

OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
BUILDING SIZE:	33,000 SF
AVAILABLE SF:	5,000 - 15,500 SF
LOT SIZE:	1.04 Acres
YEAR BUILT:	1916
RENOVATED:	2012
ZONING:	Mixed Use District (DMU)
MARKET:	495 North

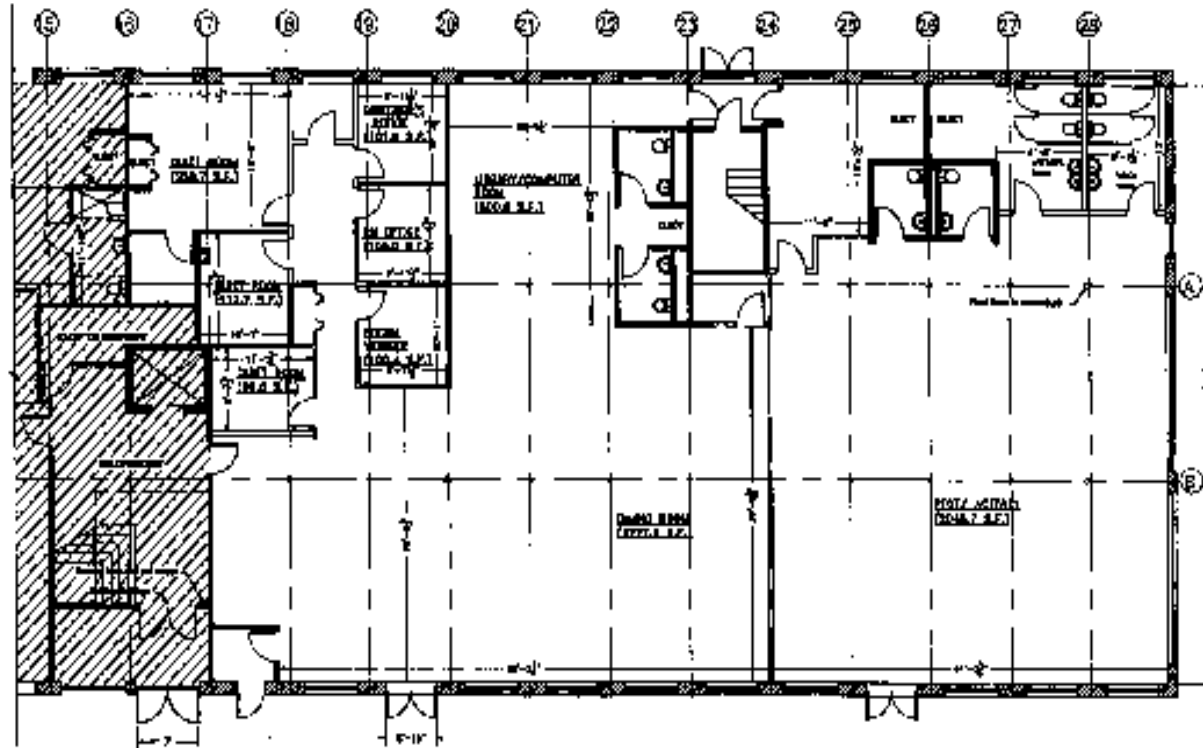
PROPERTY OVERVIEW

Rent Just Reduced! The property is conveniently located in the heart of historic downtown Lowell with easy access to the Lowell Connector. The available space is on the first floor and is sub dividable. The interior is currently built out with a mix of private offices and open areas. The space lends itself to many different types of uses including general office, medical, educational, religious and many other businesses.

PROPERTY HIGHLIGHTS

- Space can be subdivided into 10,000 RSF and 5,500 RSF suites
- Motivated Landlord and Aggressive Rental Rate
- Large Parking Lot in Front
- Renovated in 2012
- Updates to electric, sprinkler, fire alarm, roof and plumbing
- Brick and beam construction
- Convenient to downtown amenities

