



100% NET LEASED | LEED GOLD OFFICE BUILDING | LOWELL, MA

OFFICE BUILDING FOR SALE

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617.674.2043

advisors2@mansardcre.com

OFFICE BUILDING FOR SALE

Executive Summary



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$3,500,000 |
| Building Size: | 18,773 SF |
| Cap Rate: | 9.2% |
| Lot Size: | 50,412 SF |
| Price / SF: | \$186.44 |
| Year Built: | 1890 |
| Renovated: | 2008 |
| Zoning: | UMU |
| Market: | Boston MSA |
| LEED Status: | Gold |
| Parking: | 51 Surface Spaces |

PROPERTY OVERVIEW

585 Middlesex Street is a 100% net-leased, LEED Gold office building located in the center of Lowell, MA. Originally the Davis and Sargent historic mill constructed from bedrock quarried from the abutting canal, the property was subsequently renovated as a LEED Gold recipient the property incorporates sustainable elements including solar panels, high-efficiency heating, plumbing, and electrical systems, pervious pavement, and the use of non-VOC emissions construction materials. The building is leased by the NOBIS Group, which is an integrated consulting firm that provides engineering and environmental solutions for public and private projects of all sizes.

PROPERTY HIGHLIGHTS

- NOI: \$321,739
- Cap Rate: 9.2%
- Situated in the center of Lowell, MA next to the 7-story Lowell Justice Center

[CLICK HERE TO WATCH PROPERTY VIDEO](#)

OFFICE BUILDING FOR SALE

About Nobis



nobis

TENANT HIGHLIGHTS

- A 100% Employee Owned Company since 2021
- Founded in 1988
- 2021 Recipient of the EPA's Outstanding Accomplishments by a Small business Contractor Award
- 2020 Business of the Decade award by Business NH Magazine
- Nobis supports 70+ regional community organizations
- Employs 80 employees, including 64 licensed professionals

TENANT OVERVIEW

| | |
|---------------|---|
| Company: | Nobis Group |
| Founded: | 1988 |
| Locations: | Lowell, MA & Concord, NH |
| Ownership: | Employee Owned |
| Headquarters: | Concord, New Hampshire |
| Website: | https://nobis-group.com/ |

RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT |
|------------------------|---------------------------------|
| 2022 | \$328,416 |
| 2023 | \$336,624 |
| 2024 | \$345,036 |
| 2025 - 2028 (Option 1) | \$345,036 + CPI (Capped at 5%) |
| 2028 - 2030 (Option 2) | Prior Year + CPI (Capped at 5%) |
| 2030 - 2032 (Option 3) | Prior Year + CPI (Capped at 5%) |

ABOUT NOBIS

NOBIS Group is an integrated consulting firm that provides engineering and environmental solutions for public and private projects of all sizes. The Lowell location is one of the company's key offices in Massachusetts. In addition to engineering and environmental consulting, the company also provides construction management services

OFFICE BUILDING FOR SALE

Exterior Photos



OFFICE BUILDING FOR SALE

Interior Photos



OFFICE BUILDING FOR SALE

Aerial Photos



OFFICE BUILDING FOR SALE

Property Details

| | |
|------------|-------------|
| Sale Price | \$3,500,000 |
|------------|-------------|

LOCATION INFORMATION

| | |
|---------------------|--|
| Building Name | 100% Net Leased LEED Gold Office Building Lowell, MA |
| Street Address | 585 Middlesex Street |
| City, State, Zip | Lowell, MA 01851 |
| County | Middlesex |
| Market | Boston MSA |
| Sub-market | Route 3 |
| Signal Intersection | No |
| Nearest Highway | 495 |
| Nearest Airport | Logan International Airport |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 18,773 SF |
| Building Class | B |
| Occupancy % | 100.0% |
| Tenancy | Single |
| Number of Floors | 3 |
| Average Floor Size | 6,630 SF |
| Year Built | 1890 |
| Year Last Renovated | 2008 |
| Construction Status | Existing |
| Roof | Rubber |

PROPERTY INFORMATION

| | |
|----------------------|---------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | UMU |
| Lot Size | 50,412 SF |
| APN # | 0140 4085 0585 0000 |
| Corner Property | No |
| Traffic Count Street | Middlesex Street |

PARKING & TRANSPORTATION

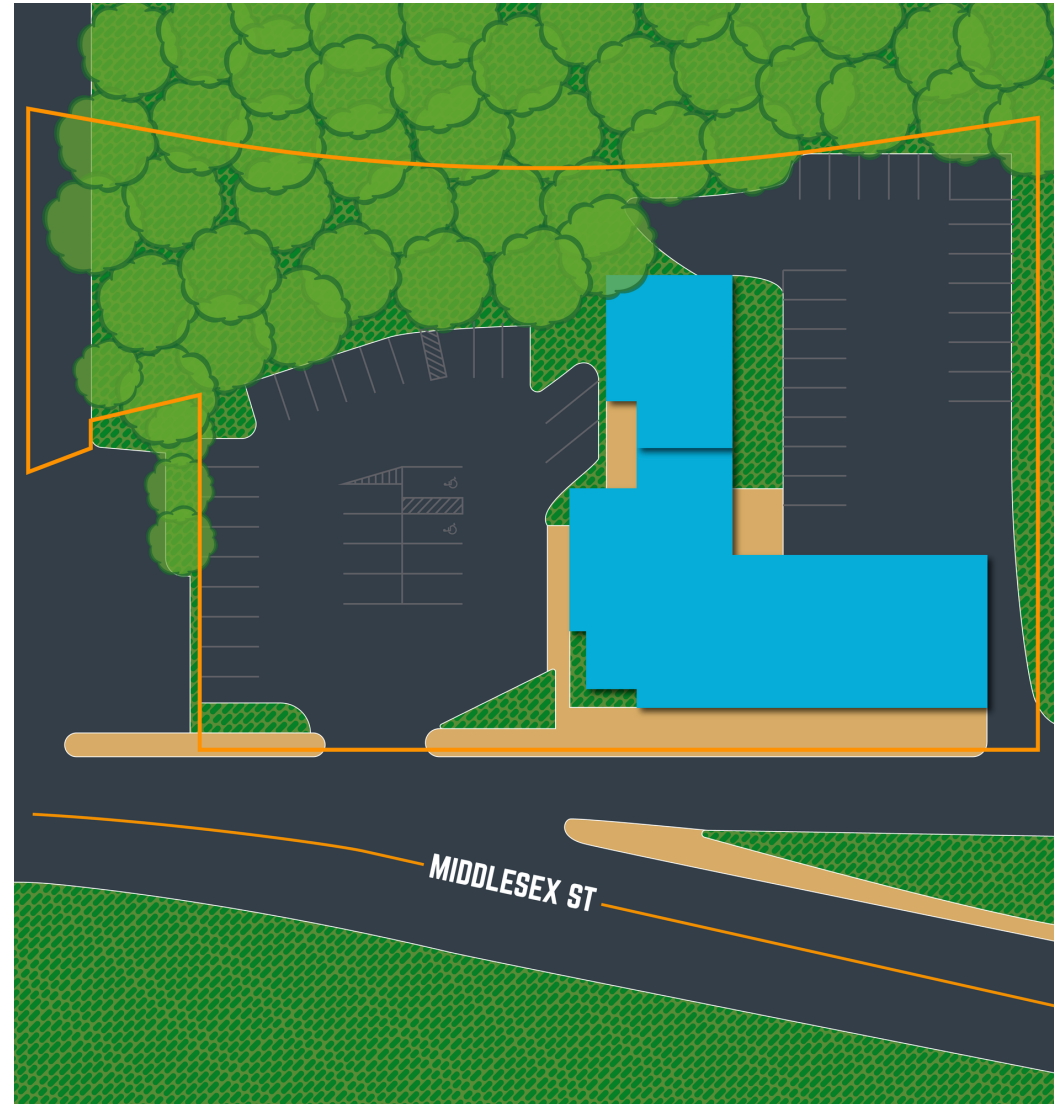
| | |
|--------------------------|---------|
| Street Parking | No |
| Parking Type | Surface |
| Number of Parking Spaces | 51 |

