



PROPERTY DESCRIPTION

Bell Tower Commercial Real Estate Group is proud to present a unique opportunity to lease a newly constructed office space within a beautifully renovated historic mixed-use building in Lawrence's North Common neighborhood.

The property has undergone extensive renovations, including structural improvements, new siding and roofing, upgraded building systems, and high-quality interior finishes throughout. This turnkey office opportunity offers approximately 2,250+/- SF of first-floor office space and provides a professional and distinctive environment for a wide range of users. The property also benefits from ample on-site parking, prominent signage opportunities, and convenient access to downtown Lawrence, major highways, and surrounding amenities.

This is a rare opportunity to be the first tenant to establish a presence in an exciting mixed-use redevelopment while enjoying modern amenities within a historic setting. For leasing information or to schedule a tour, contact Bell Tower Commercial Real Estate Group.

PROPERTY HIGHLIGHTS

- Recently renovated building with premium finishes
- Minutes from Interstate 495, Route 28, and Route 114 with convenient access to downtown Lawrence and its business district
- Conveniently located with easy access to major highways, ensuring high visibility and traffic flow
- Located within a densely populated residential and commercial corridor, providing strong visibility and accessibility

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Number of Units:	1
Available SF:	2,250 SF
Lot Size:	19,898 SF
Building Size:	6,549 SF

SPACE DESCRIPTION



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,250 SF	Lease Rate:	\$19 SF/yr

AVAILABLE SPACES

DESCRIPTION

The available first-floor suite features a spacious reception and lobby area, making it ideal for attorneys, insurance agencies, mortgage brokers, accountants, consultants, healthcare professionals, and other office users. The thoughtfully designed floor plan includes a private entrance, multiple executive-sized offices with hardwood flooring throughout, private restrooms, a break room, storage space, a large private porch, and prominent signage opportunities.

VLADIMIR SALDANA

978.328.4129 | vladimirs@belltowercregroup.com

GARY SIDELL

978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

SPACE PHOTOS



VLADIMIR SALDANA

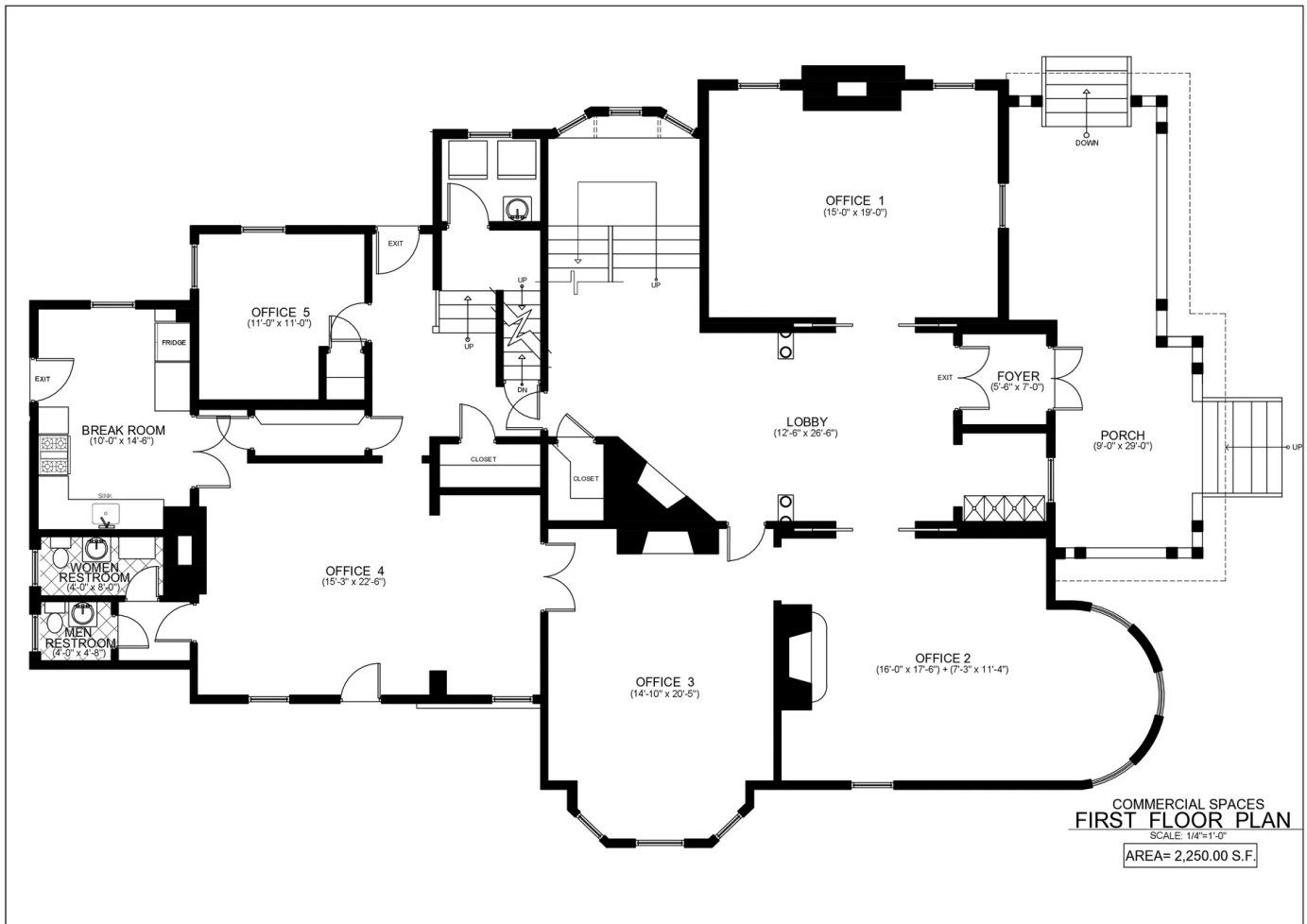
978.328.4129 | vladimirs@belltowercregroup.com

