

PRICE JUST REDUCED! Offered On A Sale Or Lease Basis - User/Investor Opportunity  
Lowell, MA 01852



## OFFERING SUMMARY

Available For Lease:	5,000 - 15,500 SF
Sale Price:	\$3,000,000
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	1.04 Acres
Year Built:	1916
Building Size:	33,000 SF
Renovated:	2012
Zoning:	Mixed Use District [DMU]
Market:	Route 3/495

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## PROPERTY OVERVIEW

The building is conveniently located in the heart of historic downtown Lowell and has easy access to the Lowell Connector. The available space on the first floor is subdividable and is built out with a mix of private offices and open areas throughout. The previous tenant operated an adult day health center but the space lends itself to many different types of uses.

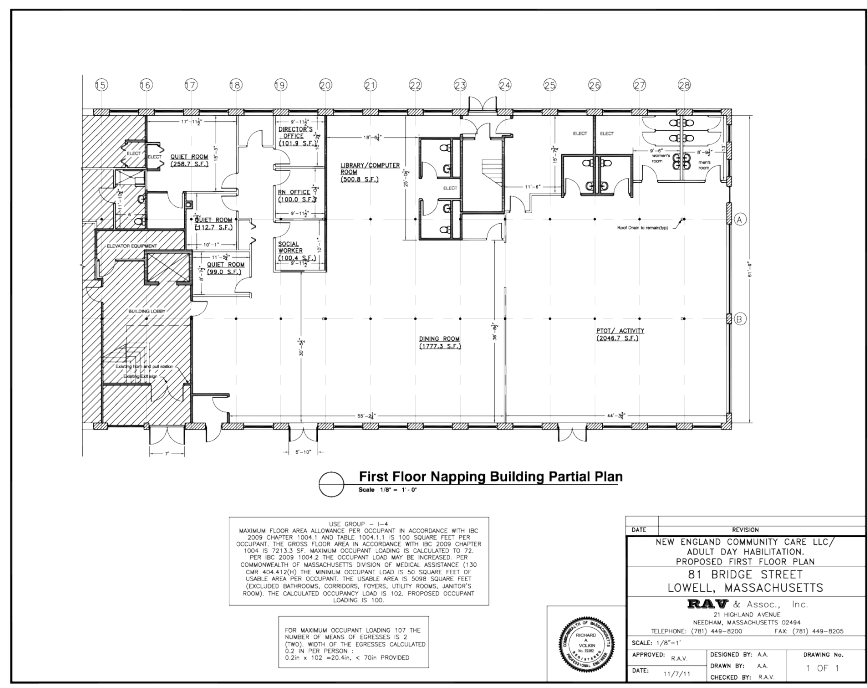
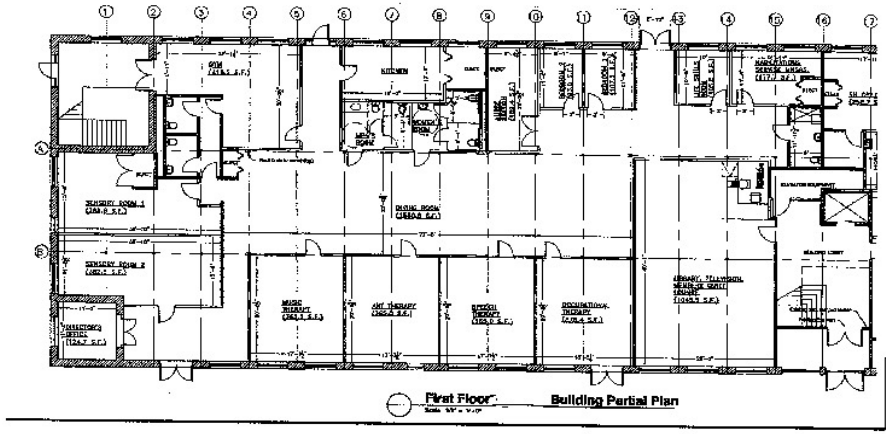
The second floor is fully leased to two long term tenants.

## PROPERTY HIGHLIGHTS

- First floor space formerly used as an adult day health center
- Can be subdivided into 10,000 RSF and 5,500 RSF suites
- Motivated Landlord and Aggressive Rental Rate
- Renovated in 2012 by the current ownership
- Updates to electric, sprinkler, fire alarm, roof and plumbing
- Brick and beam construction
- Convenient to downtown amenities and parking on site
- Downtown Mixed Use District allows for a myriad of uses for the property

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.