UTILITIES & AMENITIES

| | |
|---------------------|-------------|
| Handicap Access | Yes |
| Elevators | 1 |
| Number of Elevators | 1 |
| Central HVAC | Yes |
| Broadband | Cable |
| Leed Certified | Gold |
| Restrooms | 6 |
| Gas | Natural Gas |

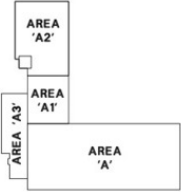
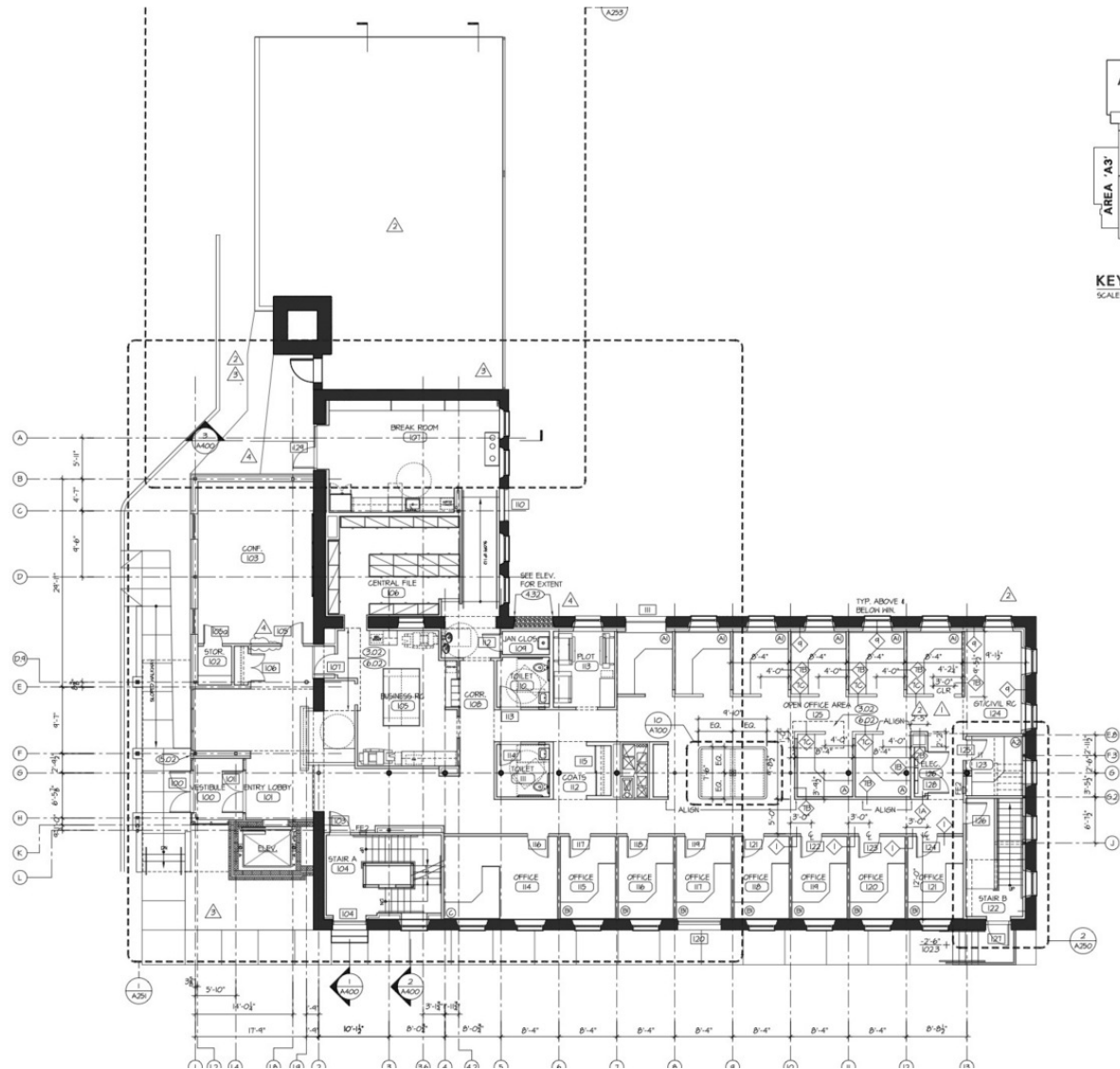
OFFICE BUILDING FOR SALE

Site Plan



OFFICE BUILDING FOR SALE

First Floor



KEYPLAN
SCALE: 1/4\"/>

DURKEE BROWN
VIVEIROS WERENFELS
ARCHITECTS
1.401.831.1240 111 CHESTNUT STREET
1.401.331.1945 PROVIDENCE, RI 02903
www.durkeebrown.com

