

595 PAWTUCKET BLVD - 1ST FLOOR | LOWELL, MA 01854

FOR LEASE



PROPERTY DESCRIPTION

Now available: 4,700 SF unfinished first-floor shell space offering a custom build-out opportunity in a highly visible professional building on Pawtucket Boulevard in Lowell. Situated between Lowell General Hospital and the new Market Basket/Marshall's Plaza, this location offers strong visibility and easy access within a growing medical and commercial corridor.

Positioned directly above a covered parking garage, the space features elevator access, large windows with river views, and a flexible layout ready to be tailored to your business needs. Ideal for medical, dental, wellness, or general professional office use; this location also benefits from on-site parking and proximity to two existing primary care practices within the building—creating strong referral and visibility potential.

Located on the northern side of the Merrimack River corridor, Pawtucket Boulevard is a key route through Lowell and New Hampshire suburbs, offering convenience and exposure for professionals seeking long-term, stable space.

Ownership may offer build-out assistance, subject to lease terms.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	4,700 SF
Lot Size:	19,368 SF
Building Size:	14,596 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,212	5,156
Total Population	633	3,255	14,744
Average HH Income	\$122,960	\$116,496	\$112,400

VLADIMIR SALDANA

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EXTERIOR PHOTOS

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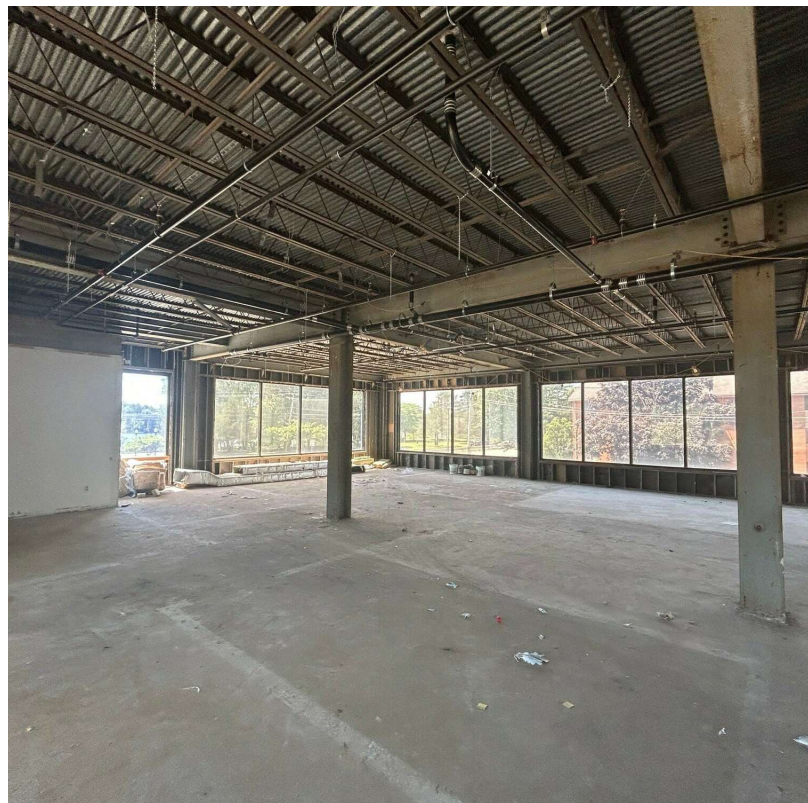
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ADDITIONAL PHOTOS

INTERIOR CONDITIONS PHOTOS

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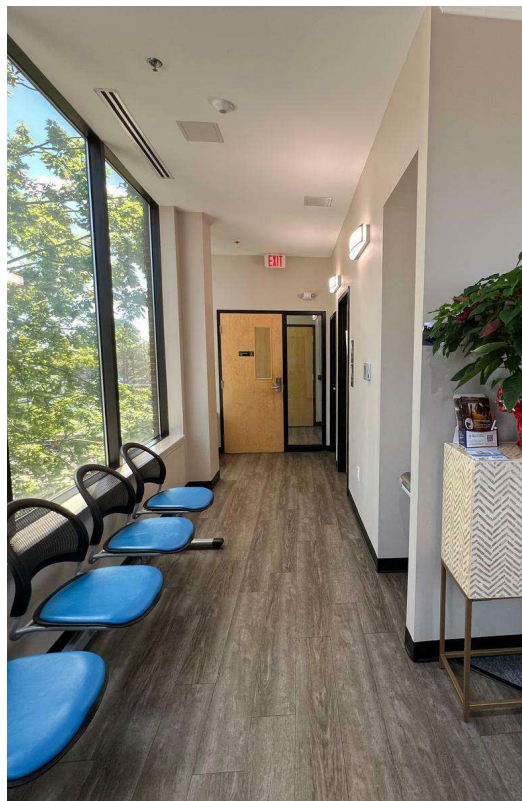
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ADDITIONAL PHOTOS

