



**1,214 SF Professional
Office Suite**

300 ROWLEY CROSSING

300 NEWBURYPORT TPKE. ROWLEY, MA

Price: \$16 sf

PROPERTY SUMMARY

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



Property Summary

Lease Rate:	\$16 SF
Lease Term:	Negotiable
Building SF:	25,000
Rentable SF:	25,000
Available SF:	1,214
Year Built:	1986
Renovated:	2017
Building Class:	B
Floors:	2
HVAC:	New
Lighting:	Typical
Parking:	100
Zoning:	RET
Lease Type	Rent plus Electric

Property Overview

Located within Rowley Crossing, 300 Newburyport Turnpike is a two-story commercial property fronting Route 1 in Rowley. The property offers a visible, established business address near the Route 1 and Route 133 junction, placing tenants within a commercial corridor serving the North Shore.

The location is well suited to professional, service, and client-oriented businesses seeking a recognizable Route 1 address with convenient access for employees and visitors.

Location Overview

300 Newburyport Turnpike offers direct access to Route 1, the primary north-south commercial route through the area. Route 133 is nearby, providing a convenient east-west connection toward Ipswich and the coast, as well as Georgetown and the I-95 corridor.

The property is near Market Basket at 231 Newburyport Turnpike, along with nearby dining, retail, and everyday service amenities. Rowley Station, served by MBTA commuter rail, provides an additional transportation option for regional commuters.

The location offers convenient connectivity to Rowley, Ipswich, Georgetown, Newbury, Newburyport, Topsfield, Danvers, and surrounding North Shore communities.

PROPERTY DESCRIPTION

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



300 ROWLEY CROSSING - 2 ACRE SHOPPING PLAZA

The 1,214 sf suite features a large central work area illuminated by skylights, plus two private offices of approximately. The layout is well suited to professional, creative, or service-oriented users seeking collaborative workspace with separate offices.

Recent improvements include a new HVAC unit, new 100-amp electrical panel, and Cat 5 hardwired connectivity. Existing track is in place for additional track lighting.

Position your business at Rowley Crossing, a prominent commercial destination on Route 1 in Rowley, Massachusetts. With strong visibility, convenient regional access, and an established business setting, 300 Rowley Crossing offers an ideal address for professional, service, retail, and client-facing businesses.

Located near the intersection of Route 1 and Route 133, the property provides easy access throughout the North Shore, including Ipswich, Georgetown, Newburyport, Topsfield, Danvers, and surrounding communities. Nearby Market Basket, dining, retail, and everyday services add convenience for employees and customers alike.

Rowley Crossing combines the recognition of a Route 1 address with the practicality of a well-located commercial setting. Make your next business move at 300 Rowley Crossing.

HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

PROPERTY PHOTOS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



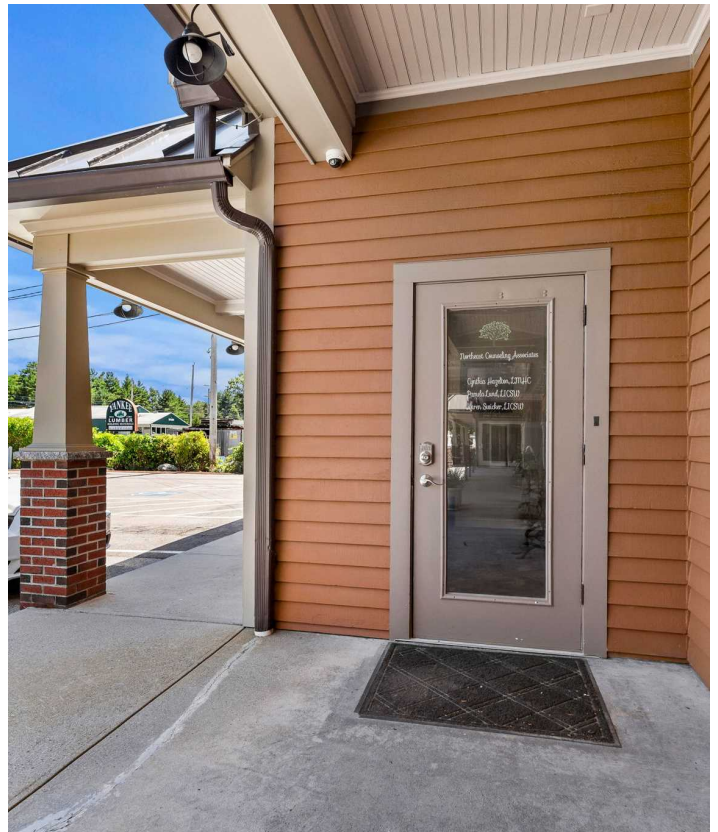
HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