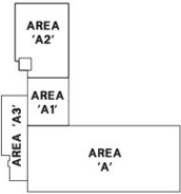
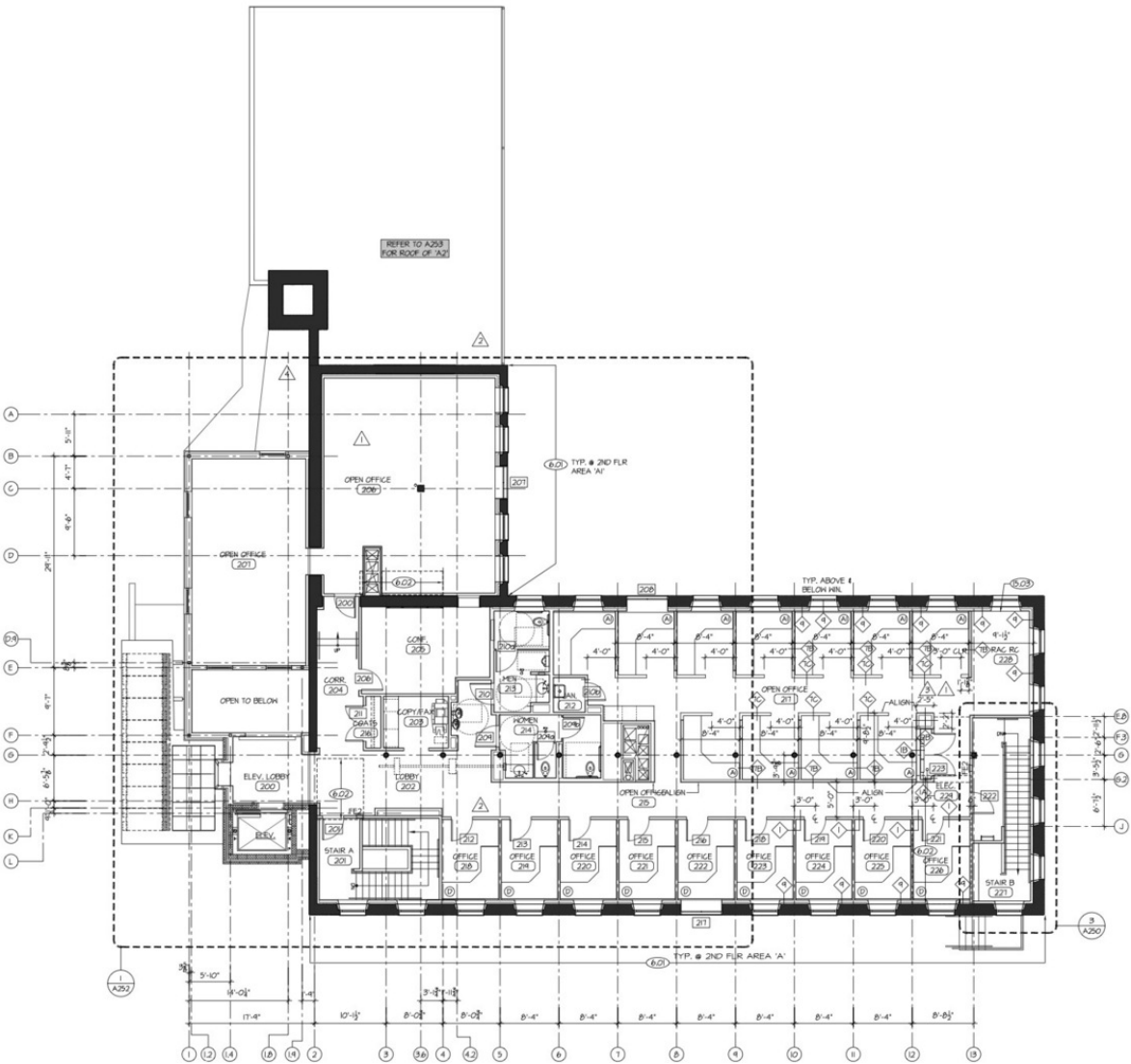
FLOOR PLAN NOTES:
1. SEE WINDOW DETAILS & DOOR
DETAILS FOR INSULATION & HALL
FINISHING REQUIREMENTS AT
WINDOW JAMB CONDITIONS.

585
Middlesex Street
Lowell, MA 01851
Nobis Engineering, Inc.
18 Chenell Drive
Concord, NH 03301

| REVISIONS | | | |
|---|----------|-------------------|-------------|
| NO. | DATE | BY | DESCRIPTION |
| 1 | 10/14/07 | SR | Addendum 1 |
| 2 | 11/06/07 | SR | Addendum 4 |
| 3 | 12/06/07 | SR | Addendum 6 |
| 4 | 12/14/07 | SR | Addendum 7 |
| © COPYRIGHT 2007 DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS UNAUTHORIZED USE IS PROHIBITED. | | | |
| DATE: 10/25/07 | | | |
| DRAWN BY: SR | | CHECKED BY: SR/MV | |
| JOB NO.: 0706 | | | |
| FILE: 0706\whetstone\A201 | | | |

OFFICE BUILDING FOR SALE

Second Floor



KEYPLAN
SCALE: 1"=40'

DURKEE BROWN
VIVEIROS WERENFELS
ARCHITECTS
1 401 831 1340 111 CHESTNUT STREET
1 401 331 1945 PROVIDENCE, RI 02903
www.durkeebrown.com

FLOOR PLAN NOTES:
1. SEE HATCH DETAILS & DOOR
DETAILS FOR INSULATION & HALL
FINISHING REQUIREMENTS AT
HATCH JAMB CONDITIONS.

