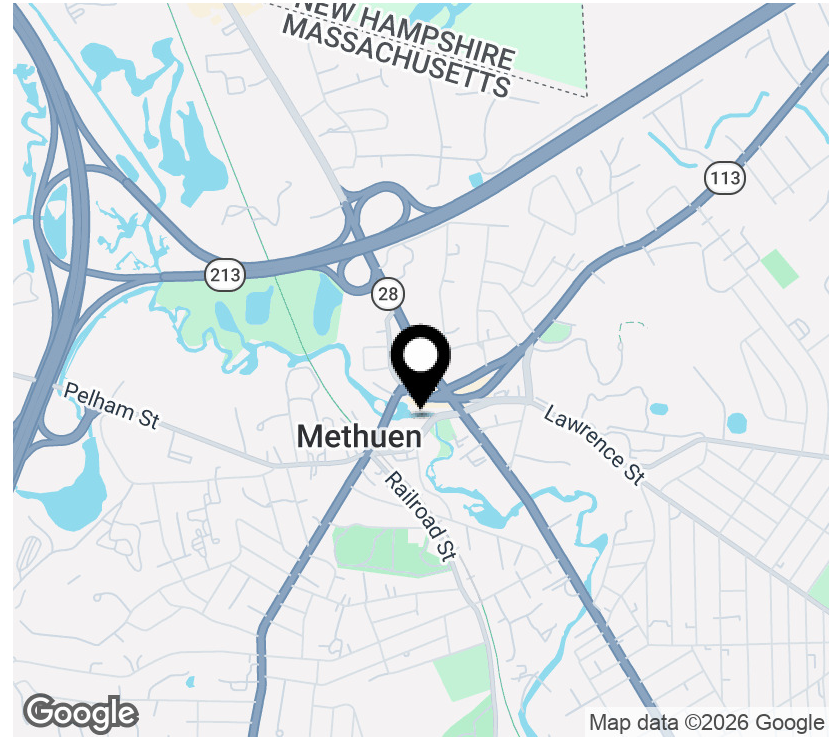


Executive Office With Storage/Workshop (2,689 SF)

30-R Hampshire St, Methuen, MA 01844

FOR LEASE

Property Summary



Property Description

Enjoy a spacious, flexible layout in this move-in ready professional Office (1,920 sf) in the thriving Downtown Methuen historic district. This flexible space with natural light and waterfall views occupies the entire top floor with street-level walk-in access, and additional lower level space.

This beautifully designed, open-concept space is located in the vibrant Mill district and offers modern updates, including a kitchenette with granite countertops. Benefit from additional space (769 sf) one flight down with hardwood floors and natural light for a workshop, climate-controlled storage, light industrial space. Operating green-energy Hydro Electric plant on the lower level. Zoned Commercial Central Business District, allowing many diverse uses.

Tenant pays electric bill. Landlord pays heat, CAM, water. Steps from popular dining and easy access to major highways, this area offers a perfect balance between work and leisure, making it an ideal location. Call for a showing!

Location Description

Professional Office with additional workshop/storage/light industrial space located in the thriving Mill District in Downtown Methuen's upscale historic district. Riverfront location with private street-level walk-in entrance. Steps from popular dining, free parking, and easy access to major highways, This location offers a perfect balance between work and leisure, making it an ideal location to elevate your business.

Property Highlights

- Modern amenities and finishes
- Open-concept versatile office occupies entire floor
- Additional storage/light industrial /workshop
- Close to restaurants, free parking
- Convenient access to major highways
- Scenic river and waterfall views with natural light

Paula Constance
Commercial Advisor
617 777 1593
paula.constance@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