PROPERTY PHOTOS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



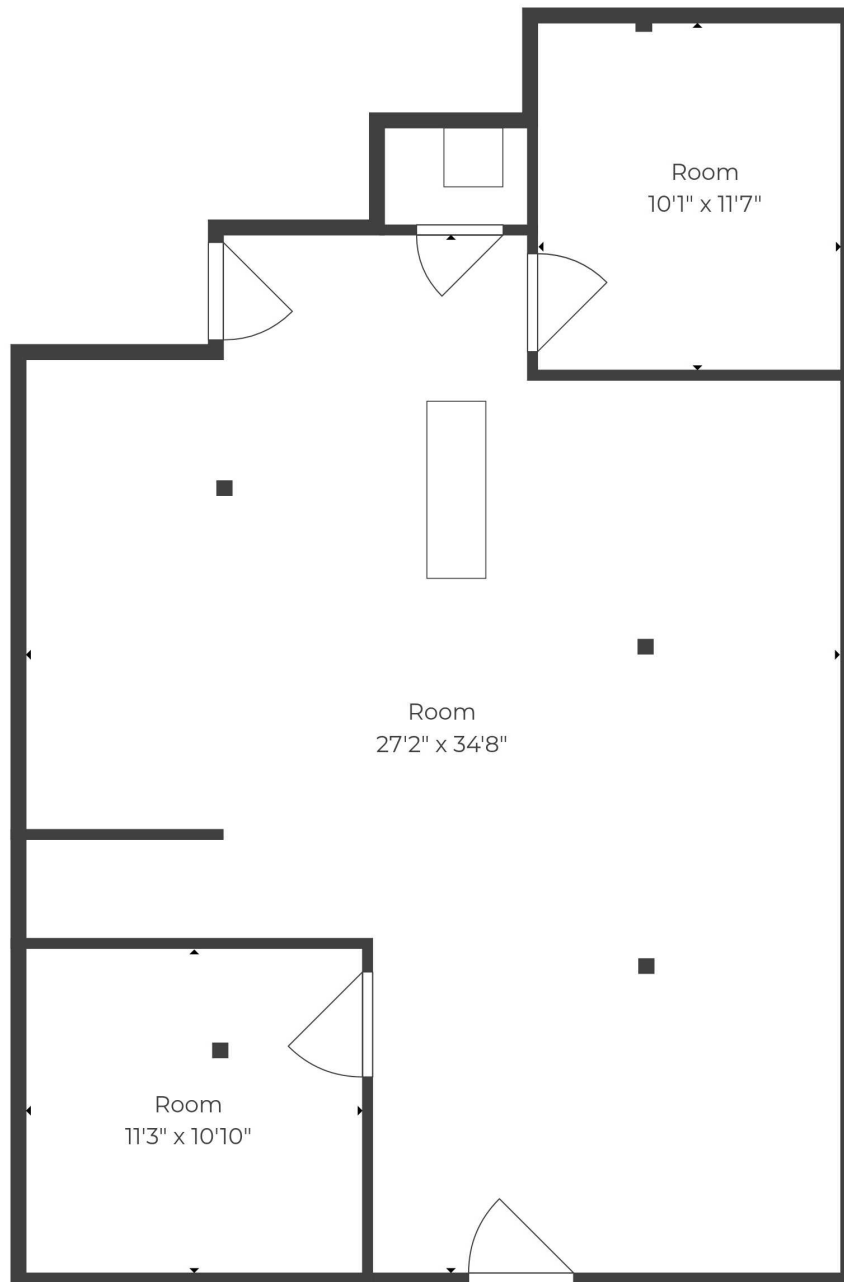
HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