585
Middlesex Street
585 Middlesex Street
Lowell, MA 01851
Nobis Engineering, Inc
18 Chenell Drive
Concord, NH 03301

| NO | DATE | BY | DESCRIPTION |
|----|----------|----|-------------|
| 1 | 10/19/07 | SR | Addendum 1 |
| 2 | 12/06/07 | SR | Addendum 2 |
| 3 | 11/06/07 | SR | Addendum 3 |
| 4 | 12/14/07 | SR | Addendum 4 |

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DURKEE BROWN VIVEIROS WERENFELS ARCHITECTS
UNAUTHORIZED USE IS PROHIBITED.
DATE: 10/25/07
DRAWN BY: SR CHECKED BY: SR/HV
JOB NO.: 0706

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OFFICE BUILDING FOR SALE

Aerial Map

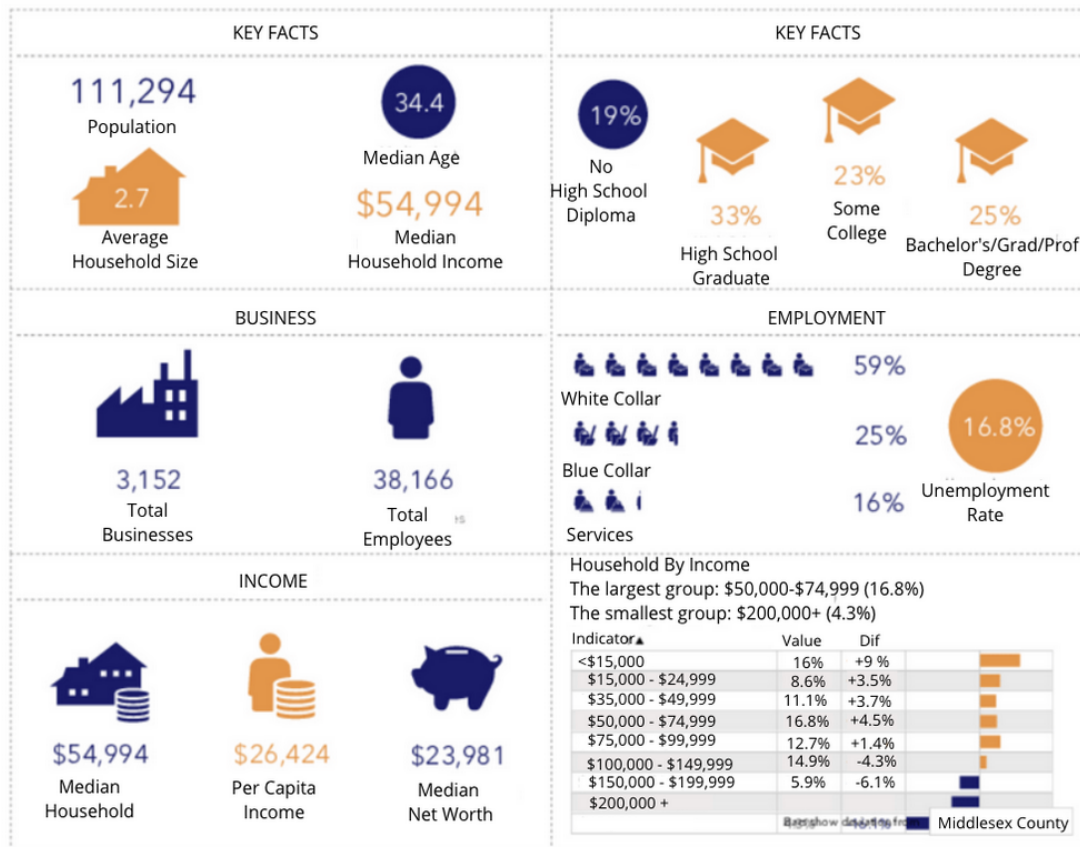


OFFICE BUILDING FOR SALE

Lowell, Massachusetts



THE CITY OF
LOWELL
THERE'S A LOT TO *like*



HISTORICAL LOWELL

Lowell became known as the cradle of the American Industrial Revolution, due to a large series of textile mills. Many of Lowell's historic manufacturing sites have been preserved by the National Park Service and are now categorized as the Downtown Lowell Historic District. Many of the factories adjacent to the historical district have been renovated into Mill Apartments.



HIGHER EDUCATION IN LOWELL

With a rapidly growing student population, Lowell is an emerging college town. With approximately 12,000 students at Middlesex Community College and 18,500 students at University of Massachusetts Lowell, Lowell is currently home to more than 30,000 undergraduate, graduate and doctoral students, and the location of some of the top research laboratories in Massachusetts.



COMMUTER FRIENDLY

With several highways close by and the MBTA commuter rail into Boston, Lowell is an ideal place to settle down for commuters. The city is about 30 miles from Boston and not far from the New Hampshire line. Logan International Airport and Manchester-Boston Regional Airport are both just a 30 minute drive.



LIVING IN LOWELL

Located in Middlesex County, Lowell is a suburb of Boston with a population of 111,249. Living in Lowell offers residents an urban suburban mix feel and most residents rent their homes. Lowell boasts an impressive night life. There are dozens of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Lowell and residents tend to be liberal. The public schools in Lowell are above average.

OFFICE BUILDING FOR SALE

Boston MSA

Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and

New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Straford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



