

10

GEORGE ST *LOWELL, MA*



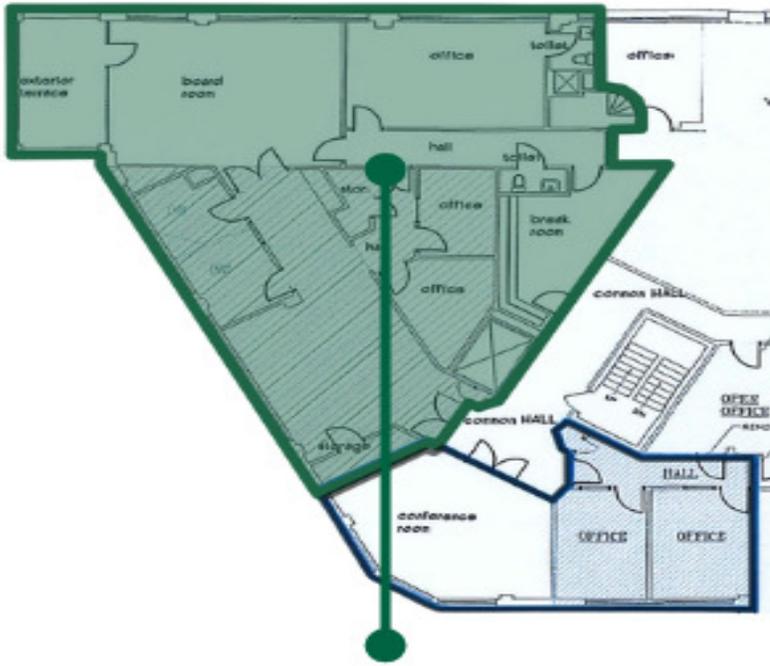
COMMERCIAL
O'BRIEN
PROPERTIES, INC

1,050 - 2,790 SF For Lease

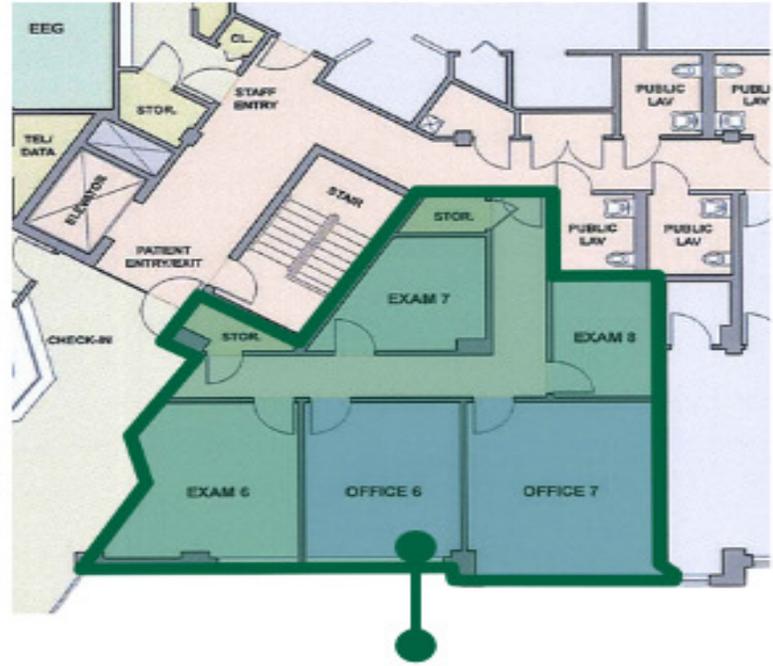


SUMMARY / SPECIFICATIONS

10 GEORGE ST LOWELL, MA



2,790 SF
2ND FLOOR



1,050 SF
3RD FLOOR

PROPERTY DESCRIPTION

Gateway Center I is a woman-owned and operated professional and medical office building, centrally located at 10 George Street in downtown Lowell, Massachusetts. Recognized as one of the city's most prestigious office buildings, the property combines modern amenities with exceptional convenience and accessibility to nearby highways. Offering on-site management, ample parking, and a prime location near major highways Gateway Center I provides tenants with a highly functional and client-friendly environment. With its blend of professionalism, care-driven ownership, and strategic urban positioning, Gateway Center I remains a top choice for discerning medical and professional office users in Greater Lowell.

PROPERTY HIGHLIGHTS

- Year built: 1997 // Size: 40,000 SF
- Stories: three (3) // Land: 0.99 AC // Two (2) in-suite restrooms
- Construction: Masonry // Parking: 72 spaces // Outdoor balcony
- Zoning: DMU // Sprinkler: Wet system // Clear Height: 12' to slab
- Women Owned and Operated // Security // On-Site Management
- Elevator: One (1) passenger

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,050 - 2,790 SF
Lot Size:	0.99 Acres

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	947	5,728	15,528
Total Population	2,284	13,767	41,448
Average HH Income	\$64,796	\$77,180	\$79,857

ROB MCGARRY
Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

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PROPERTY / LOCATION

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ROB MCGARRY
Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

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10 GEORGE STREET

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ROB MCGARRY

Vice President
Mobile: 978.209.3211
rob@obriencommercial.com

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