GARY SIDELL

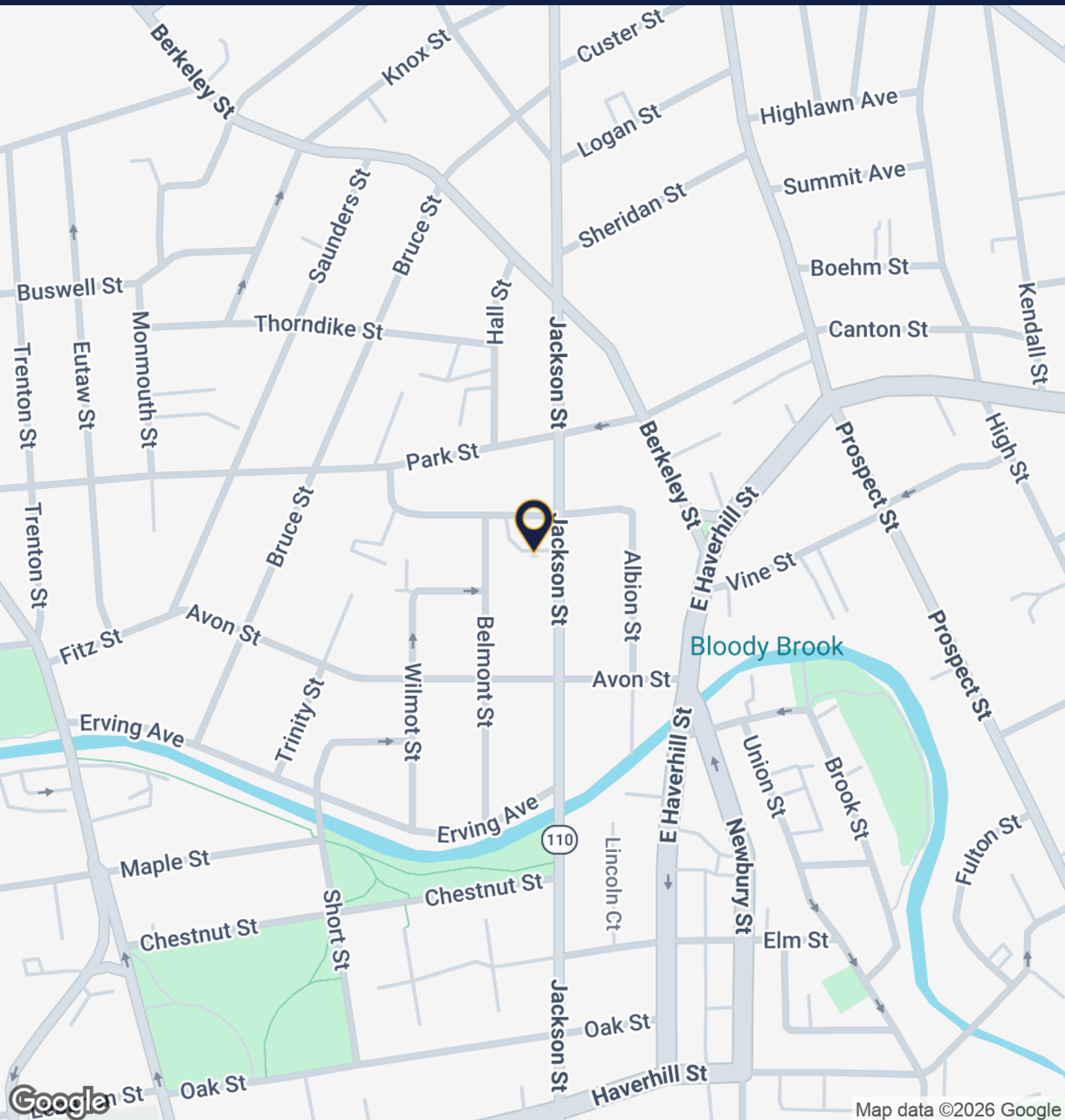
978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