KEY FACTS

4,924,594

Population

2.5

Avg HH Size

39.6

Median Range

\$90,227

Med
HH Income



EDUCATION

8%

No High
School Diploma

21%

High School
Graduate

21%

Some College

50%

Bachelor's / Grad
/ Prof Degree



EMPLOYMENT

74%

White Collar

14%

Blue Collar

12%

Services

14.7%

Unemployment Rate



INCOME

\$90,227

Median
HH Income

\$48,627

Per Capita Income

\$145,042

Median Net Worth



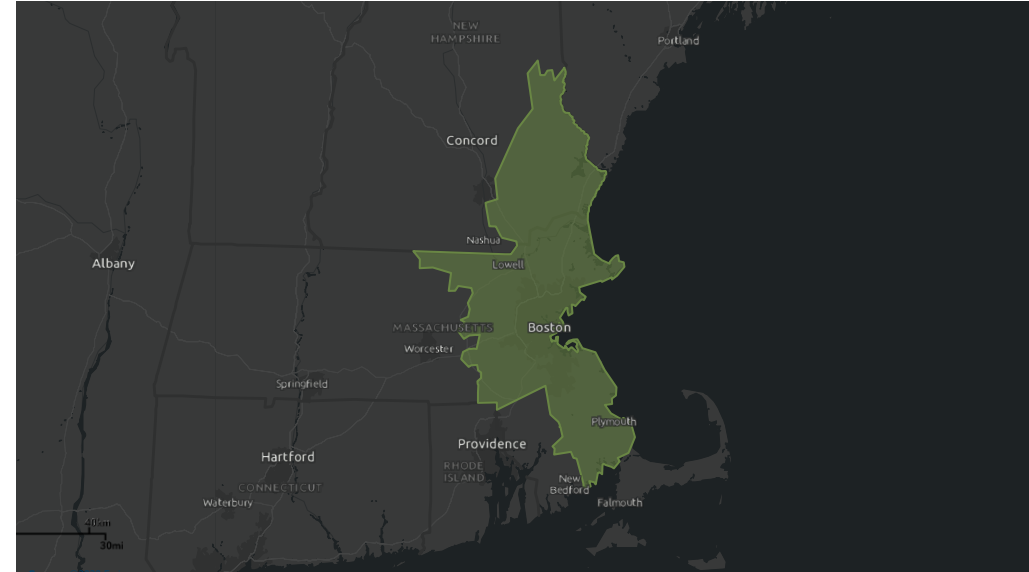
BUSINESS

205,194

Total Businesses

2,701,422

Total Employees



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

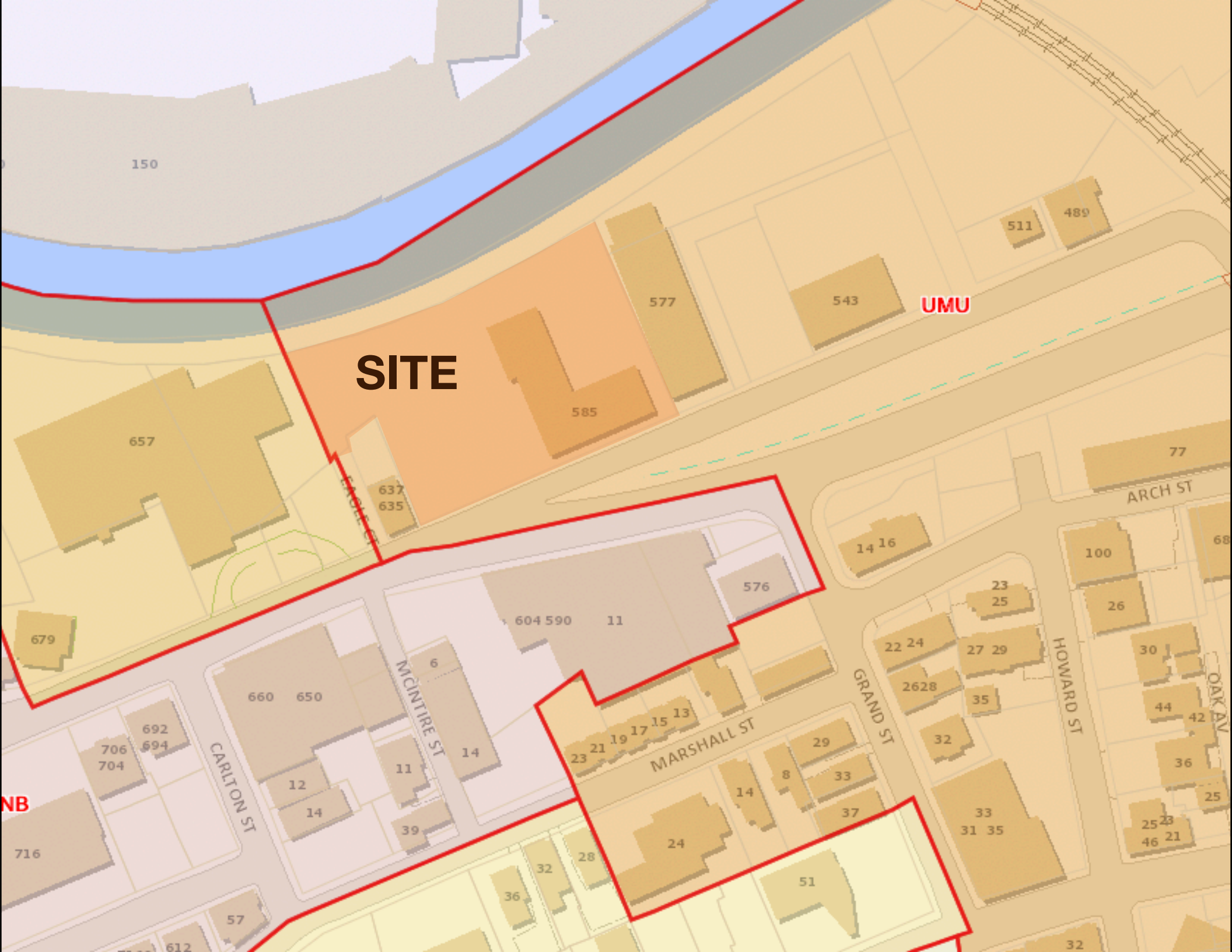
The smallest group: \$25,000 - \$34,999 (5.6%)

| Indicator | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 9% | -0.5% | |
| \$15,000 - \$24,999 | 6.1% | -1% | |
| \$25,000 - \$34,999 | 5.6% | -0.9% | |
| \$35,000 - \$49,999 | 8.2% | -0.9% | |
| \$50,000 - \$74,999 | 13.5% | -1% | |
| \$75,000 - \$99,999 | 11.4% | -0.4% | |
| \$100,000 - \$149,999 | 18.5% | +0.9% | |
| \$150,000 - \$199,999 | 9.3% | +1.1% | |
| \$200,000+ | 14% | +2.7% | |

Bars show deviation from Massachusetts



Zoning Information



150

SITE

UMU

NB

ARCH ST

HOWARD ST

GRAND ST

MARSHALL ST

MCINTIRE ST

CARLTON ST

657

577

543

511

489

585

637
635

679

14 16

77

100

26

30

44

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604 590

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650

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612

57

706

704

692

694

716

ARTICLE XII: TABLE OF USES

[illegible]

* Except permitted accessory unit by special permit (see "Accessory Uses" section).

** Townhouse developments are not allowed in the NB, DMU, HRC or INST districts.

⁺ See also Section 5.2.2. ⁺⁺ [Ord. 11-24-09]

^aSee Section 11.3.10 [Ord. 12-12-17]

| 12.2. CONVERSION OF DWELLING STRUCTURE | | | | | | | | | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|----|----|----|----|---|----|---|---|---|
| a. Existing single family detached dwelling converted for not more than two families, where all dimensional and other requirements are met, including all applicable provisions of Section 8.1. | N | Y | SP | N | N | Y | Y | SP | SP | SP | Y | SP | SP | N | SP | N | N | N |
| b. Other dwellings converted for more than two families; where all dimensional and other requirements are met, including all applicable provisions of Section 8.1. | N | SP | SP | N | N | N | SP | SP | SP | N | SP | SP | SP | N | SP | N | N | N |
| c. Buildings located in historic mill complexes or religious or educational buildings converted for more than two families; where all dimensional and other requirements are met, including all applicable provisions of Section 8.1. | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | N | PB | N | N | N |