MARCI ALVARADO
 O: 508.271.9219
 marci.alvarado@svn.com



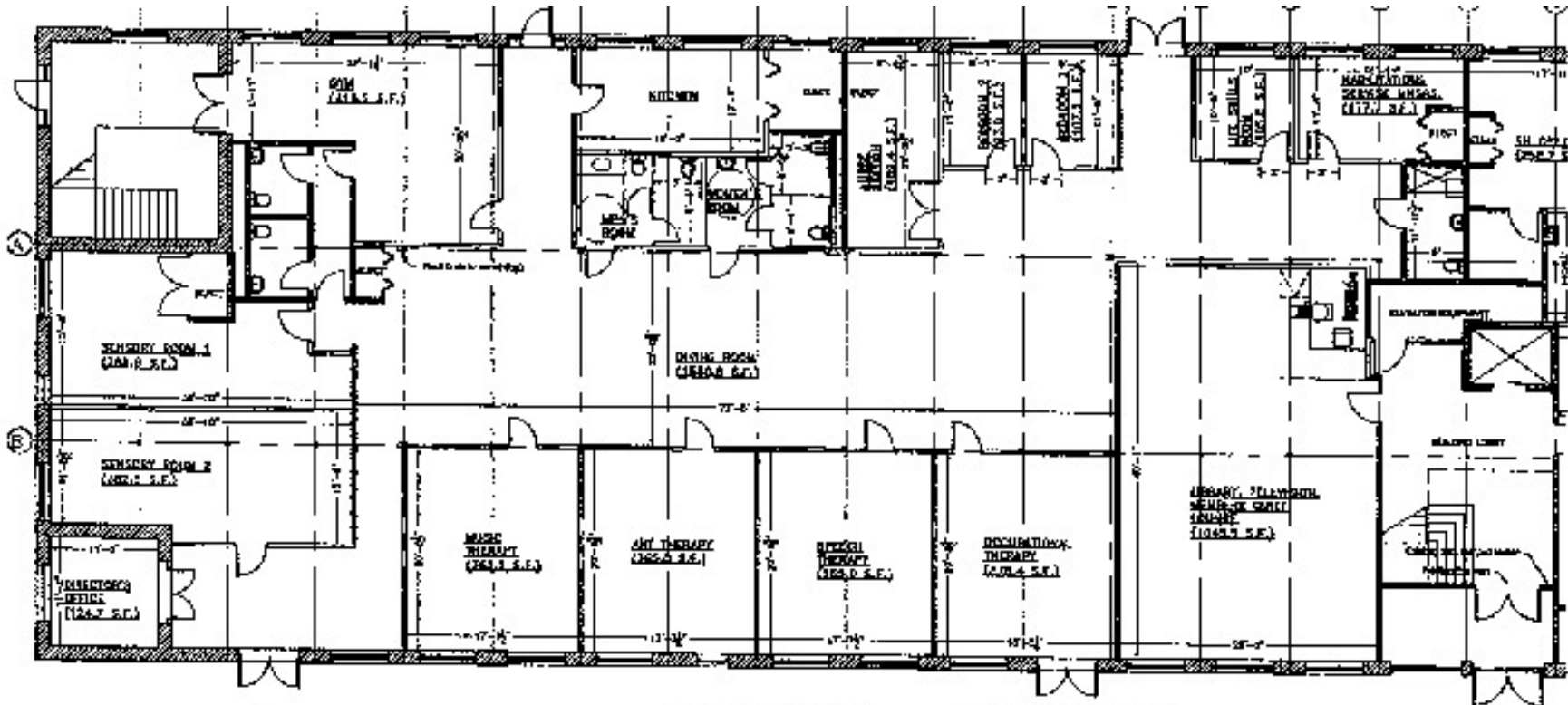
First Floor Napping Building Partial Plan
Scale 1/8" = 1'-0"

100% OCCUPANCY - 100%
 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH IBC 2006 CHAPTER 1004.1 AND TABLE 1004.1 IS 100 SQUARE FEET PER OCCUPANT. THE GROSS FLOOR AREA IN ACCORDANCE WITH IBC 2006 CHAPTER 1004 IS 72,000 SF. UNIFORM OCCUPANT LOADING IS CALCULATED TO YIELD 100 PER 100 SQUARE FEET. THE OCCUPANT LOAD MAY BE INCREASED PER PERMISSION OF THE MASSACHUSETTS DEPARTMENT OF MEDICAL ASSISTANCE (130 CMR 8.00) PROVIDING THE MAXIMUM OCCUPANT LOAD IS 50 PERSONS PER 100 SQUARE FEET OF LEASABLE AREA PER OCCUPANT. THE LEASABLE AREA IS THOSE AREAS NOT OCCUPIED BY STAIRWAYS, CORRIDORS, ROYERS, UTILITY ROOMS, WAITING ROOMS. THE CALCULATED OCCUPANT LOAD IS 100. PROPOSED OCCUPANT LOADING IS 100.

THE MAXIMUM OCCUPANT LOADING FOR THE NUMBER OF SEATS OF CHAIRS IS 3

DATE	REVISION
NEW ENGLAND COMMUNITY CARE LLC/ ADULT DAY HABILITATION PROPOSED FIRST FLOOR PLAN	
81 BRIDGE STREET LOWELL, MASSACHUSETTS	
RAY & ASSOCIATES, P.C. 21 AVENUE AVENUE MIDDLESEX, MASSACHUSETTS 02194 TELEPHONE (781) 448-8200 FAX (781) 448-8200	

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1 **First Floor** **Building Partial Plan**
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