FLOOR PLAN



LOCATION MAP



VLADIMIR SALDANA

978.328.4129 | vladimirs@belltowercregroup.com

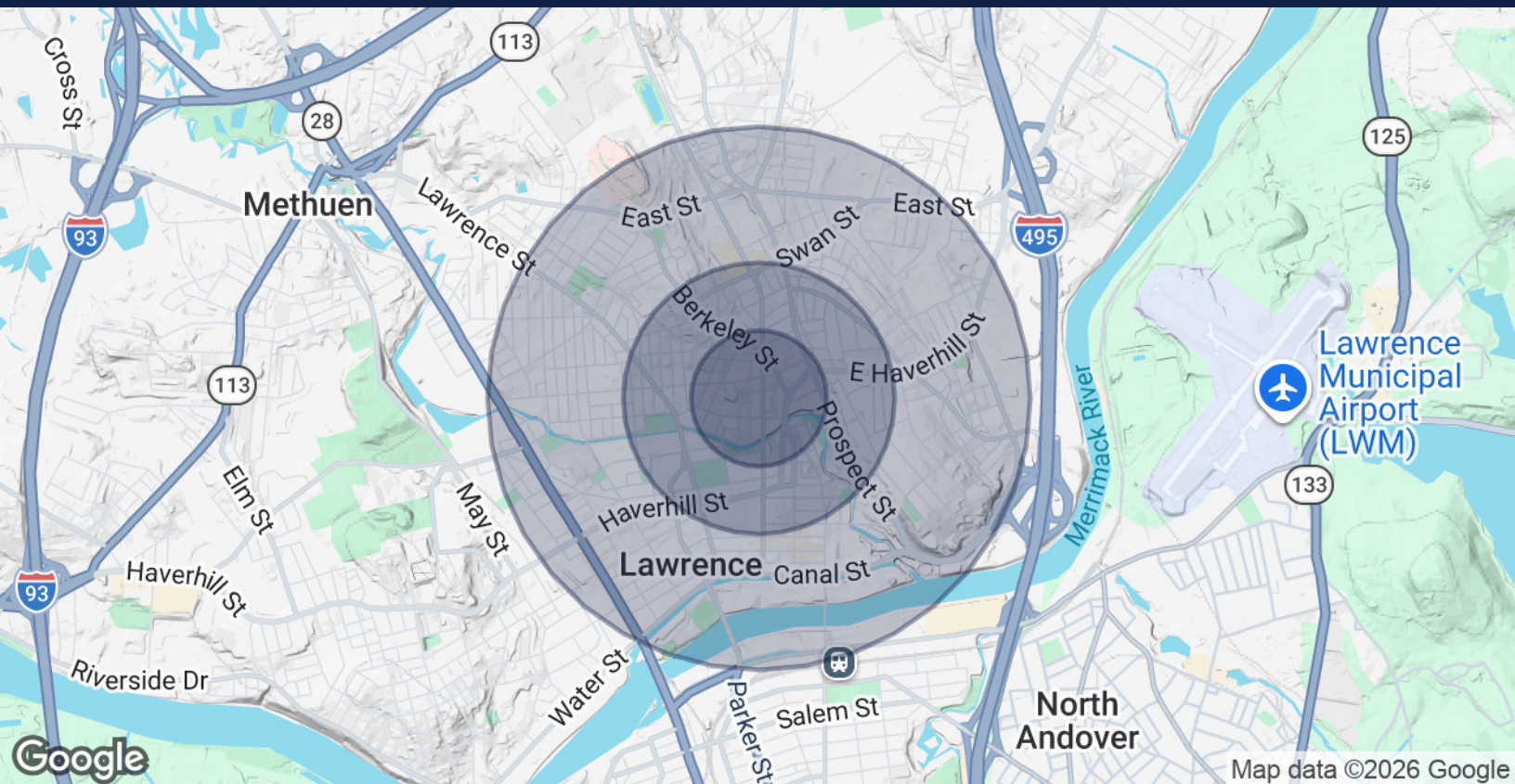
GARY SIDELL

978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,434	16,944	48,794
Average Age	32.0	33.5	34.0
Average Age (Male)	30.2	32.0	31.4
Average Age (Female)	38.5	37.3	36.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,464	5,907	17,198
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$66,454	\$61,870	\$68,897
Average House Value	\$416,830	\$332,672	\$362,707

2023 American Community Survey (ACS)

VLADIMIR SALDANA

978.328.4129 | vladimirs@belltowercregroup.com

GARY SIDELL

978.375.7363 | garys@belltowercregroup.com

130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

