



**NOW LEASING CLASS A MEDICAL OFFICE SPACE**

**UNDER NEW OWNERSHIP**

**62 BROWN STREET | HAVERHILL, MA**



1881 WORCESTER ROAD, SUITE 200  
FRAMINGHAM, MA 01701  
(508) 820.2700  
SVNPCGBOSTON.COM





## MERRIMACK MEDICAL CENTER

### CLASS A MEDICAL OFFICE SPACE

SVN | Parsons Commercial Group | Boston is pleased to present medical office space for lease at 62 Brown Street in Haverhill, MA.

### UNDER NEW OWNERSHIP

- Offering turnkey suites
- Generous tenant improvements
- Capital improvement plan underway

### PROPERTY HIGHLIGHTS

- 55,608 RSF Medical Office
- 1/2 Mile from Downtown Haverhill
- Attached to Holy Family Hospital
- Abundant onsite patient and physician parking



## OFFERING SUMMARY

Lease Rate	\$28/SF MG
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Available SF	±697 - ±16,898 SF
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Lot Size	±1.48 Acres
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Building Size	±55,608 SF
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Stories	5 stories
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Zoning	Medical Office
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Submarket	Lawrence / Andover
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## CURRENT PHYSICIAN OFFERINGS

- Primary Care
- Dermatology
- Podiatry
- Mental Health
- Plastic Surgery
- Anasthesiology
- Eye Care
- Hearing
- Orthopedics
- Sports Medicine
- Dentistry
- ENT
- Allergy







## ONLY MEDICAL OFFICE BUILDING ON HOSPITAL CAMPUS

Merrimack Medical Center is the only medical office building on the Haverhill campus of Holy Family Hospital, a 122-bed, full-service, acute care hospital that is part of the Steward network. Featuring a direct connection to the hospital, Merrimack Medical Center represents the most desirable location for medical users seeking to place campus-based functions in the area.

### PROPERTY HIGHLIGHTS INCLUDE:

- Comprehensive healthcare ecosystem
- High volume patient population
- Positive referral network
- Ample on-site parking for patients and physicians
- Move-in ready medical suite availability
- Proximity to Holy Family Hospital





## EXISTING TENANTS INCLUDE

**Holy Family Hospital**  
A STEWARD FAMILY HOSPITAL

Steward



**NORTHEAST**  
ORTHOPEDICS AND SPORTS MEDICINE

**MK** | Michael Kutka, MD  
Board-Certified Plastic Surgeon

**Andrew Bradley DMD**  
PRACTICE LIMITED TO ENDODONTICS



**Lahey Health**  
Behavioral Services

**Care Dental Associates**

**AUDIOLOGY**  
SERVICES



## LOCATION SUMMARY



Merrimack Medical Center is an established medical office building located in the heart of the community it serves. Situated between Interstates 495 and 95, five miles south of the New Hampshire border and 35 miles north of Boston, the asset facilitates convenient access for patients across the region.

Situated in the center of Merrimack Valley, a bi-state region that comprises more than 60 towns across northeastern Massachusetts and southern New Hampshire. By virtue of its positioning in this densely populated community, the asset is surrounded by five-, 10- and 15-mile population counts of 92,100 people, 383,800 people and 628,500 people, respectively, with corresponding average household incomes of \$107,600, \$112,000 and \$122,200.

## SURROUNDING AREA SUMMARY

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5 mile radius = 92,100 people / average household income \$107,600

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10 mile radius = 383,800 people / average household income \$112,000

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15 mile radius = 628,500 people / average household income \$122,200.

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## AREA AMENITIES



Hampton Inn Haverhill **12 mins**  
 Best Western **12 mins**  
 Merrimack Valley Atkinson  
 Resort & Country Club **20 mins**



CVS Pharmacy **2 mins**  
 Haverhill Shopping Plaza **3 mins**  
 Market Basket **4 mins**  
 Target **14 mins**  
 The Mall at Rockingham Park **22 mins**



Azul Mexican Restaurant **2 mins**  
 Dunkin Donuts **2 mins**  
 O'Yummy Asian Bistro **3 mins**  
 Spaziano's Pizzeria **8 mins**  
 The Tap Brewing Company **8 mins**



BANK OF AMERICA



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 POSTAL SERVICE



# CONTACT US

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