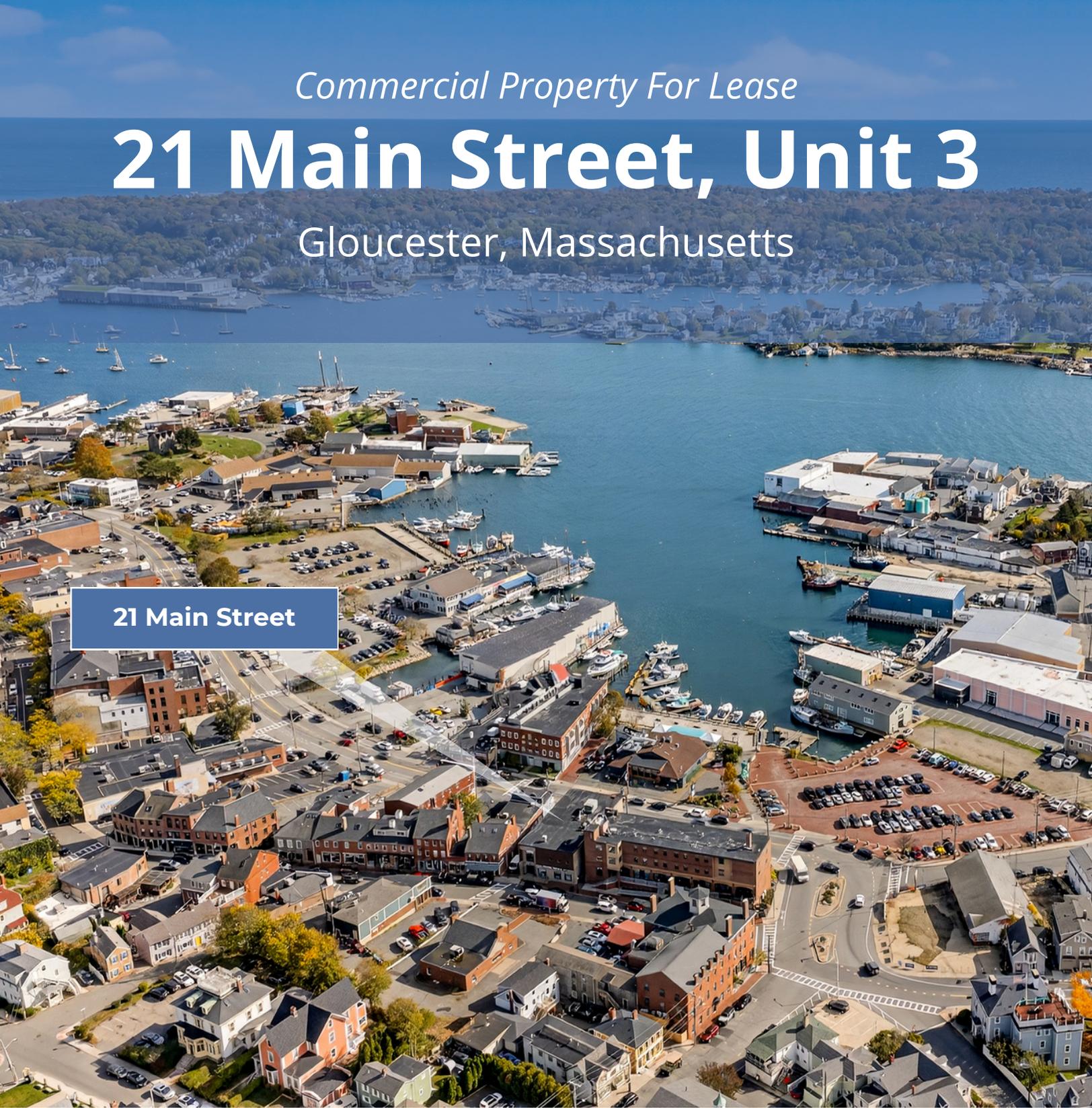


Commercial Property For Lease

21 Main Street, Unit 3

Gloucester, Massachusetts



21 Main Street

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Commercial Property For Lease

21 Main Street

Gloucester, Massachusetts

Nordlund Associates is pleased to present 21 Main Street – Unit 3, a unique commercial space located in the heart of downtown Gloucester. The availability consists of the entire third floor of a three-story building, featuring an open layout, with harbor views, ADA compliant elevator access, this space could accommodate a variety of uses and potential businesses.

The building has modernized mechanical systems, window line providing harbor and city views, elevator access to the top floor, allowing for convenient accessibility and future vertical expansion, presenting a rare opportunity for future rooftop development (subject to city approvals). The space offers strong character and flexibility for users seeking a distinctive presence in a vibrant downtown environment.

