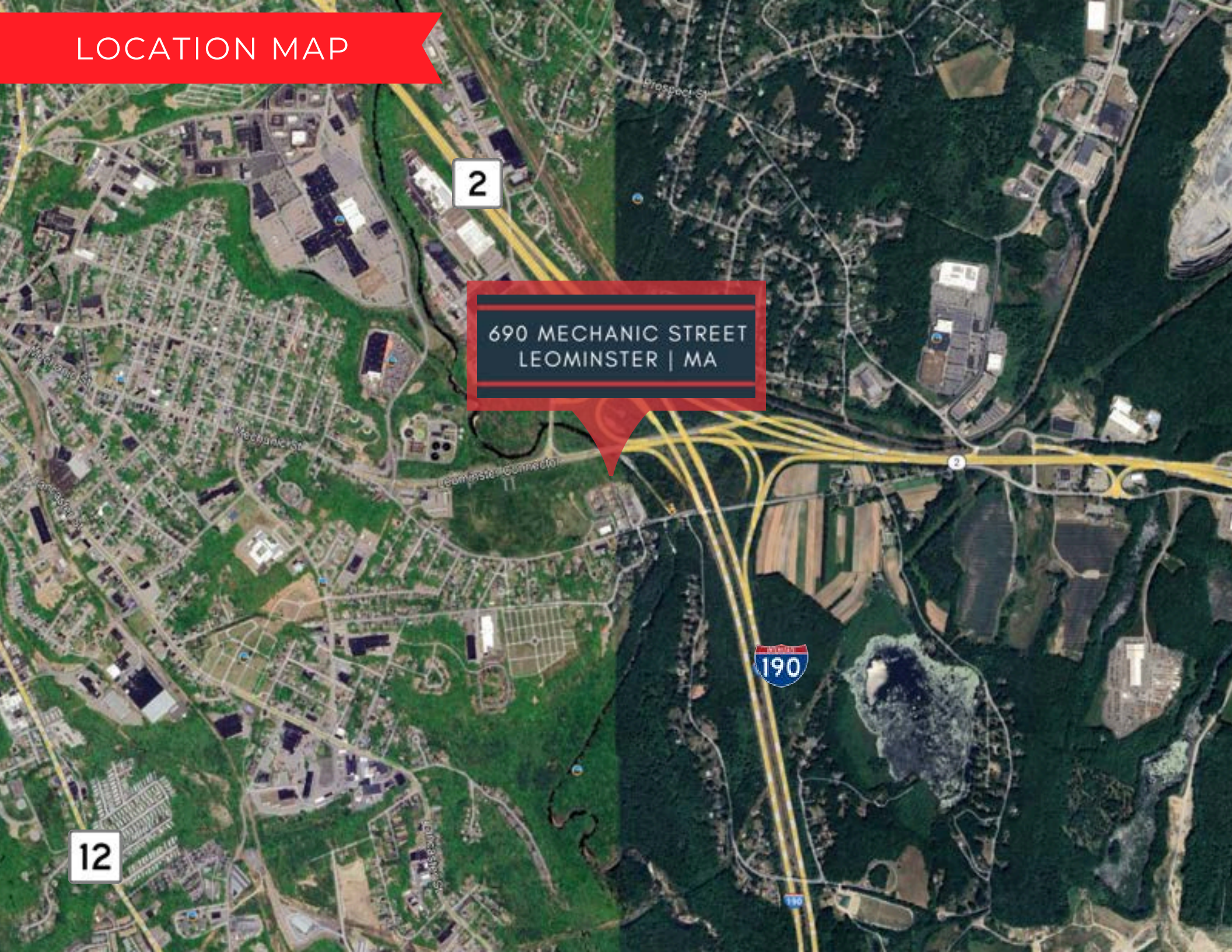
WELL-MAINTAINED PROPERTY WITH MODERN AMENITIES

HIGH VISIBILITY AND ACCESSIBILITY FOR CLIENTS AND EMPLOYEES



STRATEGIC INVESTMENT OPPORTUNITY FOR OFFICE USERS OR INVESTORS

