

# Historic Gardner Block

13-25 Railroad Sq, Haverhill, MA 01832



Presented By:  
Coldwell Banker Commercial Realty



# Historic Gardner Block

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## Property Details

The Historic Gardner Block the most attractive building in downtown Haverhill! The beautiful brick and wrought iron trim on the first and floors together with mansard roof are truly stunning! The interior of building features brick walls and open beam ceilings. The main entrance to the building features a heated sidewalk and canopy. The facility is fully accessible via elevator in the main lobby. Most suites feature their own HVAC systems, lots of windows and the building is kept in immaculate condition! The are has terrific mass transit with the MBTA Train Station across the street with destinations into Boston or Portland, Maine by the Downeaster. The bus stations only 2 blocks! Even better is new parking garage just across the street with bridge to the train station. Downtown Haverhill is enjoying a renaissance with many renovated mill buildings and lots of restaurants.

**Price: \$18.00 - \$21.50 /SF/YR**

- Attractive Appearance
- Parking available on a first come first basis
- 24 Hour access and climate control
- Attractive Offices and Retail space
- Handicap Accessible

View the full listing here: <https://www.loopnet.com/Listing/13-25-Railroad-Sq-Haverhill-MA/35029046/>

Rental Rate:	\$18.00 - \$21.50 /SF/YR
Min. Divisible:	435 SF
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area	38,112 SF
:	
Year Built:	1888
Walk Score ®:	92 (Walker's Paradise)
Transit Score ®:	44 (Some Transit)
Rental Rate Mo:	\$1.50 /SF/MO

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## Listing spaces

### 1st Floor Ste 102

Space Available: 1,150 SF  
Rental Rate: \$18.00 /SF/YR  
Date Available: Now  
Service Type: Modified Gross  
Built Out As: Standard Office  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

### 1st Floor Ste 104

Space Available: 435 SF  
Rental Rate: \$20.00 /SF/YR  
Date Available: Now  
Service Type: Modified Gross  
Built Out As: Standard Office  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

Open space layout.

1st Floor Ste 105

Space Available:	1,185 SF
Rental Rate:	\$18.00 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

The space has 3 private office, a conference area, kitchenette and a storage area.

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## Listing spaces

3rd Floor Ste 301-303

Space Available:	1,142 - 3,769 SF
Rental Rate:	\$21.50 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Attractive 3 unit space, subdividable to 1,142 SF to 3,769 SF.

5th Floor Ste 501-502

Space Available:	1,150 - 2,627 SF
Rental Rate:	\$21.50 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Great corner unit with lots of open space.

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## Location



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## Property Photos



Primary Photo



Pivate Office Unit 103

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## Property Photos



Retail Space Unit 203



Unit 103 Copy area and bathrooms

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## Property Photos



Conference Room Unit 103



Building Photo

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## Property Photos



Aerial



Other

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## Property Photos



Building Photo



Building Photo

# Historic Gardner Block

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## Property Photos



Interior 01



Interior -5

# Historic Gardner Block

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## Property Photos



Conference Room-1 - Copy



Lower Level B

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## Property Photos



Private Office-2



Private Office-1

# Historic Gardner Block

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## Property Photos



Reception Area

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