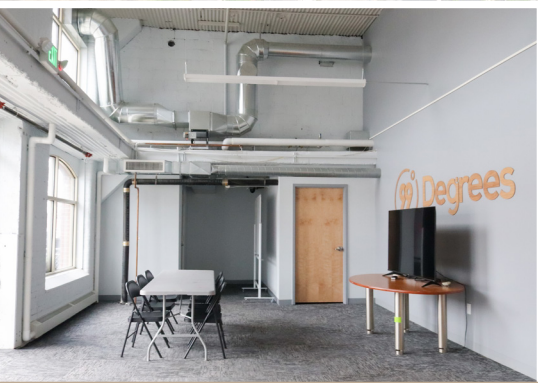


# RIVERWALK

## INNOVATION DISTRICT

### LAWRENCE, MA



## COMMERCIAL SPACE FOR LEASE

**Property Type:** Flex

**Total Available:** 45,000 SF

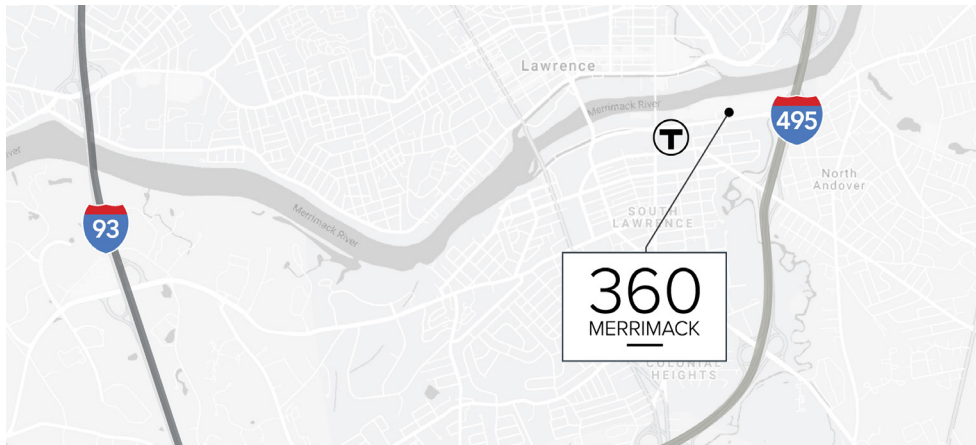
**Building Height:** 4 Stories

## 360 MERRIMACK STREET SUITE 126

Located within Riverwalk Innovation District, a mixed-use campus of office, retail, and residential spaces, this 1st floor 45,000 SF space offers a plug & play solution, perfect for flex use. Whether you need storage/warehousing, light manufacturing, production area, offices, or a combination of them all, this space is ideal for you. The space features brand new HVAC systems, significant power & electrical upgrades, private cafeteria & break areas, private bathrooms, and easy access to multiple loading docks with one directly in the space. 360 Merrimack is located immediately off Route 495 and only minutes from Routes 93, 95, and the Lawrence MBTA Commuter Rail Station.



360 MERRIMACK STREET, LAWRENCE, MA 01843



### DRIVE TIMES

33 Min	Boston
30 Min	Seacoast
20 Min	I-93
12 Min	New Hampshire
10 Min	Route 28
2 Min	I-495
2 Min	MBTA

### HIGHLIGHTS



Immediate Access to I-495



Close Proximity to Lawrence Commuter Rail



On-Site Fitness Center



Sprawling 50-Acre Mixed-Use Campus



Landlord Leasing Specials & Generous Tenant Improvement Allowances

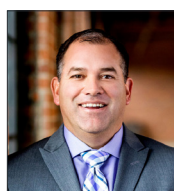


24-Hour On-Site Security

### AREA AMENITIES



FOR MORE INFORMATION, PLEASE CONTACT:



**SCOTT MOREAU**  
Lupoli Companies  
M: 978.479.5852  
E: [smoreau@lupolico.com](mailto:smoreau@lupolico.com)



**LAWRENCE BERGMAN**  
Lupoli Companies  
P: 978.645.6232  
M: 215.779.1915  
E: [lbergman@lupolico.com](mailto:lbergman@lupolico.com)