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|---|----------|-----|-----|----|--------------------------|-----|-----|-----|----|-------|-----|-----|-----|-----------------|------|-----|------------|-----|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| 12.3. INSTITUTIONAL, RECREATIONAL & EDUCATIONAL USES | | | | | | | | | | | | | | | | | | |
| a. Use of land or structures for exempt religious purpose. | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| b. Use of land or structures for exempt educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation. | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| c. Nonexempt educational use of land or structures, including, but not limited to, trade, professional or other schools conducted as a gainful business. *This use is allowed in an HRC, OP, LI or GI district by special permit only if the use is affiliated with an office or commercial activity. | N | N | SP | Y | N | N | N | SP | SP | N | N | SP | Y | SP* | Y | SP* | SP* | SP* |
| d. Licensed child care facility. | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| e. Library or museum open to the public or connected with a permitted educational use and not conducted as a gainful business. *This use is allowed in an OP or HRC by special permit only if the use is affiliated with an office or commercial activity. | SP | Y | Y | Y | SP | SP | Y | Y | Y | SP | Y | Y | Y | SP* | Y | SP* | N | N |
| f. Commercial recreational facility, outdoor | SP | SP | Y | Y | SP | SP | SP | Y | Y | SP | SP | Y | Y | SP | Y | SP | SP | SP |
| g. Commercial recreational facility, indoor. If food or beverages are to be served or consumed, the establishment must also conform to the applicable district and use requirements listed herein. | N | N | SP | Y | N | N | N | SP | SP | N | N | SP | Y | Y | Y | Y | Y | SP |
| h. Community center, settlement house, humane society, or other similar facility operated by an educational, non-profit, public, or religious institution or organization not conducted as a gainful business. | SP | SP | Y | Y | SP | SP | SP | Y | Y | SP | SP | Y | Y | N | Y | N | N | N |
| i. Club or lodge, private. | N | SP | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP | SP | Y | SP | N | N |
| j. Licensed hospital or other licensed establishment for the care of sick, aged, disabled or convalescent persons. | N | SP | SP | Y | N | SP | SP | SP | SP | N | SP | SP | Y | SP | Y | SP | SP | N |
| k. Other health care facility. | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | SP | SP | SP | SP | N | N |
| l. Cemetery. | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP | N | N | N | N | N | N | N |
| m. Institutional use not listed in any other use category. | N | SP | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP | SP | SP | SP | N | N |
| n. <i>reserved</i> | | | | | | | | | | | | | | | | | | |
| o. Narcotic Detoxification and/or Maintenance Facilities [Ord. 3/12/13] | N | N | N | SP | N | N | N | N | N | N | N | N | N | SP | N | SP | SP | N |
| p. Adult Day Care Facility | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | PB | N | PN | N | N | N |

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|--|----------|-----|-----------------|-----------------|--------------------------|-----|-----|-----------------|----|-------|-----|-----------------|-----|-----------------|-----------------|-----------------|-----------------|-----------------|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| 12.4. RETAIL, RESTAURANT, AND CONSUMER SERVICE USES | | | | | | | | | | | | | | | | | | |
| a. Retail operation with 5,000 square feet or less of gross floor area per establishment | N | N | Y | Y | N | N | N | Y | Y | N | N | Y | Y | Y | Y | Y | SP | SP |
| b. Retail operation with greater than 5,000 square feet of gross floor area per establishment | N | N | Y | Y | N | N | N | SP | SP | N | N | SP | Y | SP | Y | SP | SP | SP |
| c. Service Business | N | N | Y | Y | N | N | N | Y | Y | N | N | Y | Y | Y | Y | Y | SP | SP |
| d. Restaurant, 5000 square feet or less gross floor area per establishment. | N | N | Y | Y | N | N | N | Y | Y | N | N | Y | Y | Y | Y | Y | SP | SP |
| d1. Take-out restaurant [Ord. 4-3-07] | N | N | Y | Y | N | N | N | Y | Y | N | N | Y | Y | Y | Y | Y | SP | SP |
| e. Restaurant, exceeding 5,000 square feet of gross floor area. | N | N | Y | Y | N | N | N | SP | SP | N | N | SP | Y | Y | Y | Y | SP | SP |
| f. Bar, saloon, or other establishment where alcoholic beverages are sold and consumed, but which is not licensed to prepare or serve food, with or without an entertainment license. | N | N | Y | Y | N | N | N | Y | SP | N | N | Y | Y | SP | SP | SP | SP | SP |
| g(1). Drive-in or drive-through establishment, where motorist does not have to leave his/her car, serving a restaurant, take-out restaurant, food retailer, beverage service establishment, or any other use not listed in 12.4(g)(2) below. [Ord. 11-16-10] | N | N | PB [#] | PB [#] | N | N | N | N | N | N | N | N | N | PB [#] | N | PB [#] | PB [#] | PB [#] |
| g(2). Drive-in establishment or drive-through establishment, where motorist does not have to leave his/her car serving a pharmacy, bank, or financial services business. [Ord. 11-16-10] | N | N | PB [#] | PB [#] | N | N | N | PB [#] | N | N | N | PB [#] | N | PB [#] | PB [#] | PB [#] | PB [#] | PB [#] |
| h. Veterinary establishment, kennel or pet shops or similar establishments | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP |
| i. Funeral or undertaking establishment. | N | SP | SP | SP | N | N | SP | SP | SP | N | N | SP | SP | Y | N | Y | Y | Y |
| j. Adult entertainment establishments: [Ord. 2-14-12] | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | N | N |
| k. Massage Therapy establishments: | N | N | N | SP | N | N | N | N | SP | N | N | N | SP | SP | N | SP | SP | N |
| l. Body Art Establishments (as defined by Board of Health Regulation): | N | N | SP | SP | N | N | N | SP | N | N | N | SP | SP | N | N | N | SP | N |
| m. Crafts Business | N | N | SP | Y | N | N | N | Y | Y | N | N | Y | Y | SP | SP | SP | Y | Y |
| n. Med Treatment Center | N | N | N | PB | N | N | N | N | N | N | N | N | N | PB | PB | PB | N | N |
| o. Rec Dispensary | N | N | N | PB | N | N | N | N | N | N | N | N | N | N | N | PB | N | N |
| p. <i>Reserved</i> | | | | | | | | | | | | | | | | | | |
| q. Movie or Live Performance Theatre | N | N | SP | Y | N | N | N | SP | Y | N | N | Y | Y | SP | SP | SP | SP | SP |