# LOCATION MAP



2

690 MECHANIC STREET  
LEOMINSTER | MA

12

190

# EXTERIOR PHOTOS



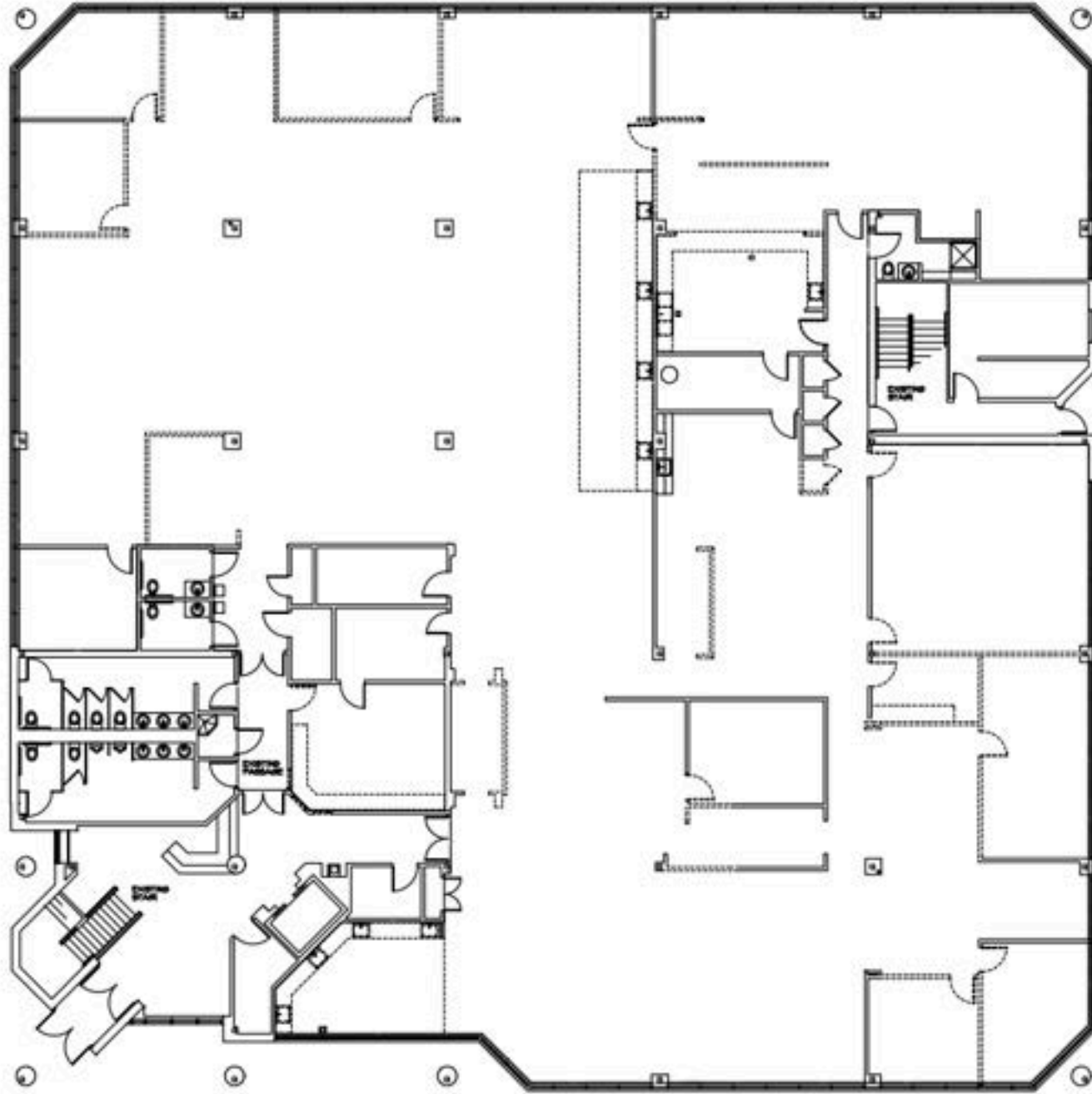
# INTERIOR PHOTOS



# INTERIOR PHOTOS







 FLOOR PLAN: LOWER LEVEL