PROPERTY PHOTOS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



TOTAL: 925 SQ. FT
1ST FLOOR: 925 SQ. FT
EXCLUDED AREAS: LOW CEILING: 152 SQ. FT

Sizes & Dimensions Are Approximate. Actual May Vary

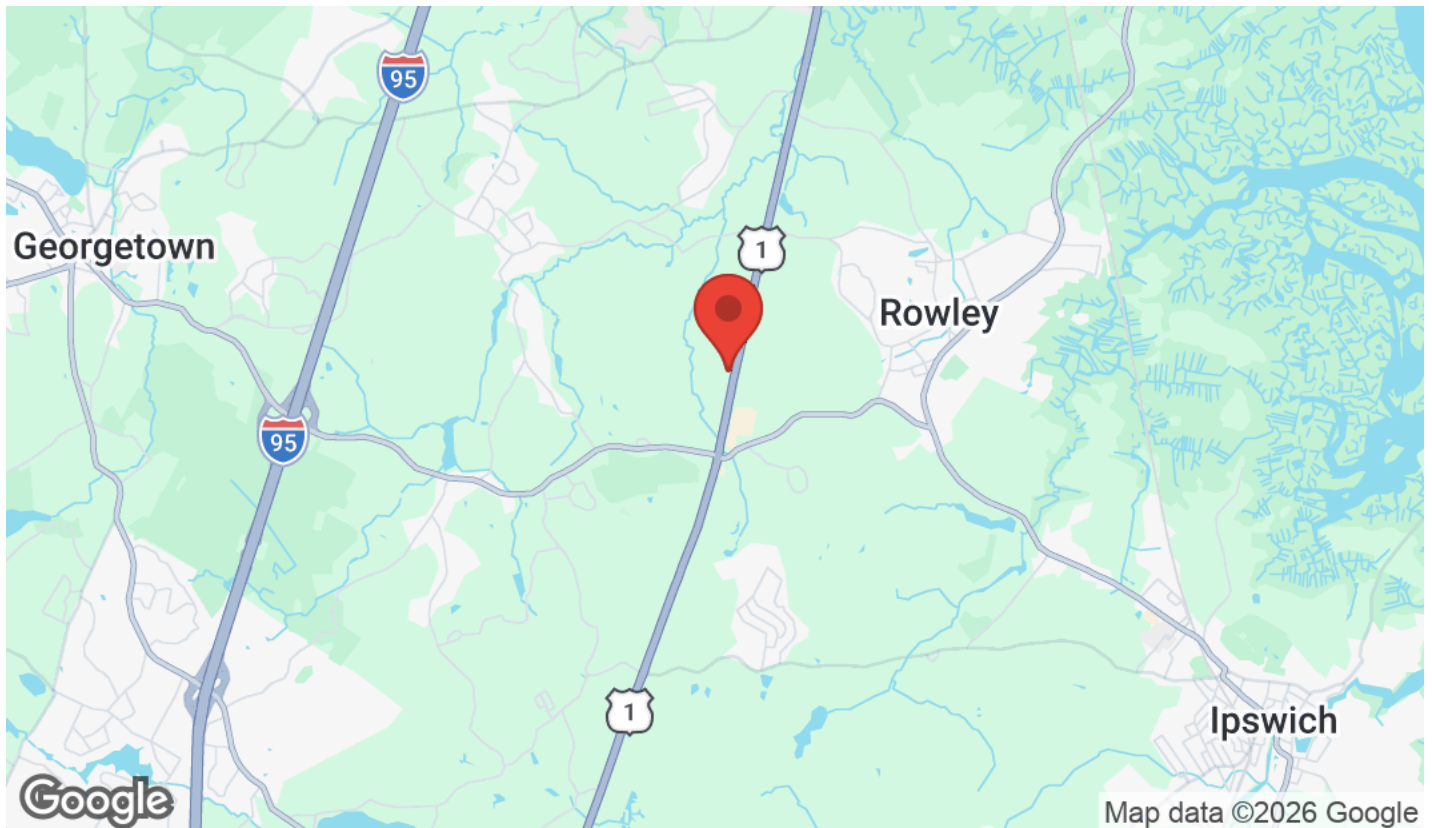
HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