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|--|----------|-----|-----|----|--------------------------|-----|-----|-----|----|-------|-----|-----|-----|-----------------|------|----|------------|----|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| 12.5. OPEN AIR OR DRIVE-IN RETAIL AND SERVICE | | | | | | | | | | | | | | | | | | |
| a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial green house or nursery not exempt pursuant to G.L. c. 40A, s. 3 | N | N | Y | Y | N | N | N | Y | Y | N | N | Y | Y | Y | SP | Y | Y | Y |
| b. Place for exhibition, lettering or sale of gravestones. | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP |
| c. Open air or drive-in theater or other open air place of entertainment or athletics conducted for profit. | N | N | SP | SP | N | N | N | N | N | N | N | N | SP | SP | SP | SP | SP | SP |
| d. Open lot storage of new building materials, machinery and new metals but not including junk, scrap metal, rags, waste paper and similar materials provided the area so used is enclosed by a 6 foot high wall or tight fence. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP |
| e. Open lot storage of used lumber or other building materials, provided that the area so used is surrounded by a 6 foot high wall or tight fence. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP |
| f. Open lot storage of coal, coke, sand or other similar materials, or such storage in silos or hoppers, provided the area so used is surrounded by a 6 foot high wall or tight fence. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP |

[#] [Ord. 3-22-2017]

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|--|----------|-----|-----|-----|--------------------------|-----|-----|-----|-----|-------|-----|-----|-----|-----------------|------|-----|------------|-----|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| 12.6. AUTOMOTIVE AND RELATED USES | | | | | | | | | | | | | | | | | | |
| a. Automotive Sales, indoor | N | N | SP | Y | N | N | N | SP | N | N | N | SP | N | N | SP | N | Y | Y |
| b. Automotive Sales, outdoor | N | N | N | SP | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y |
| c. Automotive service station | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | N | SP | N | SP | Y | Y |
| d. Automotive repair garage | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | N | SP | N | SP | Y | Y |
| e. Autobody or paint shops | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y |
| f. Car washing establishment | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | SP | SP | N | SP | Y | Y |
| g. Parking lots and structures other than those provided as an accessory use to the principal use being conducted on the lot, in conformance with this zoning code. | N | N | SP | SP | N | N | N | SP | SP | N | N | SP | SP | SP | SP | SP | SP | SP |
| h. A private parking structure or parking area, used solely for the parking of passenger cars of residents of other lots located within 400 feet or their guests, owned or operated by private individual(s), trust(s), association(s), or corporation(s). | N | SP | SP | SP | N | N | SP | SP | SP | N | SP | SP | SP | N | SP | N | N | N |
| i. A private parking structure or parking area, used solely for the parking of passenger cars of residents of other lots located within 400 feet or their guests, owned and operated by a registered not-for-profit or public entity and not operated as a gainful business. | N | SP | SP | SP | N | SP | SP | SP | SP | SP | SP | SP | SP | N | SP | N | N | N |
| i. Lot for stowing towed vehicles | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP |
| 12.7. UTILITIES, TELECOMMUNICATIONS, AND PUBLIC SERVICE USES | | | | | | | | | | | | | | | | | | |
| a. Public utility or service facilities | SP | SP | Y | Y | SP | SP | SP | SP | SP | SP | SP | SP | Y | Y | SP | Y | Y | Y |
| b. Municipal facility, other than those set forth in subsection c, below | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| c. Municipal service facilities operated by the City of Lowell Department of Public Works, Lowell Water Utility, or Lowell Wastewater Utility. | SP | SP | Y | Y | SP | SP | SP | SP | SP | SP | SP | SP | Y | Y | SP | Y | Y | Y |
| d. Radio or television studio. | N | N | Y | Y | N | N | N | SP | SP | N | N | SP | Y | Y | Y | Y | Y | Y |
| e. Radio or television transmission stations (including towers related to said use). | N | N | SP | SP | N | N | N | N | N | N | N | N | SP | Y | Y | Y | Y | Y |
| f. Telecommunications facilities | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# | PB# |
| g. Large Wind Energy Facility [Ord. 5-25-10] | N | N | N | PB | N | N | N | N | N | N | N | N | N | Y | PB | PB | Y | Y |
| *[Ord. 3-22-17] | | | | | | | | | | | | | | | | | | |
| 12.8. OFFICE AND LABORATORY USES | | | | | | | | | | | | | | | | | | |
| a. Business or professional office, with a gross floor area of 5000 square feet or less. | N | N | Y | Y | N | N | N | Y | Y | N | N | Y* | Y* | Y | Y | Y | Y | Y |
| b. Business or professional office, with a gross floor area greater than 5000 square feet. | N | N | Y | Y | N | N | N | Y | SP | N | N | Y* | Y* | Y | Y | Y | Y | Y |
| c. Medical or dental center or clinic, including laboratories incidental thereto. | N | N | Y | Y | N | N | N | Y | Y | N | N | Y* | Y* | SP | Y | SP | SP | SP |
| d. Telephone Answering Service/Call Center. | N | N | Y | Y | N | N | N | Y | SP | N | N | Y | Y | Y | Y | Y | Y | Y |
| e. Laboratories or research facilities, provided any manufacturing is incidental to the operation of the facility, does not exceed fifty percent of the gross floor area of the building and is not injurious to the surrounding area by nature of dust, noise, smoke and odors. | N | N | Y | Y | N | N | N | SP | N | N | N | SP | Y | Y | Y | Y | Y | Y |
| f. Testing | N | N | N | PB | N | N | N | N | N | N | N | N | N | PB | PB | PB | Y | Y |

* Indicates that a SP with the Planning Board is required if a new office, center or clinic is looking to locate within the ground floor of a structure – See Sec. 9.3 for information regarding the Downtown Overlay District [Ord. 12-12-17]