ADDRESS

690 MECHANIC STREET  
 LEOMINSTER, MASSACHUSETTS

DESCRIPTION

FLOOR PLAN  
 LOWER LEVEL

DRAWING VERSION

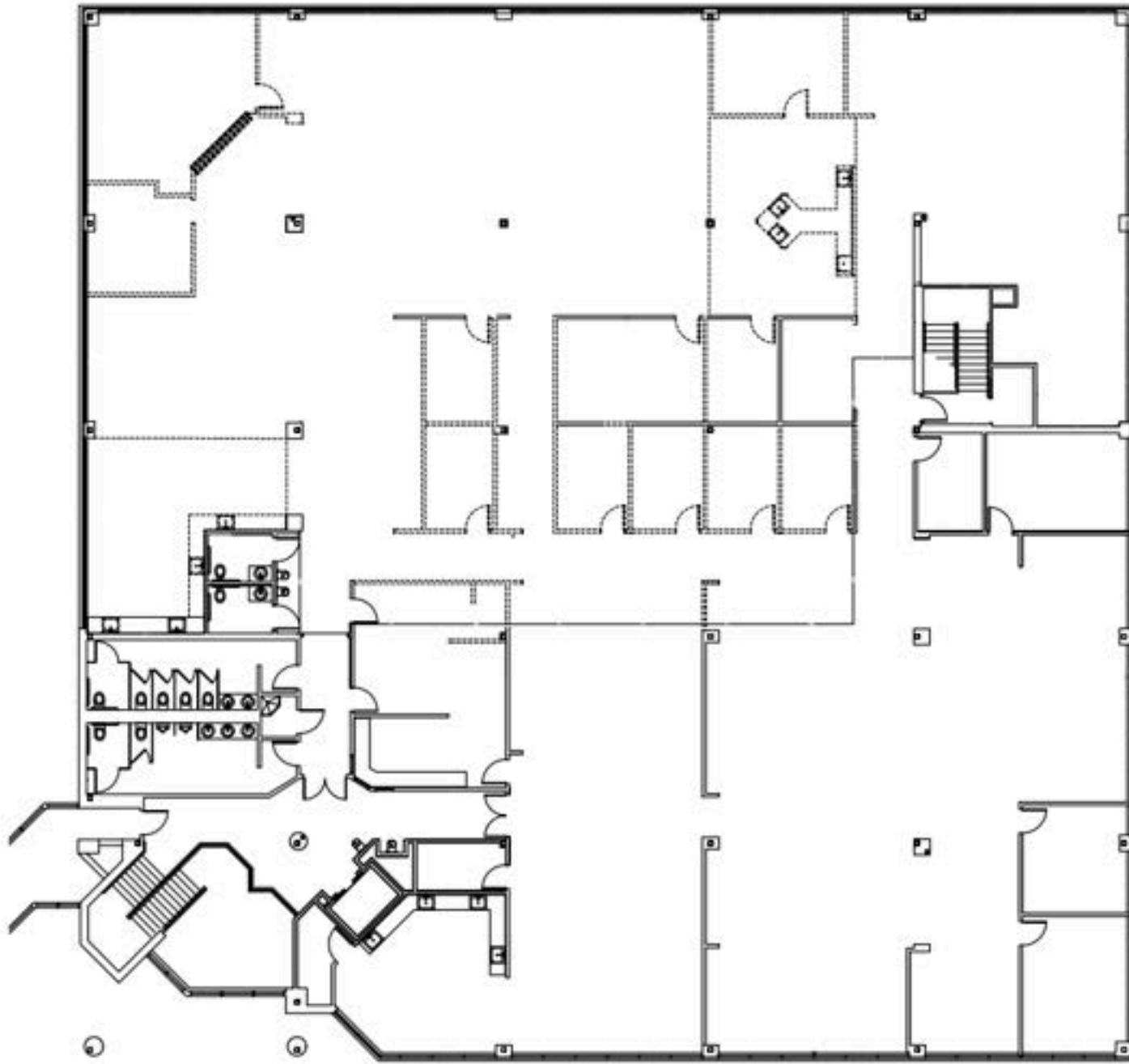
DATE DRAWN

01-24

SCALE INDICATED

SHEET:

**A.1**



FLOOR PLAN: UPPER LEVEL

ADDRESS  
**690 MECHANIC STREET  
 LEOMINSTER, MASSACHUSETTS**

DESCRIPTION  
**FLOOR PLAN  
 UPPER LEVEL**

DRAWING VERSION

DATE: DRAWN

**01-24**

SCALE: **INDICATED**

SHEET:

**A.2**

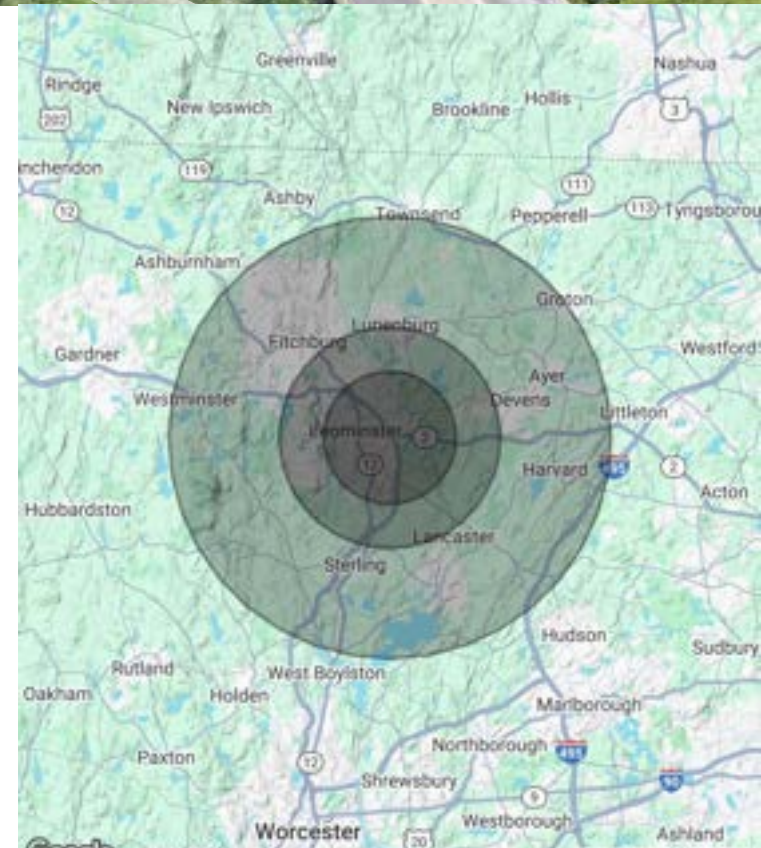
# DEMOGRAPHICS

690 MECHANIC STREET  
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Population	3 Miles	5 Miles	10 Miles
Total Population	40,400	75,894	178,822
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	43	43

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	16,350	29,571	69,031
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$110,944	\$111,119	\$129,097
Average House Value	\$398,096	\$409,288	\$462,498

Demographics data derived from AlphaMap



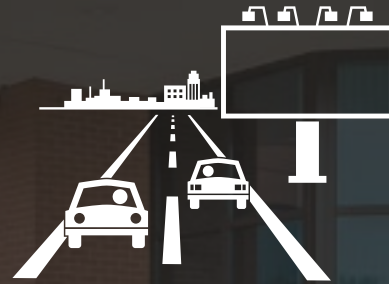
# LEOMINSTER MARKET



## ECONOMIC GROWTH

Leominster is a thriving business hub with active efforts by local government to support economic growth.

Recent commercial development initiatives and investment-friendly policies have made it an attractive location for both new ventures and established companies looking to expand in the region.



## ACCESSIBILITY | TRANSPORTATION

Leominster, MA boasts excellent accessibility with direct access to major highways, including Route 2 and I-190, facilitating easy commutes to Boston and Worcester. The area is also served by MBTA commuter rail lines, providing convenient public transportation options for businesses and employees.



## BUSINESS DEVELOPMENT

The business landscape in Leominster is diverse, with a mix of small businesses, corporate offices, and industrial enterprises. The area is known for its supportive business environment, offering a blend of modern office spaces and opportunities for growth in sectors like manufacturing, technology, and healthcare.



**JAMES KEOGH**

Vice President

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