LOCATION MAPS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



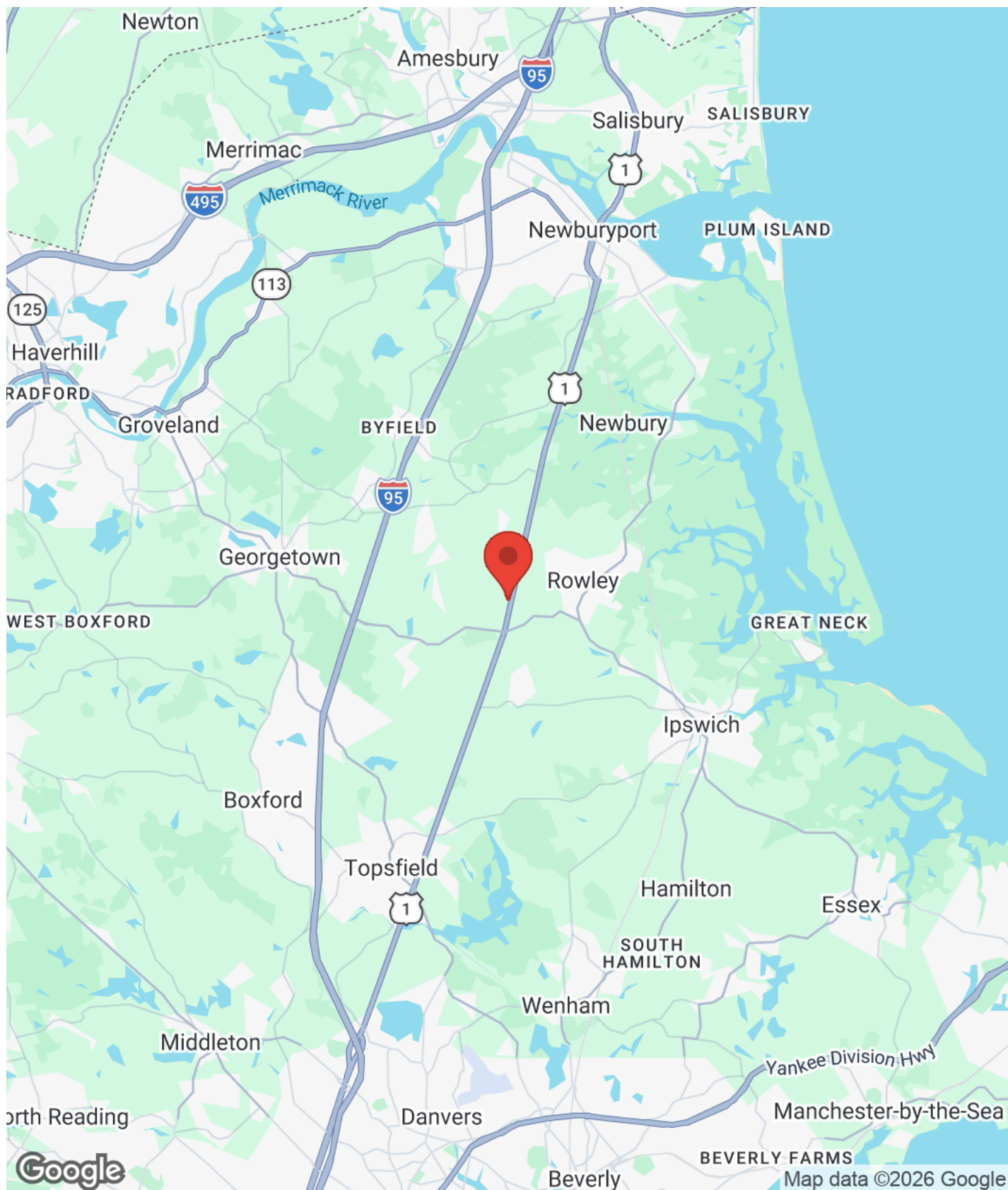
HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

