

The Scott Bldg

421 Merrimack St, Methuen, MA 01844



Presented By:
Scott Commercial & Industrial Real Estate, LLC



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Property Details

Discover a prime offering in Methuen, MA—72,701 square feet of refined Class A office and medical space. Ideal for businesses seeking high-quality office or medical facilities, it provides ample parking with 130 spaces. Currently there are multiple suites available that are in excellent condition. Multiple pristine suites ready for occupancy await. These spaces are well maintained and poised to elevate your business operations. Step into a space that doesn't just meet expectations but exceeds them. 421 Merrimack St beckons as the foundation for your business's success in a setting that epitomizes both functionality and distinction.

Price: \$17.95 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/421-Merrimack-St-Methuen-MA/13568441/>

Rental Rate:	\$17.95 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	72,701 SF
:	
Year Built:	2001
Walk Score ®:	28 (Car-Dependent)
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Listing spaces

1st Floor Ste 101 A

Space Available:	1,340 SF
Rental Rate:	\$17.95 /SF/YR
Date Available:	December 22, 2023
Service Type:	Triple Net (NNN)
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	3 - 5 Years

1st Floor Ste 105 B

Space Available:	1,489 SF
Rental Rate:	\$17.95 /SF/YR
Date Available:	December 22, 2023
Service Type:	Triple Net (NNN)
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	3 - 5 Years

2nd Floor Ste 204

Space Available:	5,700 SF
Rental Rate:	\$17.95 /SF/YR
Date Available:	December 22, 2023
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	3 - 5 Years

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Location



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Property Photos



Front of Building Entrance



Signage Available

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Property Photos



First Floor Lobby



Suite 204 Hallway

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Suite 204 Office



Suite 204 Media Room

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Suite 204 Conference Room



Suite 204 Kitchen

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Suite 101 Reception Area



Suite 101 Office

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Suite 101 Exam Room



Suite 105 Reception Area

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Suite 105 Office



Suite 105 Rear Room

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Property Photos



Alternate Angle of Front of Building



Plenty of Surface Parking Available

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Garage Entry



Aerial of 421 Merrimack St

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Property Photos



90 Degree Aerial Photo

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**Scott Commercial &
Industrial Real Estate, LLC**

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Scott Companies real estate company offers decades of Class "A" commercial real estate experience throughout the Merrimack Valley and Southern New Hampshire region.