USE GROUP - 1-4  
 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH IBC 2009 CHAPTER 10B.1 AND TABLE 10B.1 IS 70 SQUARE FEET PER OCCUPANT. THE GROSS FLOOR AREA IN ACCORDANCE WITH IBC 2009 CHAPTER 10B IS 71% OF MAXIMUM OCCUPANT LOADING IS CALCULATED TO BE 10,710 SQ. FT. FOR THE 2009 IBC. THE OCCUPANT LOAD MAY BE INCREASED 30% CONSISTENTLY OF MASSACHUSETTS DIVISION OF WORK ASSISTANCE (380 CMR 40A.41(2)) THE MINIMUM OCCUPANT LOAD IS NO SMALLER THAN THE FLOOR AREA PER OCCUPANT. THE USABLE AREA IS 50% SQUARE FEET (EXCLUDING BATHROOMS, CORRIDORS, PORTERS, UTILITY ROOMS, JANITORS ROOMS) THE CALCULATED OCCUPANT LOAD IS 102 PROPOSED OCCUPANT LOADING IS 102.

FOR MAXIMUM OCCUPANT LOADING 107 THE NUMBER OF SEATS OR BEDISSUES IS 2 (70% MOST OF THE SEATERS CALCULATED 0.2 IN PER PERSON < 70% PROVIDED 0.20 < 102 = 20.40 < 70% PROVIDED



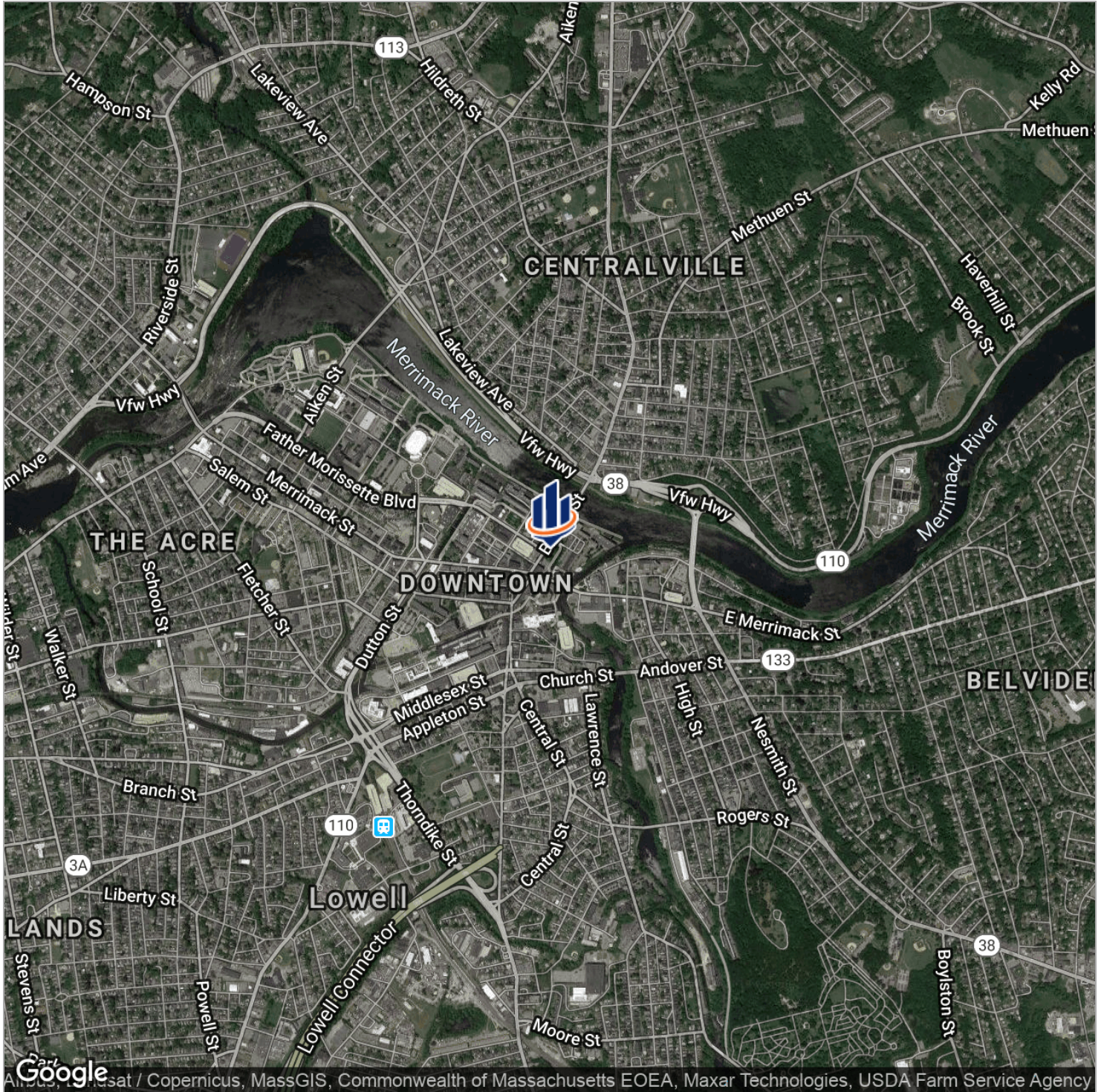
DATE	REVISION
	NEW ENGLAND COMMUNITY CARE LLC / ADULT DAY HABITATION PROPOSED FIRST FLOOR PLAN 81 BRIDGE STREET LOWELL, MASSACHUSETTS
	<b>RAW</b> & ASSOC., Inc.
	21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02464 FAX: (781) 449-8000
	TELEPHONE: (781) 449-8000
	SCALE: 1/8"=1'-0"
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 11/27/11	DRAWN BY: A.A.
	CHECKED BY: R.A.V.
	DRAWING NO. 1 OF 1