REGIONAL MAP

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

AERIAL MAP

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



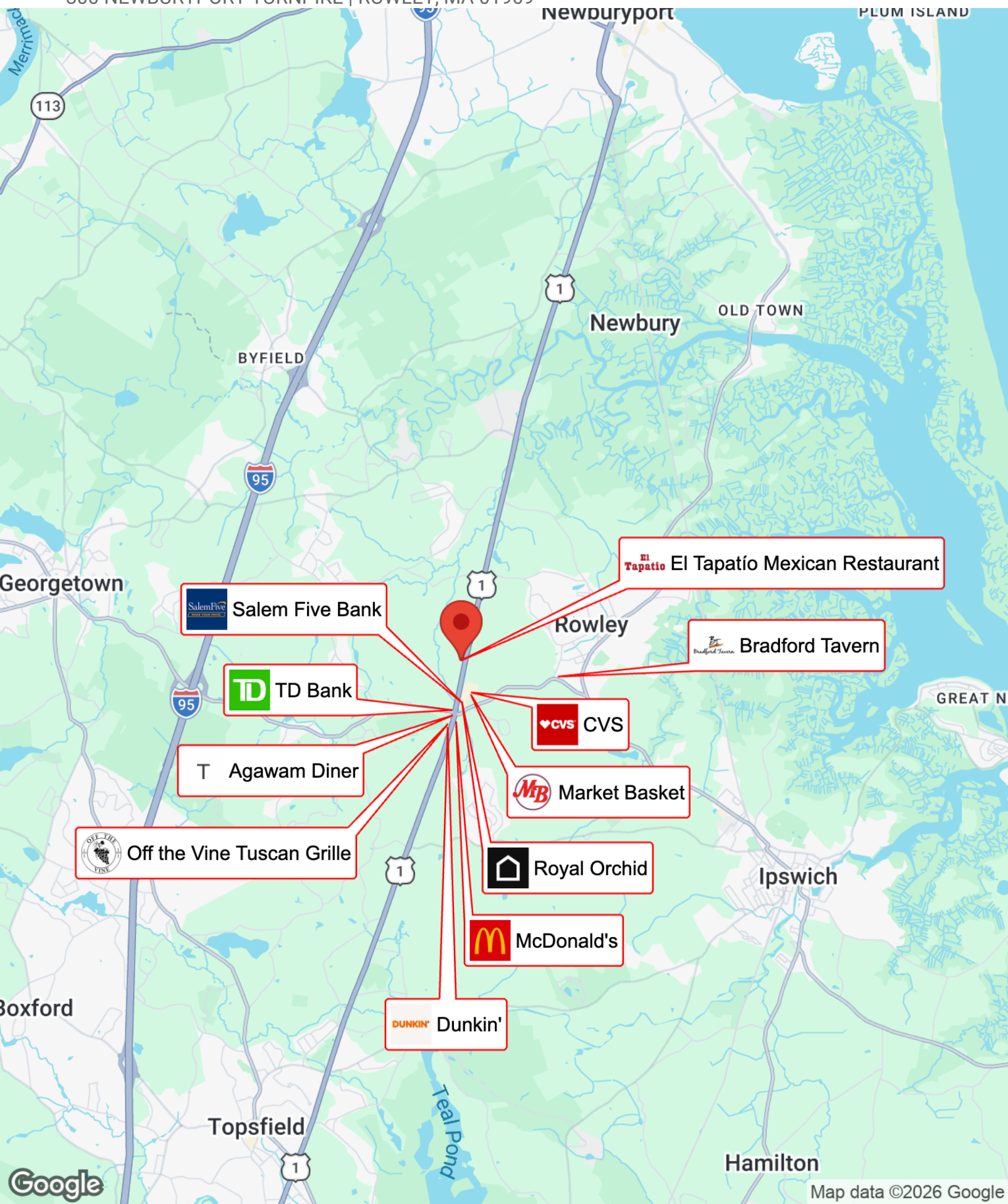
HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