SAMPLE PHOTOS OF BUILDING FINISHES

OFFICE BUILDING FOR LEASE



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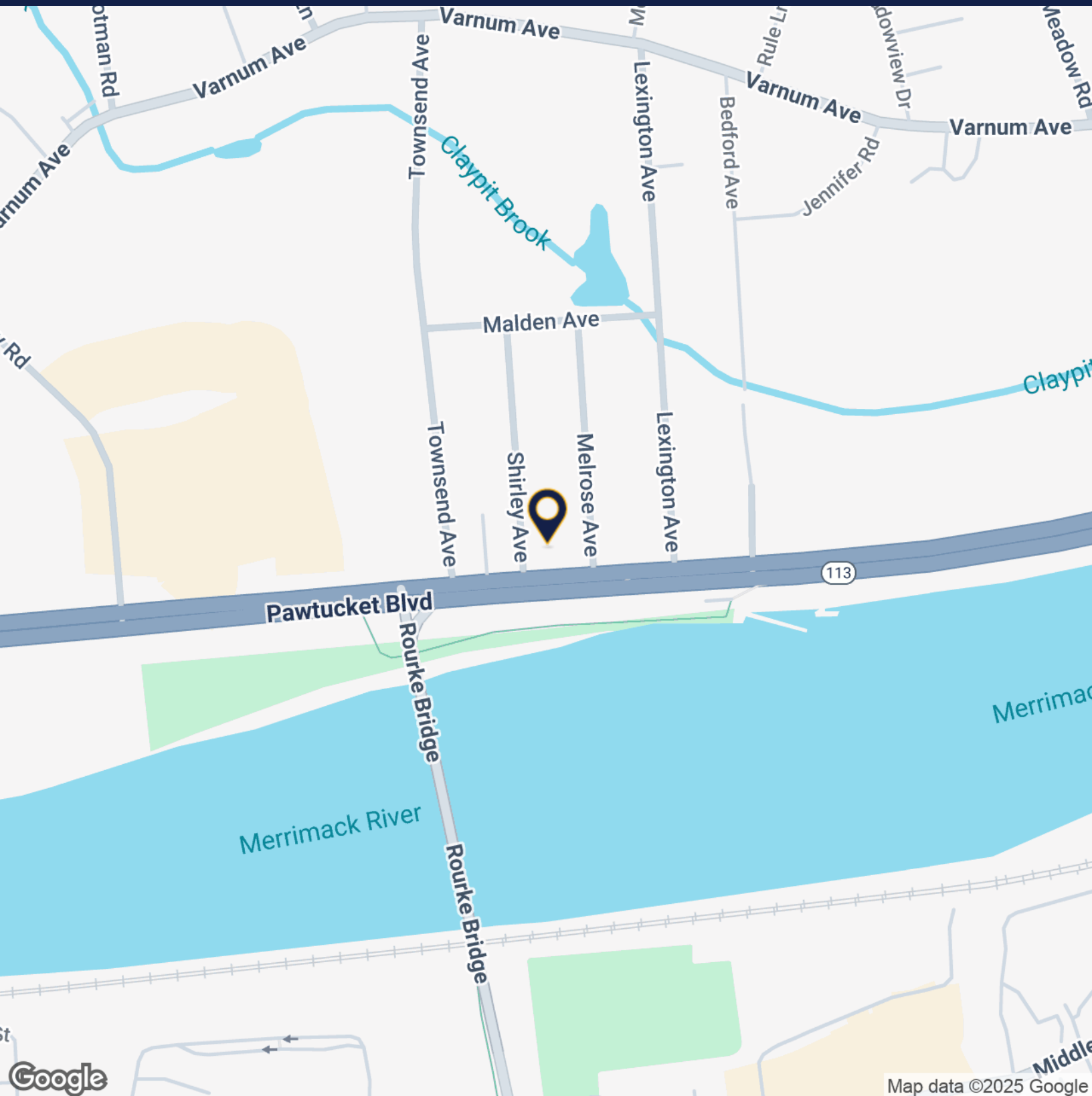
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LOCATION MAP