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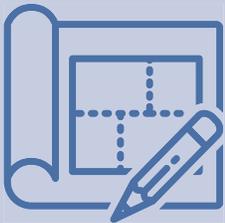
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Location Description

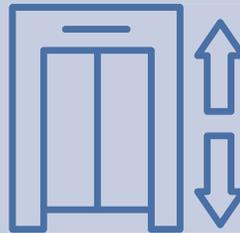
21 Main Street is located on the west end of Main Street in downtown Gloucester, next to numerous Restaurants and steps from St. Peter's Square. The property sits within Gloucester's vibrant downtown district, known for its walkable streets, historic Waterfront, New England architecture, restaurants, and retail businesses.



Property Highlights



**Flexible Open
Layout**



**Elevator and
ADA Compliant**



**Downtown
Gloucester Location**

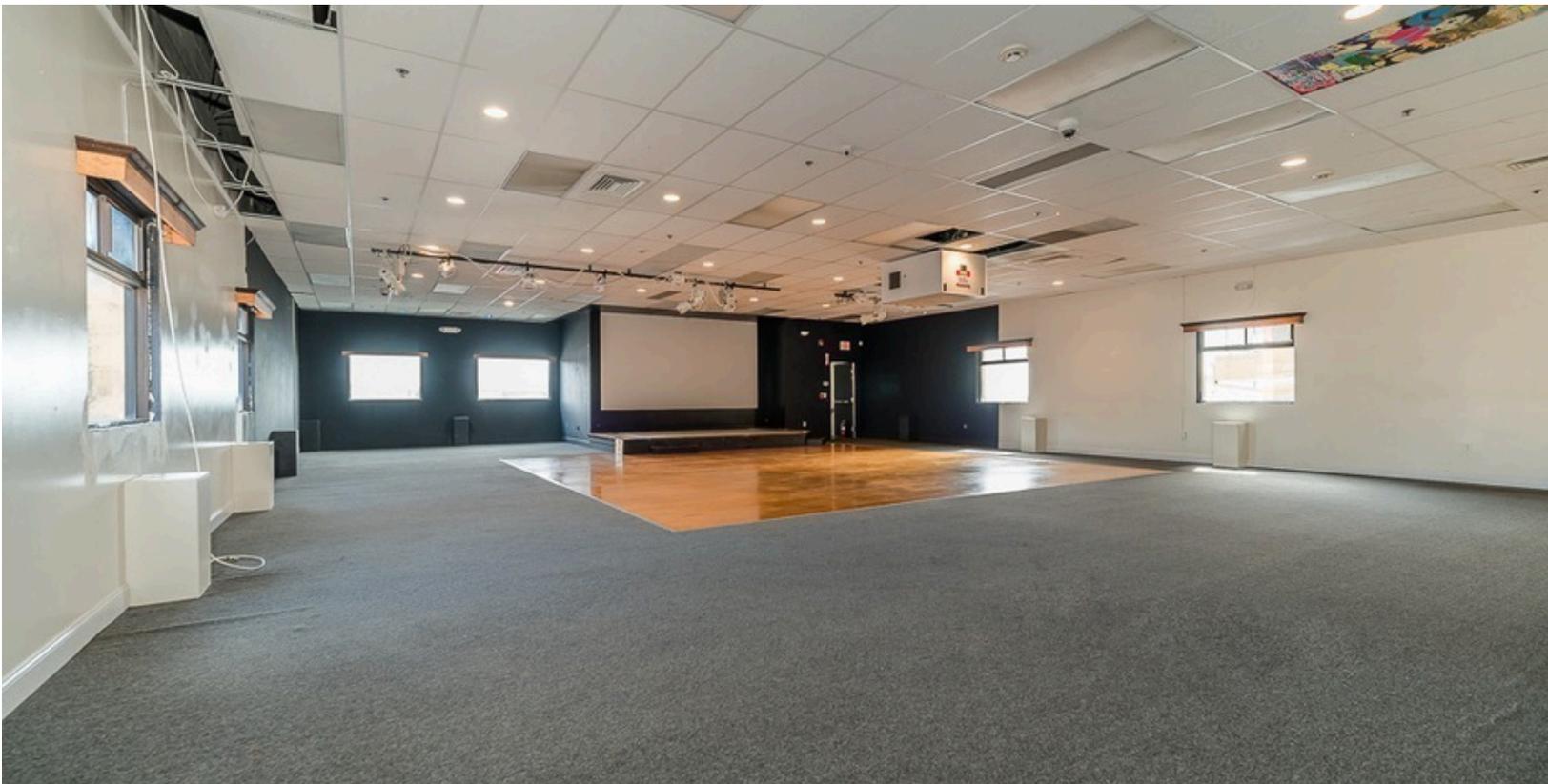


Address	21 Main Street – Unit 3
Space Available	±2,931 SF
Building	3-Story Mixed-Use Building
Floor Entire	3rd Floor
Expansion Rights Exclusive	4th Floor Rights
Construction	Brick with Steel Beam Reinforcement
Elevator	Yes
Restrooms	2 Handicap Accessible
Sprinklered	Yes
Accessibility	Handicap Ramp + Elevator
Zoning	CB – Central Business
Utilities	Public Water, Sewer, Natural Gas
Condo Fee	\$750 / Month

Interior



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21 Main Street

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FOR MORE INFORMATION

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