BUSINESS MAP

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

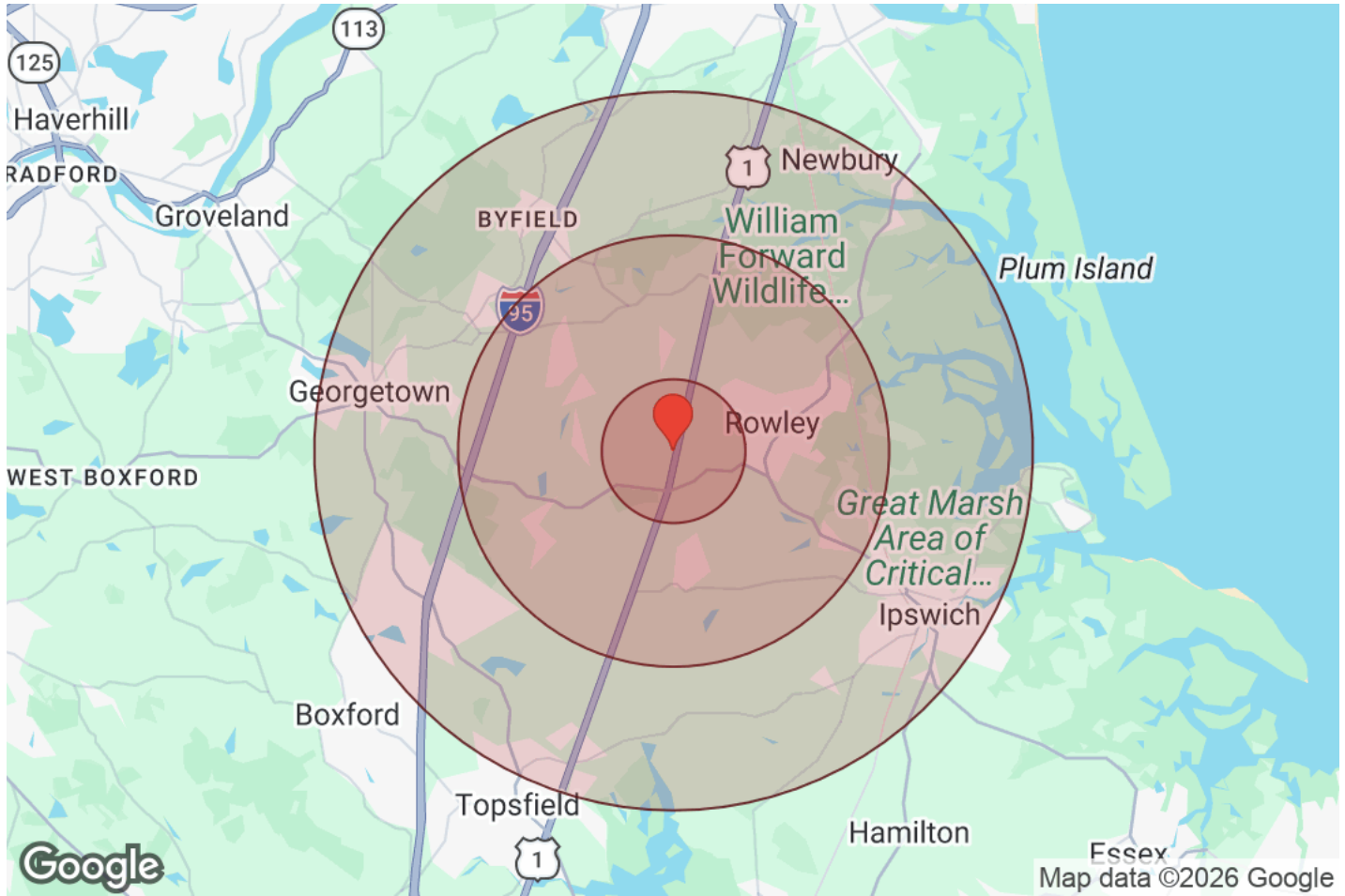
HERRICK
LUTTS



DEMOGRAPHICS

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
LUTTS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	580	6,012	16,626
Female	609	6,144	17,438
Total Population	1,189	12,156	34,064

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	996	9,832	27,561
Black	13	288	702
Am In/AK Nat	N/A	4	17
Hawaiian	N/A	N/A	3
Hispanic	131	1,450	4,248
Asian	31	383	988
Multiracial	16	187	514
Other	2	12	34

Housing	1 Mile	3 Miles	5 Miles
Total Units	468	4,701	13,853
Occupied	454	4,545	13,356
Owner Occupied	353	3,639	10,426
Renter Occupied	101	906	2,930
Vacant	13	156	497

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	185	1,832	5,105
Ages 15 - 24	116	1,249	3,549
Ages 25 - 54	423	4,060	11,219
Ages 55 - 64	218	2,183	5,914
Ages 65+	247	2,833	8,277

Income	1 Mile	3 Miles	5 Miles
Median	\$140,287	\$152,940	\$154,397
Under \$15k	1	128	550
\$15k - \$25k	6	117	433
\$25k - \$35k	41	152	413
\$35k - \$50k	20	298	762
\$50k - \$75k	26	276	849
\$75k - \$100k	77	426	1,151
\$100k - \$150k	76	831	2,323
\$150k - \$200k	61	760	2,241
Over \$200k	145	1,558	4,634

HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

PROFESSIONAL BIO

300 NEWBURYPORT TURNPIKE | ROWLEY, MA 01969

HERRICK
■ LUTTS

RICHARD VINCENT

Commercial Real Estate Broker



Herrick Lutts
5 Briscoe Street, Suite 2
Beverly, MA 01915
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

DISCLAIMER

300 NEWBURYPORT TURNPIKE

HERRICK
LUTTS

All materials and information received or derived from Herrick Lutts its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Herrick Lutts its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Herrick Lutts will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Herrick Lutts makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Herrick Lutts does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Herrick Lutts in compliance with all applicable fair housing and equal opportunity laws.

HERRICK LUTTS
5 Briscoe Street, Suite 2
Beverly, MA 01915

PRESENTED BY:

RICHARD VINCENT
Commercial Real Estate Broker
O: (978) 235-4795
C: (978) 235-4795
Rich@HerrickLutts.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.