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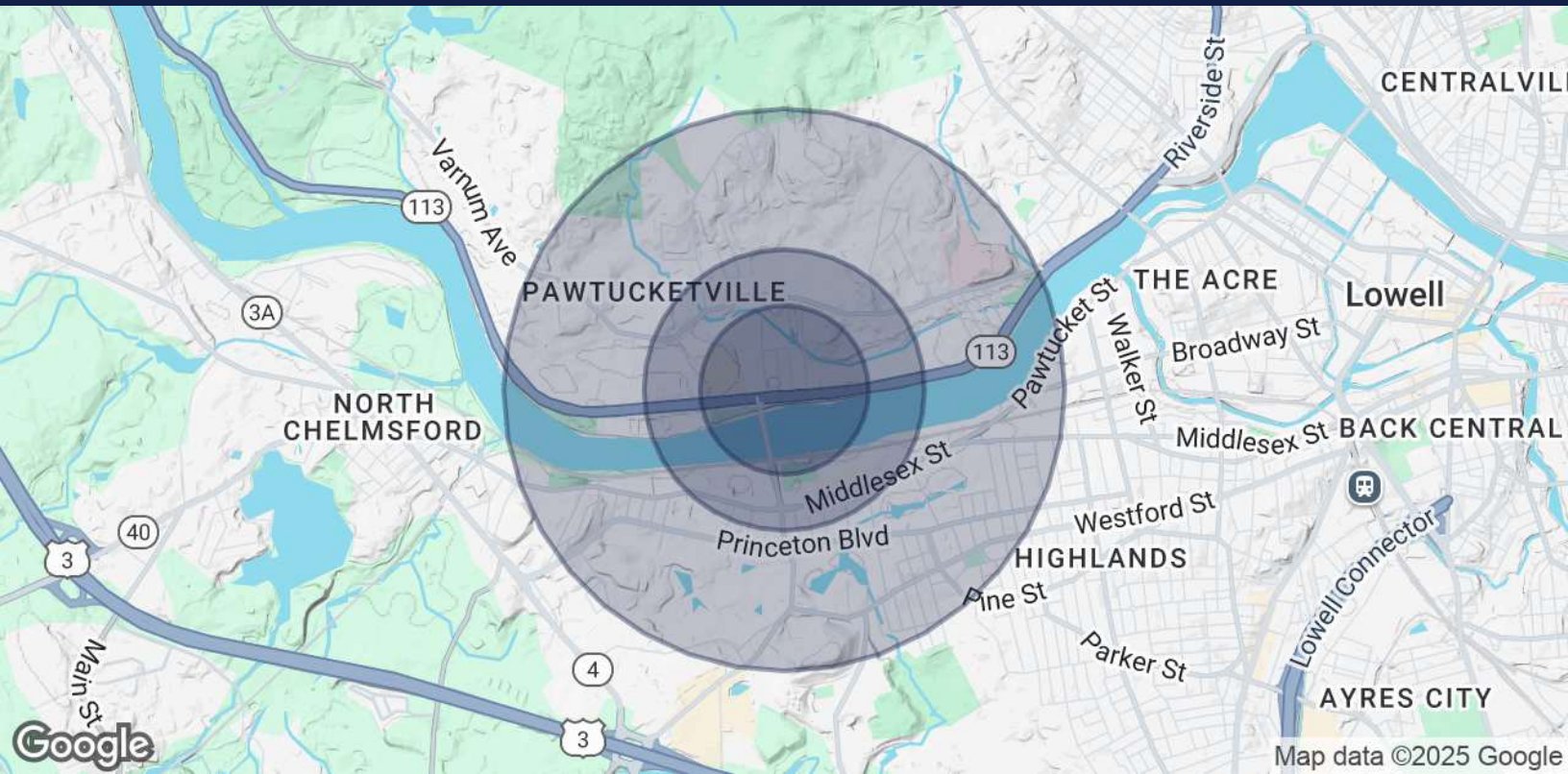
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	633	3,255	14,744
Average Age	43	41	40
Average Age (Male)	42	40	38
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,212	5,156
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$122,960	\$116,496	\$112,400
Average House Value	\$446,444	\$464,825	\$465,997

Demographics data derived from AlphaMap