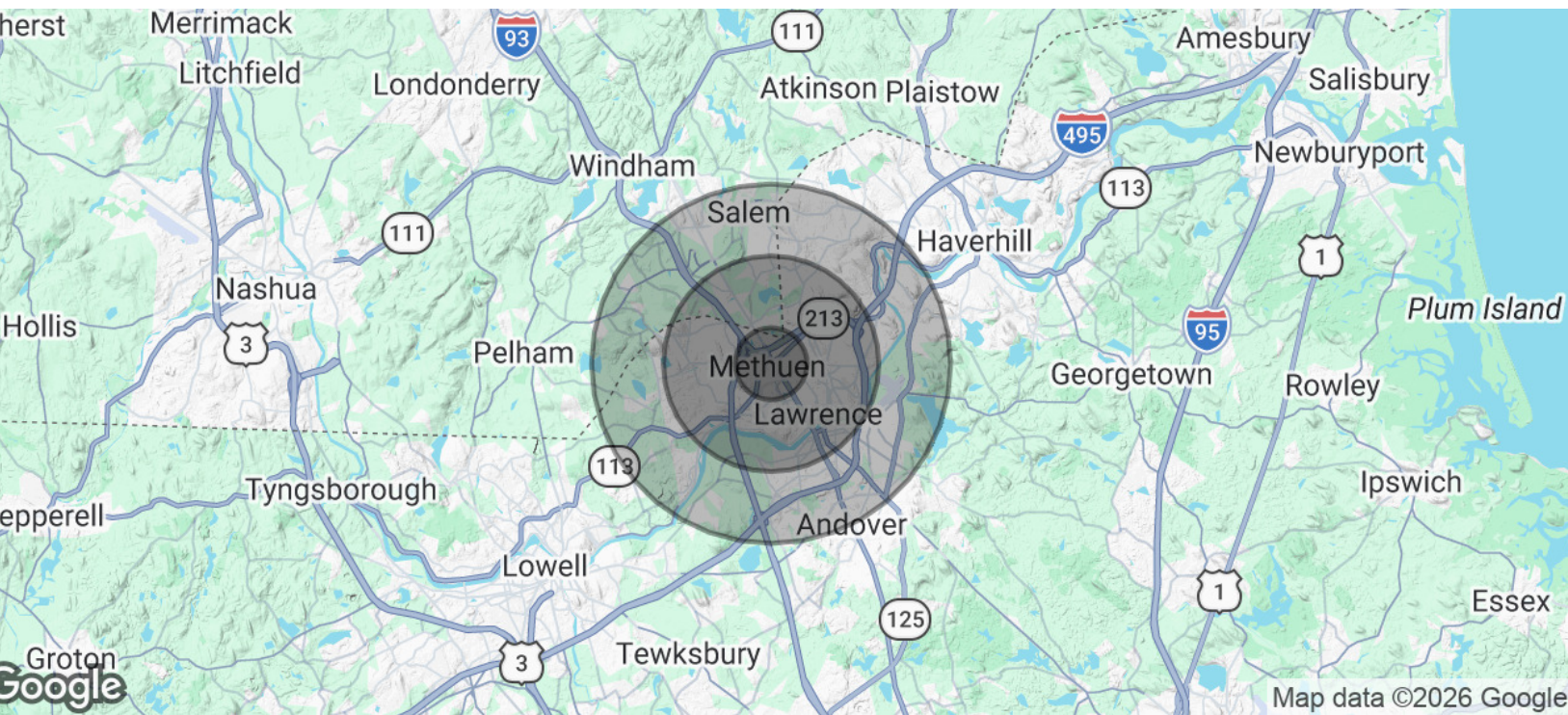
**VERANI
REALTY**

Professional Office With Workshop/Storage

30-R HAMPSHIRE ST, Methuen, MA 01844

FOR LEASE

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	17,925	128,660	202,211
Average Age	37.7	35.8	38.1
Average Age (Male)	35.7	33.9	36.2
Average Age (Female)	39.1	37.6	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,139	45,164	74,285
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$97,549	\$94,091	\$110,858
Average House Value	\$416,472	\$436,555	\$484,183

2023 American Community Survey (ACS)

Paula Constance
Commercial Advisor
617 777 1593
paula.constance@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY