

OFFICE BUILDING FOR LEASE

# 34 WELLMAN ST

34 WELLMAN ST, LOWELL, MA  
01851



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**GIBSON**  
*Commercial*

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## Property Description

Introducing the prime business location of 34 Wellman St in Lowell, MA. This High Rise Commercial zoned property offers flexible floor plans and 10+ parking spaces for your business. Close proximity to Crosspoint office building, Bank of America, Loews Hardware, Showcase Cinemas, and many other businesses in close proximity. The property's prime location provides convenient access to major highways and businesses throughout greater Lowell area.

## Property Highlights

- Close proximity to 1-495, Route 3A and Lowell Connector
- Zoned for HRC (High Rise Commercial)
- Close proximity to major retailers Bank of America, etc.
- Ample parking 10+ Spaces

## Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	5,741 SF
Lot Size:	13,257 SF
Building Size:	5,741 SF

Demographics	1.3 Miles	3.5 Miles	5 Miles
Total Households	10,682	52,855	76,444

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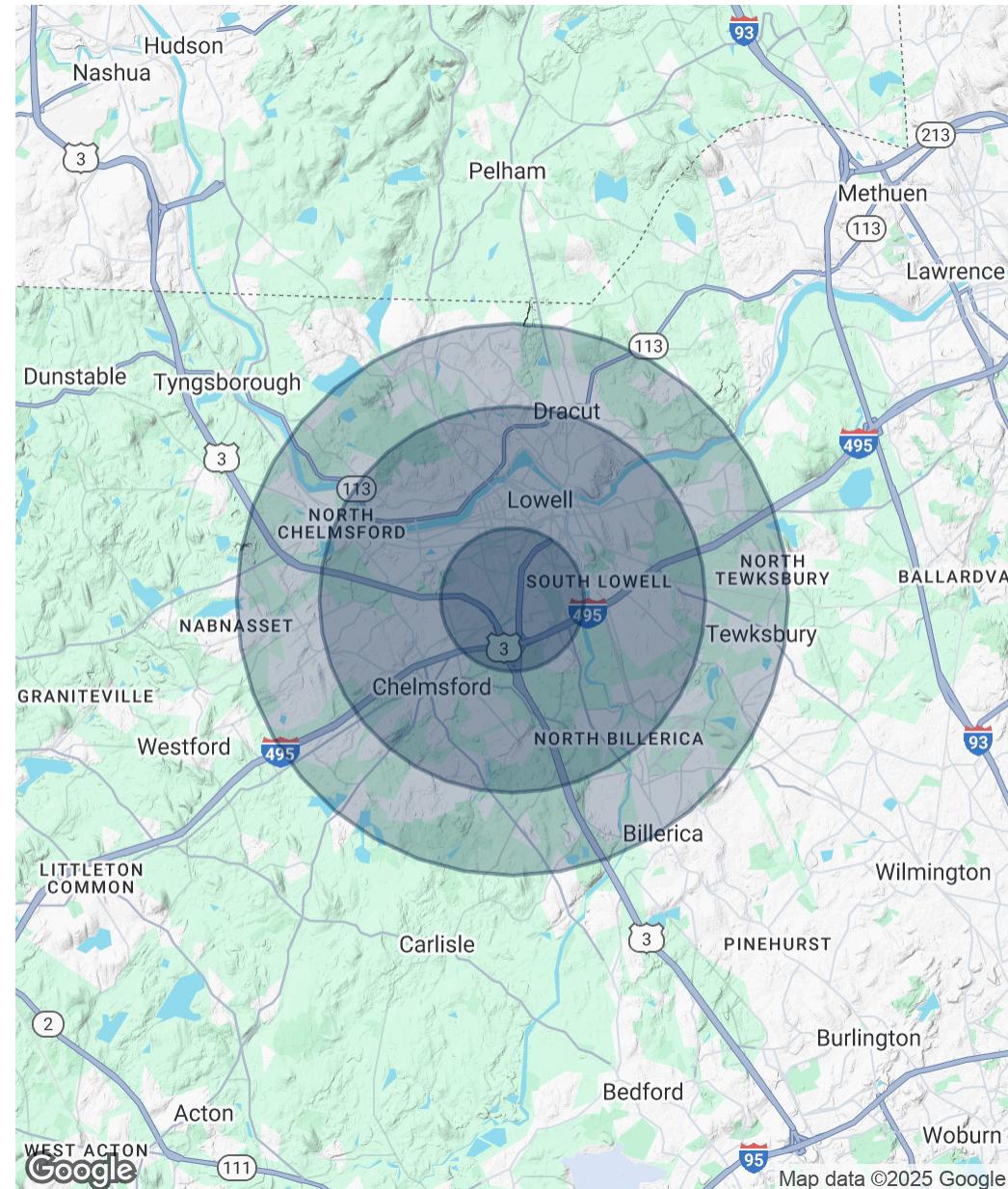
Population	1.3 Miles	3.5 Miles	5 Miles
Total Population	32,160	146,796	208,624
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

Households & Income	1.3 Miles	3.5 Miles	5 Miles
Total Households	10,682	52,855	76,444
# of Persons per HH	3	2.8	2.7
Average HH Income	\$109,606	\$115,575	\$123,646

## Traffic Counts

Chelmsford St. Lowell, MA	10,489/day
Lowell Connector	20,842/day

Demographics data derived from AlphaMap



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