

OFFICE SPACE FOR LEASE

300 CANAL STREET | LAWRENCE, MA

AVAILABLE **±22,000 SF**

FEATURES

- ✓ Conference Room Space
- ✓ Prominent Visibility & Signage
- ✓ Abundance of Parking



www.bradysullivan.com



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BRADY • SULLIVAN
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300 CANAL STREET | LAWRENCE, MA

Presenting for lease at the Pacific Mills complex, ±22,000 SF of Commercial Office/Studio space within two newly renovated historic mill buildings in an excellent urban location just minutes from all major routes. This is a rare opportunity to lease up to 16,000 SF of fully renovated standalone mill space, with dedicated onsite parking. Tenants of this distinguished property enjoy the strategic location in Lawrence's Central Business District, with exceptional proximity to local amenities and easy access to Routes 495, 95, 93, and 114. Flexible floor plans, exposed brick and beam construction, as well as on-site management and maintenance staff make this property the ideal location for your unique business. Turn-key fit up along with architectural design and consulting are offered free of charge at Brady Sullivan Properties.

SPECIFICATIONS

YEAR BUILT: 1911
RENOVATED: 2015
CONSTRUCTION: Brick and Beam
WATER/SEWER: Municipal
GAS: Columbia
ELECTRIC: National Grid
PARKING: 30 spaces
SECURITY: Video Surveillance
ZONING: I-3 Building 3

BUILDING 3
BUILDING SIZE: 16,052 SF
STORIES: 3
HVAC: Rooftop Units
ROOF: Flat
FIRE SAFETY: Pole Stations, Horns, Strobes, Smoke Detectors
ELEVATOR(S): 1 story lift

BUILDING 5
BUILDING SIZE: 6,320 SF
STORIES: 1
HEAT: Forced hot air
ROOF: ½ Flat and ½ Pitch and Monitor
FIRE SAFETY: Smoke Detectors

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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