



40R MERRIMAC ST NEWBURYPORT, MA 01950

2 OFFICE SPACE UNITS FOR LEASE



2ND FLOOR

1,855 SF
OFFICE SPACE
FOR LEASE

4TH FLOOR

1,231 SF
OFFICE SPACE
FOR LEASE

FACILITY

FEATURES

Set along the scenic waterfront in historic Newburyport, 40R Merrimac Street, known as Brown's Wharf, offers a rare opportunity to establish your business in one of the North Shore's most vibrant commercial districts. This thoughtfully restored 19th-century brick building blends timeless architectural character with modern functionality, featuring flexible office and coworking spaces filled with natural light and river views. Surrounded by dining, boutique shopping, and steady foot traffic, this premier location delivers both visibility and convenience in a setting that reflects the energy and charm of downtown Newburyport, MA.

SF Available 2nd Floor: 1,855 SF

SF Available 4th Floor: 1,231 SF

Space Use Commercial

Parking Available for lease



2ND FLOOR SUITE

1,855 SF SPACE AVAILABLE

2ND FLOOR SUITE DETAILS

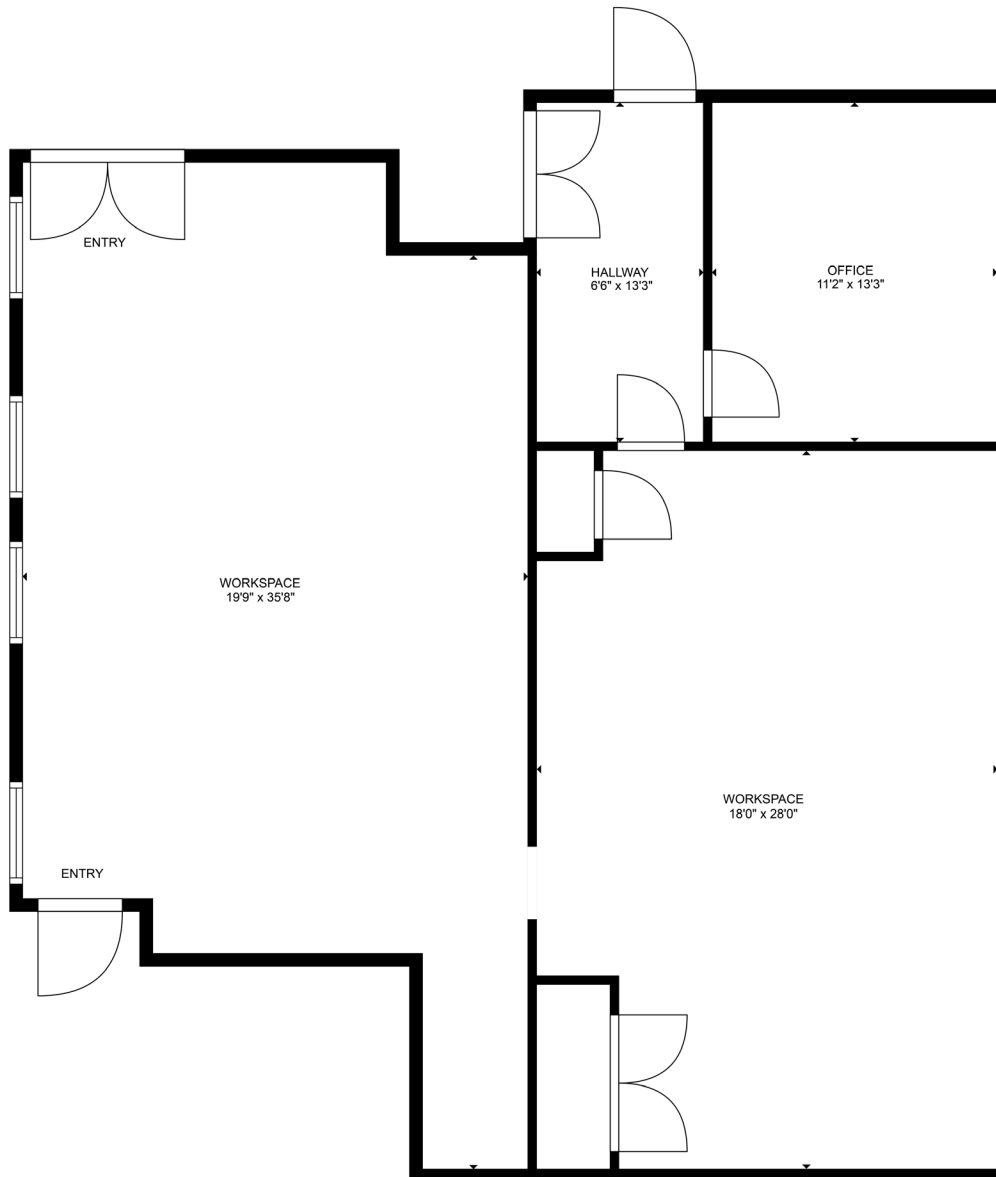
Lease Rate: Upon Request

Date Available: Now

Lease Term: Negotiable

Other Notes:

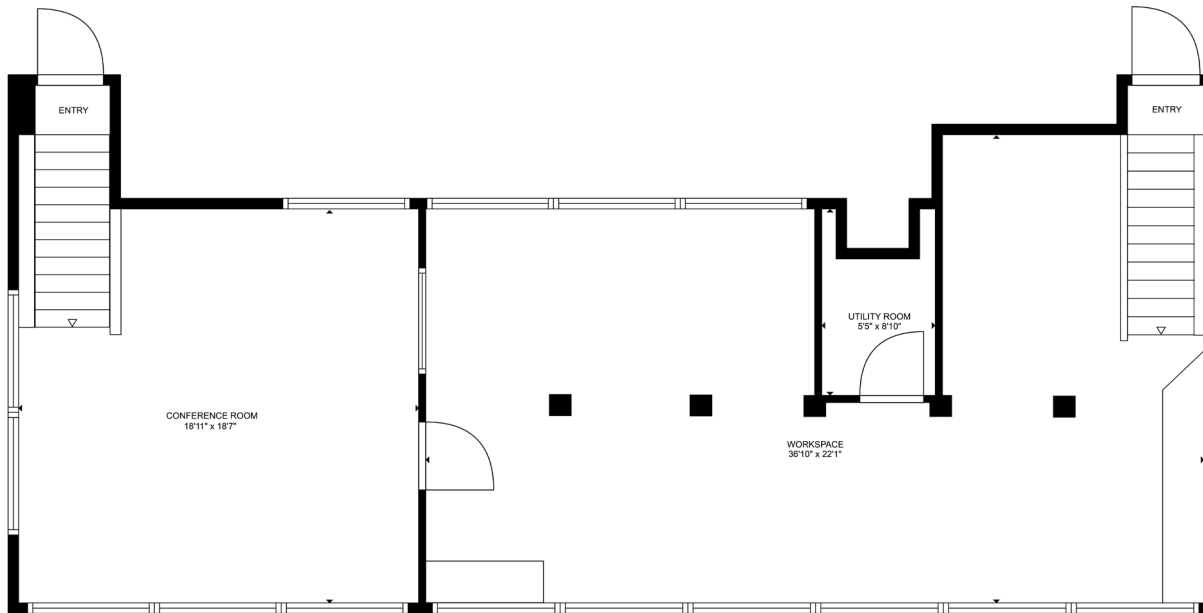
- Flexible layouts ranging from private offices to multi-room suite configurations.
- Bright, open spaces with large windows, exposed brick, and abundant natural light.



