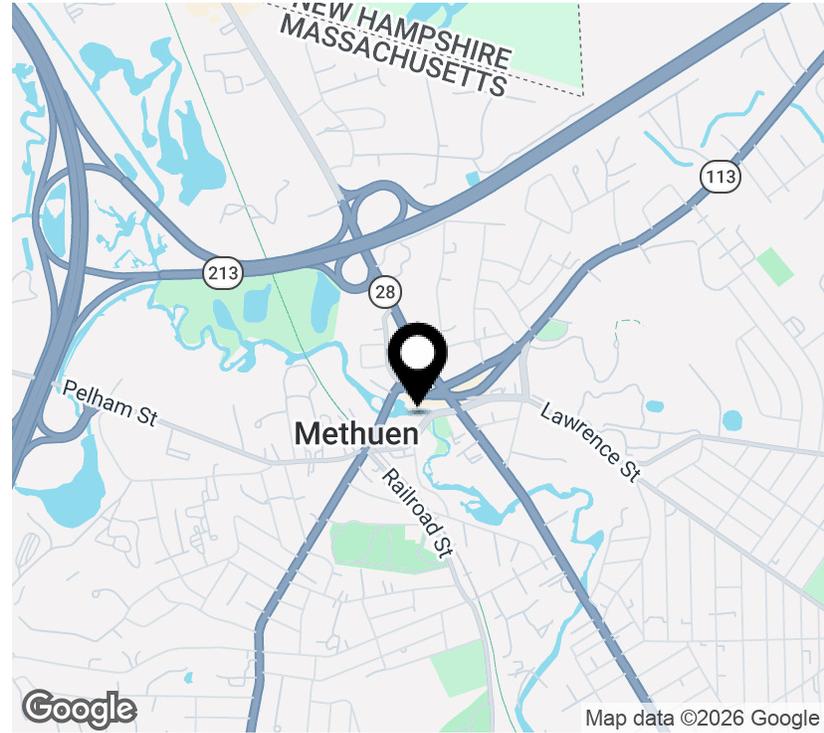


# Executive Office With Storage/Workshop (2,689 SF)

30-R Hampshire St, Methuen, MA 01844

FOR LEASE

Property Summary



## Property Description

Enjoy a spacious, flexible layout in this move-in ready professional Office (1,920 sf) in the thriving Downtown Methuen historic district. This flexible space with natural light and waterfall views occupies the entire top floor with street-level walk-in access, and additional lower level space.

This beautifully designed, open-concept space is located in the vibrant historic Mill district with updates including a kitchenette with granite countertops. Additional space (769 sf) one flight down with natural light and hardwood floors is ideal for a furniture maker/craftsman workshop, convenient storage space or light industrial use and many possibilities. Family-owned and operating green-energy Hydro Electric plant on the lower level. Zoned Commercial Central Business District allowing many diverse uses.

Steps from popular dining and easy access to major highways, this area offers a perfect balance between work and leisure, making it an ideal location. Call for a showing!

## Location Description

Professional Office with additional workshop/storage/light industrial space located in the thriving Mill District in Downtown Methuen's upscale historic district. Riverfront location with private street-level walk-in entrance. Steps from popular dining, free parking, and easy access to major highways, This location offers a perfect balance between work and leisure, making it an ideal location to elevate your business.

## Property Highlights

- Modern amenities and finishes
- Expansive office occupies entire floor
- Lower-level additional storage/craftsman workshop
- Versatile and adaptable space
- Close to restaurants, free parking
- Convenient access to major highways
- Scenic river and waterfall views with natural light

