



PROPERTY DESCRIPTION

Welcome to Suffolk Place, a premier new retail, service, and office destination for commercial tenants, located at Market Street and Suffolk Street in Lowell.

Scheduled for completion in June 2026, Suffolk Place offers first-floor spaces ranging from 1,331 to 6,291 SF, available as 1–3 units. Each space will feature street access, storefronts, mechanical systems, and bathrooms, with additional tenant fit-out available at your discretion.

Strategically located between downtown Lowell and UMASS Lowell's Union Crossing, Suffolk Place provides an ideal address for your business. The property complements the recently completed Acre Crossing retail, office, and condominium development.

A unique amenity of Suffolk Place is the adjacent landscaped park located along the side of the building, designed for both residential and commercial use. This outdoor space will provide seating and gathering areas, enhancing the experience for tenants, employees, and visitors while adding visibility and vibrancy to the property. Suffolk Place also has the option for tenants to purchase their commercial space as a condominium after occupying the space for two years or more. Plans and preview showings are available. See photos for floor plans featuring three space options.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/month (NNN)
Number of Units:	3
Available SF:	1,331 - 2,144 SF
Lot Size:	13,761 SF
Building Size:	6,039 SF

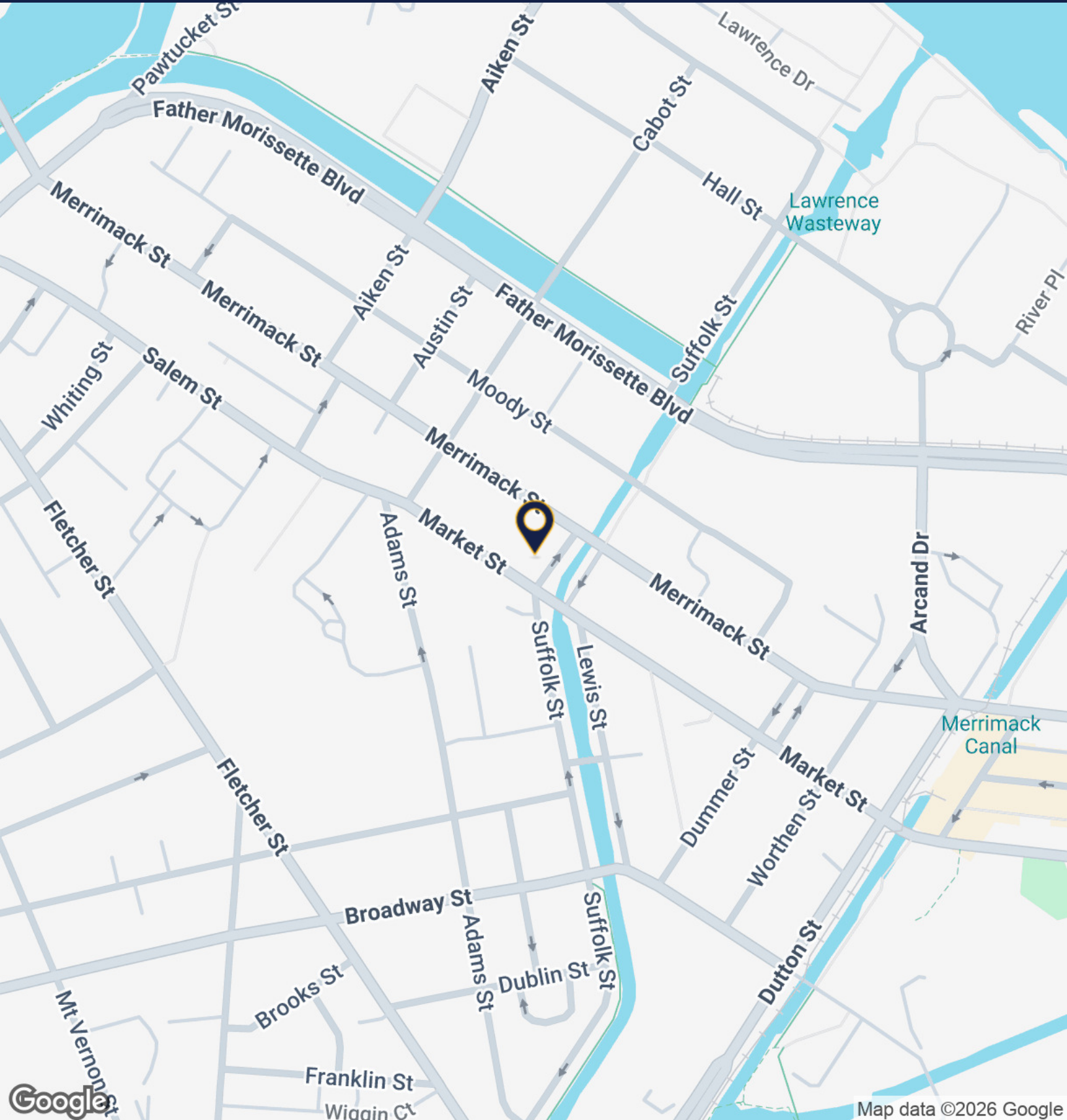
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,526	5,097	15,714
Total Population	6,804	13,753	43,700
Average HH Income	\$67,729	\$72,100	\$77,921

