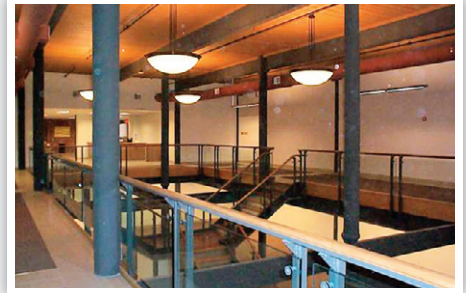


# Heritage Place

439 South Union Street ■ Lawrence, MA 01843



Floor plans and additional photos available online.



## Available for immediate lease:

- 1st Flr, Bldg 1, Suite 117\_ 2,346 RSF
- Atrium: Suite B03\_ 4,754RSF
- Atrium: Suite B04\_ 6,525 RSF
- 2nd Flr: Suite 205\_ 1,502 RSF
- 2nd Flr: Suite 208\_ 13,206 RSF
- 2nd Flr: Suite 210\_ 5,458 RSF
- 4th Flr: Suite 402\_ 8,368 RSF
- 4th Flr: Suite 403\_ 6,928 RSF

## Economic development incentives for tenants:

- From the state:
  - Certified project
  - Tax increment financing
- From the federal government:
  - Renewal community
  - Urban Empowerment Zone
  - HUB zone

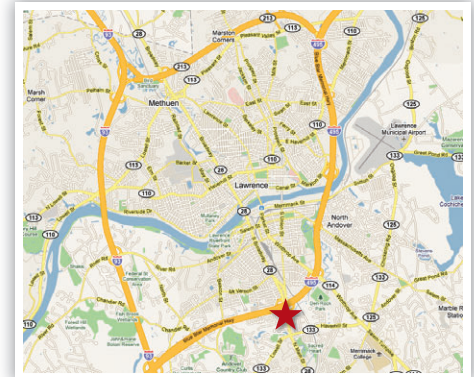


## Available for custom build-out:

Landlord improvement allowances available for Tenant fit up as needed.

## Features include:

- Aggressive rental rates
- Custom oversized windows
- Classic post and beam construction
- Exposed brick and oak details
- 24' x 24' column spacing
- Soaring 16' ceilings
- Loading docks and freight elevator
- Onsite property management
- Little Deli onsite
- Childcare onsite



## Location:

- Just over the Andover line
- 1/2 mile north of I-495, exit 41
- 25 miles to Boston
- Excellent highway access
- MVRTA bus stops at site, connecting riders to Lawrence Commuter Rail
- Commercial zoning

For more information or to schedule a personal tour, contact ➡

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**OZZY PROPERTIES**