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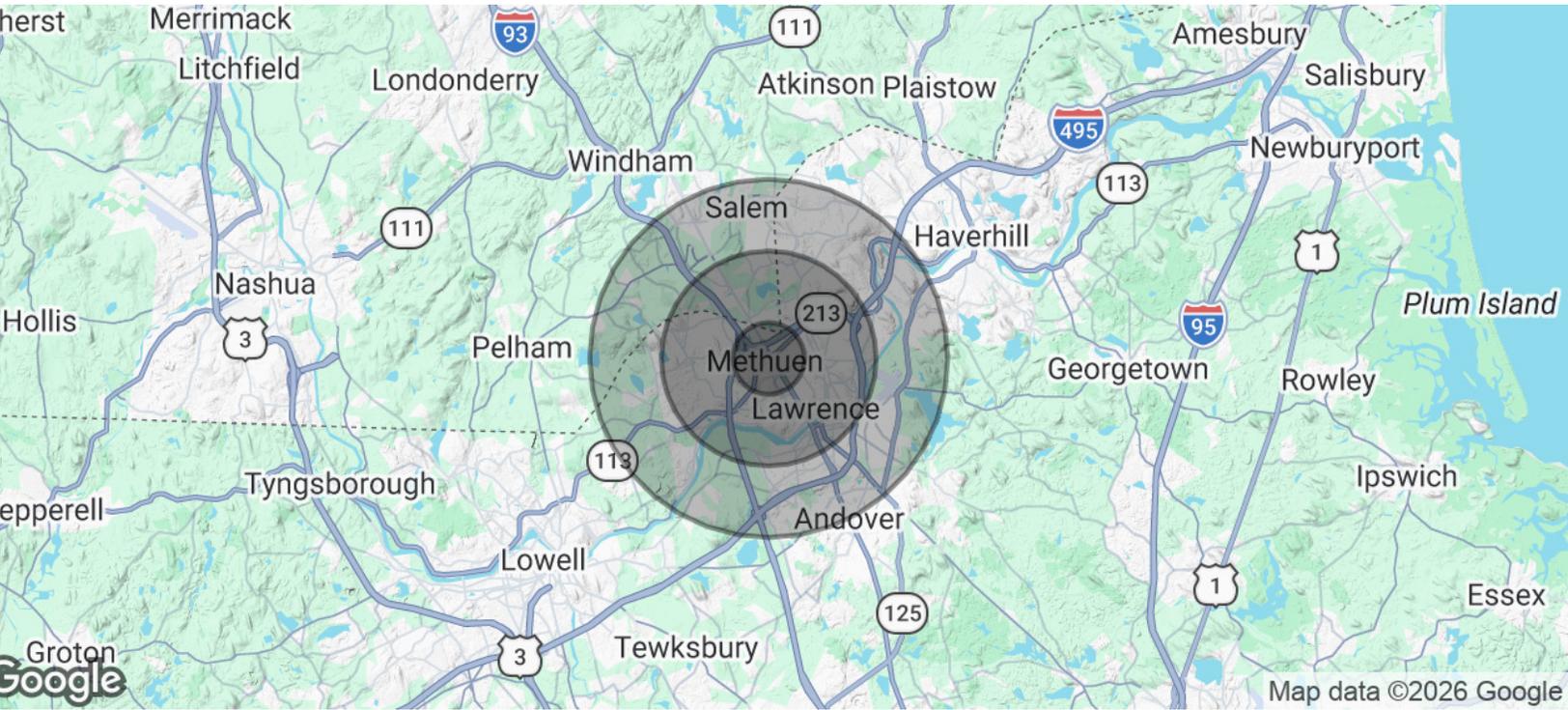
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# 30-R HAMPSHIRE ST

Methuen, MA 01844

FOR LEASE

Demographics Map & Report



| Population           | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,925    | 128,660   | 202,211   |
| Average Age          | 37.7      | 35.8      | 38.1      |
| Average Age (Male)   | 35.7      | 33.9      | 36.2      |
| Average Age (Female) | 39.1      | 37.6      | 40        |
| Households & Income  | 1 Mile    | 3 Miles   | 5 Miles   |
| Total Households     | 6,139     | 45,164    | 74,285    |
| # of Persons per HH  | 2.9       | 2.8       | 2.7       |
| Average HH Income    | \$97,549  | \$94,091  | \$110,858 |
| Average House Value  | \$416,472 | \$436,555 | \$484,183 |

2023 American Community Survey (ACS)

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