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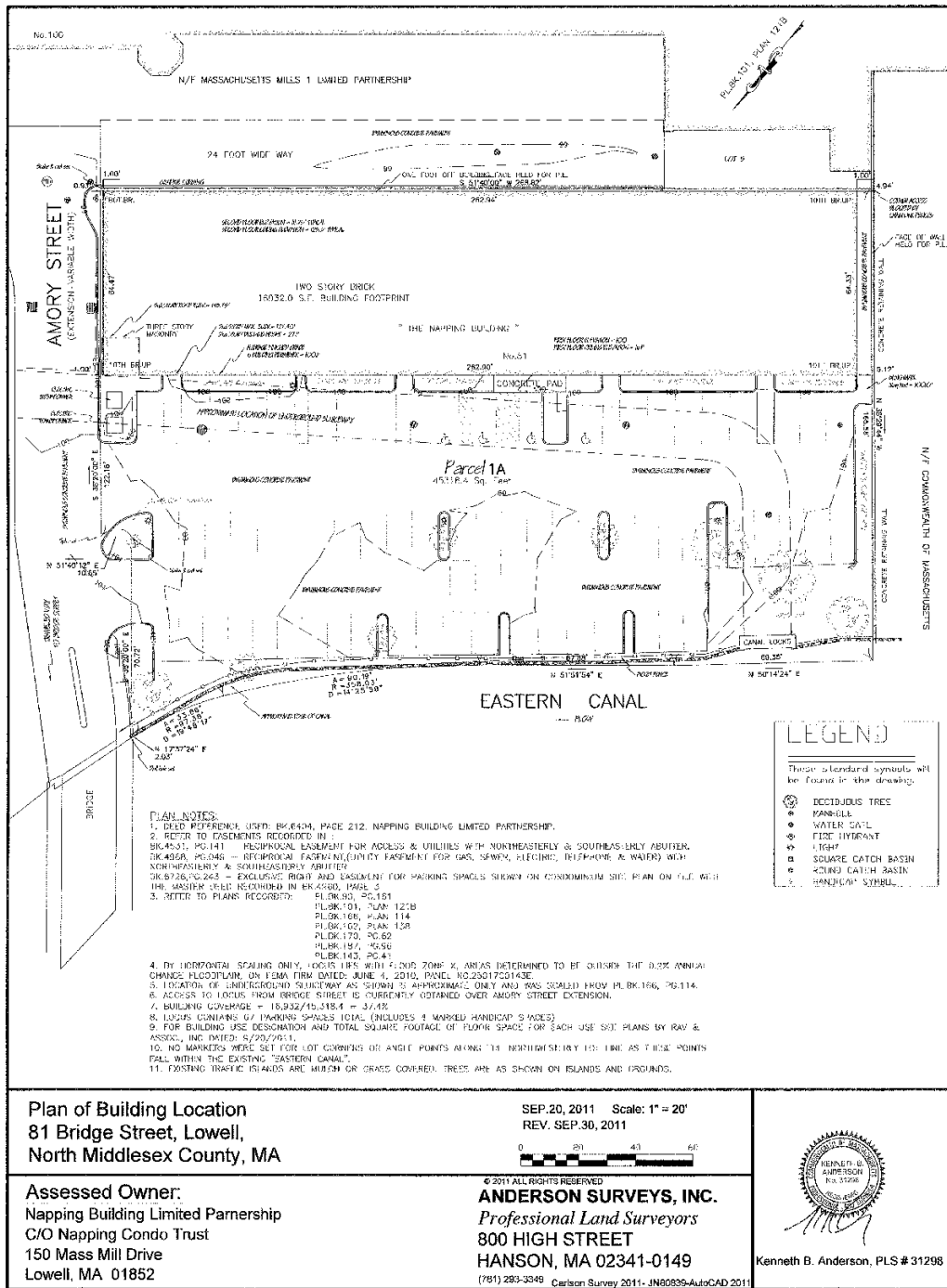


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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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