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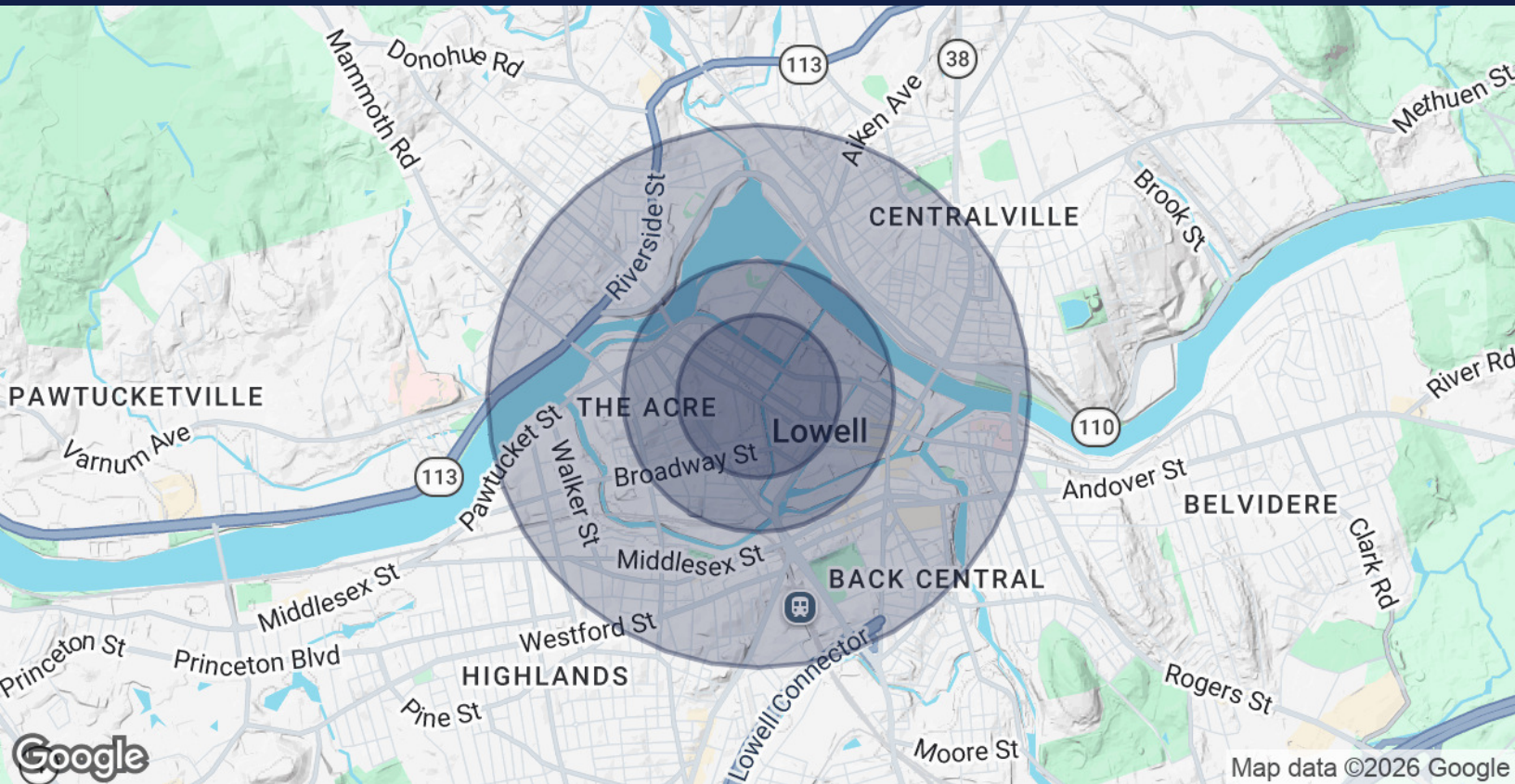
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LOWELL, MA 01854



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,804	13,753	43,700
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,526	5,097	15,714
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$67,729	\$72,100	\$77,921
Average House Value	\$263,285	\$285,480	\$368,925

Demographics data derived from AlphaMap

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PROPERTY DESCRIPTION

Welcome to Suffolk Place, a new retail, service, and office destination for commercial tenants, located at Market and Suffolk Streets in downtown Lowell.

Scheduled for completion in June, 2026, Suffolk Place offers first-floor spaces ranging from 1,750 to 5,338 SF. Each space will feature visible storefronts on Market Street, basic fit-out, access to bathrooms, with additional tenant fit-out subject to negotiation. With opportunities for a future unit purchase, this is a unique opportunity to build and own your own business space.

Strategically located between downtown Lowell and UMass Lowell's Union Crossing, Suffolk Place provides a great new address for your business. The property complements the recently completed Acre Crossing retail, office, and condominium development on Merrimack Street in Lowell.

In addition to the newly constructed mixed-use property, tenants/owners will have use of an adjacent landscaped park. This outdoor space will provide seating and gathering areas.

Plans and preview showings are available. See photos for floor plans featuring examples of three space options.

LOCATION DESCRIPTION

Located in the corridor between downtown Lowell and the UMass Lowell's Campus at Union Crossing, the property is in a busy residential and retail area with strong foot traffic. The location attracts a diverse audience, near to the proposed LINC project, Tsongas Center and LeLacheur Park.