

OFFICE BUILDING FOR LEASE

# 34 WELLMAN ST

34 WELLMAN ST, LOWELL, MA  
01851



William Dragon

Agent  
978.735.3731 | wdragon@advisors-commercial.com

Albert Bouchie

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

Henry McIntyre

978.764.2656 | hmcintyre@advisorsliving.com

**GIBSON**  
*Commercial*

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | [gibsoncre.com](http://gibsoncre.com)



# 34 Wellman St

34 WELLMAN ST, LOWELL, MA 01851 | OFFICE BUILDING FOR LEASE

**GIBSON**  
*Commercial*



## 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. as. 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,
- - 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  |

### William Dragon

Agent  
978.735.3731 | wdragon@advisors-commercial.com

### Albert Bouchie

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

### Henry McIntyre

978.764.2656 | hmcintyre@advisorsliving.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
**[gibsoncre.com](http://gibsoncre.com)**

# 34 Wellman St

34 WELLMAN ST, LOWELL, MA 01851 | OFFICE BUILDING FOR LEASE

**GIBSON**  
Commercial

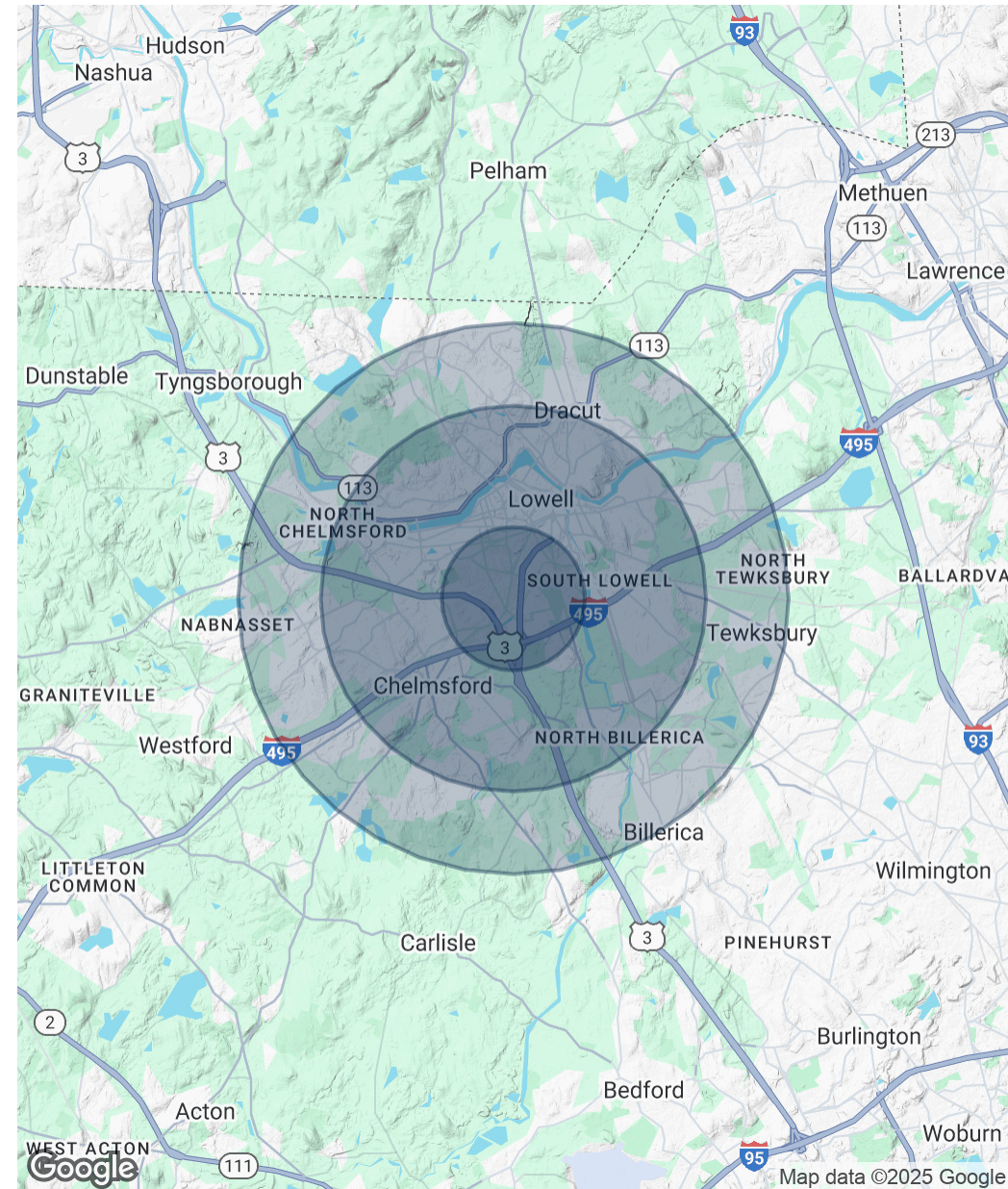
| Population           | 1.3 Miles | 3.5 Miles | 5 Miles |
|----------------------|-----------|-----------|---------|
| Total Population     | 32,160    | 146,796   | 208,624 |
| Average Age          | 38        | 39        | 40      |
| Average Age (Male)   | 37        | 38        | 39      |
| Average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



**William Dragon**

Agent  
978.735.3731 | wdragon@advisors-commercial.com

**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

**Henry McIntyre**

978.764.2656 | hmcintyre@advisorsliving.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
**gibsoncre.com**



# 34 Wellman St

34 WELLMAN ST, LOWELL, MA 01851 | OFFICE BUILDING FOR LEASE

**GIBSON**  
*Commercial*



**William Dragon**

Agent  
978.735.3731 | wdragon@advisors-commercial.com

**Albert Bouchie**

Managing Director  
617.908.6775 | albert.bouchie@gibsonsir.com

**Henry McIntyre**

978.764.2656 | hmcintyre@advisorsliving.com

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
**gibsoncre.com**



# 34 Wellman St

34 WELLMAN ST, LOWELL, MA 01851 | OFFICE BUILDING FOR LEASE

**GIBSON**  
*Commercial*



**William Dragon**

Agent  
978.735.3731 | [wdragon@advisors-commercial.com](mailto:wdragon@advisors-commercial.com)

**Albert Bouchie**

Managing Director  
617.908.6775 | [albert.bouchie@gibsonsir.com](mailto:albert.bouchie@gibsonsir.com)

**Henry McIntyre**

978.764.2656 | [hmcintyre@advisorsliving.com](mailto:hmcintyre@advisorsliving.com)

548 Tremont Street  
Boston, MA 02118  
617.908.6775  
[gibsoncre.com](http://gibsoncre.com)