4TH FLOOR SUITE

1,231 SF SPACE AVAILABLE

4TH FLOOR SUITE DETAILS



Lease Rate: Upon Request

Date Available: Now

Lease Term: Negotiable

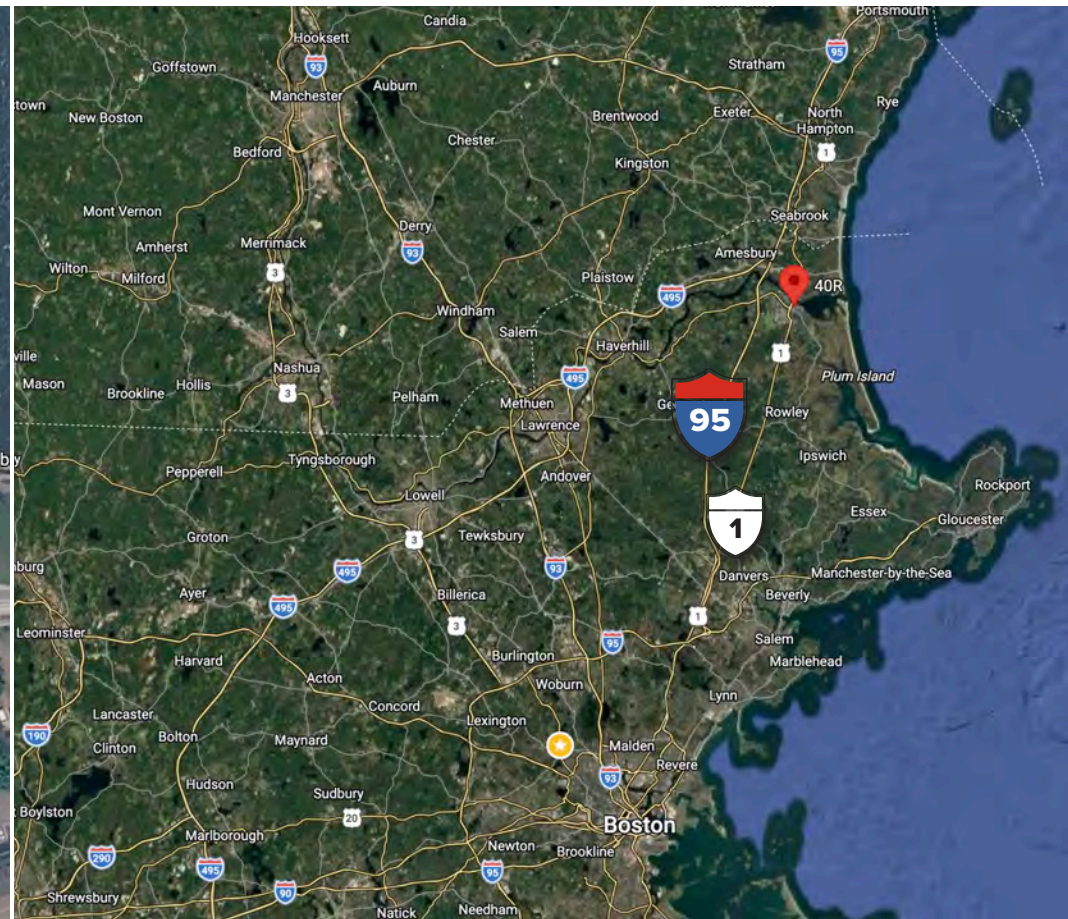
Other Notes:

- Open floor plan with flexible layout.
- Private conference room and office.
- Bright, open spaces with large windows, exposed brick, and abundant natural light.
- Walkable downtown location surrounded by shops, dining, and waterfront amenities.



AERIAL MAP

40R MERRIMAC ST, NEWBURYPORT



Prime Location: 40R Merrimac Street is located in the heart of downtown Newburyport, just steps from the Merrimack River waterfront and the city's main retail and dining district. The property offers immediate access to restaurants, shops, and scenic waterfront paths, blending a vibrant downtown setting with a coastal environment.

Transit Accessibility: The site provides convenient access to I-95 and Route 1, connecting easily to Boston, the North Shore, and southern New Hampshire. The Newburyport commuter rail station is also nearby, offering direct service into Boston, making the location well connected for both local and regional travel.

GET IN TOUCH

40R MERRIMAC ST
NEWBURYPORT, MA

Don't miss out on this exceptional commercial opportunity. Contact Dodge today to schedule a viewing and explore this property.



VIEW ONLINE
[Click here](#) or scan
the QR code.



DODGE TUCKER

603-828-1384

dodge@tucker-re.com

tucker-re.com