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|---|----------|-----|-----|----|--------------------------|-----|-----|-----|----|-------|-----|-----|-----|-----------------|------|----|------------|----|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| 12.9. INDUSTRIAL USES | | | | | | | | | | | | | | | | | | |
| a. Distribution center, parcel delivery center, delivery warehouse | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP | SP | Y | Y |
| b. Self-storage facility. | N | N | N | N | N | N | N | N | N | N | N | N | SP | N | SP | N | Y | Y |
| c. Steam laundry or dry cleaning plant. | N | N | N | SP | N | N | N | N | N | N | N | N | SP | SP | SP | SP | Y | Y |
| d. Food and beverage manufacturing, bottling or processing and commissary. | N | N | N | SP | N | N | N | N | N | N | N | SP* | SP | SP | SP | SP | Y | Y |
| e. Commercial storage warehouse, cold storage plant, or storage building | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | N | Y | Y |
| f. Wholesale business, including storage associated with said business | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | N | Y | Y |
| g. Manufacturing, assembly, reconditioning and processing plant | N | N | N | SP | N | N | N | N | N | N | N | N | SP | SP | SP | SP | Y | Y |
| h. RR freight terminals, shops and yards. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP |
| i. Rendering or preparation of grease tallow, fats and oils, manufacture of shortening, table and other food oils but not including garbage, dead animals, offal or refuse reductions. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP |
| j. Stone cutting, shaping and finishing in completely enclosed buildings. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP |
| k. Recycling facility | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | Y |
| l. Dismantling or wrecking of used motor vehicles and storage and sale of the parts provided that open lot storage shall not exceed 12 feet in height and that the area so used shall be enclosed by a tight wall or fence of at least the same height as the material so stored. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP |
| m. Truck or bus terminal, yard or building for storage or servicing of trailers, trucks, shipping containers, or buses and parking lot for trucks. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y |
| n. Processing of sand and gravel and the manufacture of bituminous concrete. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | Y |
| o. Open lot storage of junk, scrap, rags, paper, junked vehicles and other similar salvage articles provided that open lot storage shall not exceed 12 feet in height and that the area so used shall be enclosed by a tight wall or fence of at least the same height of the material so stored. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP |
| p. Manufacture, processing, assembly or other industrial operations subject to Building and Health Department Regulations without limit as to category or product except as otherwise listed in this Table, or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of 500 feet from the premises, but the following are expressly prohibited: (a) Stockyard or abattoir (b) Petroleum refining (c) Smelting of zinc, copper or iron ores (d) Incineration or reduction of garbage, offal or dead animals except as conducted by the City of Lowell (e) Cement, lime or gypsum manufacture (f) Explosives or fireworks manufacture | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP |
| q. Gravel or material removed | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |

*[Ord. 12-12-17]

| District Type: | Suburban | | | | Traditional Neighborhood | | | | | Urban | | | | Special Purpose | | | Industrial | |
|---|----------|-----|-----------------|-----------------|--------------------------|-----|-----|-----------------|----|-------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Districts: | SSF | SMF | SMU | RR | TSF | TTF | TMF | TMU | NB | USF | UMF | UMU | DMU | HRC | INST | OP | LI | GI |
| r. Contractor Garage | N | N | SP | SP | N | N | N | SP | N | N | N | SP | N | N | N | N | Y | Y |
| s. Portable Storage Unit or Shipping Container larger than 120 sf (as a primary or accessory use) | N | N | N | SP | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y |
| t. Cultivation | N | N | N | PB | N | N | N | N | N | N | N | N | N | PB | N | PB | Y | Y |
| | | | | | | | | | | | | | | | | | | |
| 12.10. SPECIAL USES | | | | | | | | | | | | | | | | | | |
| a. Planned Unit Development. | N | N | PB [#] | PB [#] | N | N | N | PB [#] | N | N | PB [#] | PB [#] | PB [#] | PB [#] | PB [#] | PB [#] | PB [#] | PB [#] |
| b. Planned Residential Development. | CC | CC | CC | N | CC | CC | CC | CC | N | CC | CC | CC | N | N | N | N | N | N |
| | | | | | | | | | | | | | | | | | | |
| 12.11. USES PROHIBITED OR NOT COVERED BY TABLE | | | | | | | | | | | | | | | | | | |
| a. A specific principal use or activity prohibited by the “N” designation or not covered in the preceding Table cannot be varied or authorized by the Board of Appeals in any district in which the land or structure is located. An applicant desiring to conduct such a use of activity not authorized will need to apply for amendment to the zoning code in the manner provided for by Chapter 40A, the State Zoning Act. | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N |
| | | | | | | | | | | | | | | | | | | |
| 12.12. SCIENTIFIC ACCESSORY USES | | | | | | | | | | | | | | | | | | |
| a. Scientific Uses which are necessary in connection with scientific research, scientific development or related production activities which are permitted in the above tables. | N | N | N | N | N | N | N | N | N | N | N | N | N | SP | SP | SP | SP | SP |
| | | | | | | | | | | | | | | | | | | |
| 12.13. ARTIST USES [Ord. 11-16-10] | | | | | | | | | | | | | | | | | | |
| a. Artist Live/Work Space. *may be permitted by special permit only within the boundaries of the Artist Overlay District created by Section 9.2. | N | N | N | N | N | N | N | N | N | N | SP* | SP* | SP* | N | N | N | SP* | N |
| b. Art/Craft Studio | N | N | SP | SP | N | N | N | SP | SP | N | N | Y | Y | SP | Y | SP | SP | SP |

[#] [Ord. 3-22-2017]

ARTICLE XIII: TABLE OF ACCESSORY USES

[illegible]

OFFICE BUILDING FOR SALE



Our commitment to you.

LOCAL EXPERTISE

More than 85 percent of sales in this area are purchased by MA- or NH-based investors. MANSARD maintains strong local relationships as well as a database of qualified buyers for local commercial properties. We know who has owned what properties, so we can match buyers to the size and types of properties they are most interested in owning. Going straight to the most-likely buyers saves you time and hassle, getting you a successful deal at the right price. Over the last 18 years, we've become experts in local high-value commercial real estate sales. We've negotiated the sale of more than 1,000 properties using the MANSARD Portfolio Method. That's why our clients trust us with their portfolios.

MARKET KNOWLEDGE

There is no substitute for understanding the local market trends when selling a commercial real estate property in Massachusetts and New Hampshire. For instance, on paper it might have looked like nothing much had changed in the commercial real estate market in MA and NH between 2017 and 2018. Transaction volume was about the same both years. But there was a key difference under the surface: The average price per square foot had increased 23.6%. That meant sellers were asking for more and buyers were willing to pay. Having a local expert on your team ensures you get the right price for your local property.

CONFIDENTIALITY

Some owners don't want their business to be known, especially by their tenants, so they need a private sale. Because of MANSARD's excellent relationships in the local market, you may not require a public sale. We have access to the people who will pay the right price and close the deal without a public listing.

NON-STOP MARKETING

No real estate deal is complete until its closed. It is not uncommon to have several agreements reach the final stages then fall through before the deal closes. That means we never stop marketing your property to new potential buyers until the deal is officially closed. It takes perseverance to sell a commercial real estate property. At MANSARD, we'll help you stay calm and positive as we maneuver through the offers and negotiations, until we can celebrate the successful sale together.



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