



BRANCH STREET METHUEN, MA



STATE-OF-THE-ART MEDICAL OFFICE

UP TO ±33,000 SF MEDICAL/OFFICE SPACE FOR LEASE

Cutting-Edge Medical Space

5 BRANCH STREET | METHUEN, MA



PREMIER MEDICAL SPACE

Modern & clean;
Attractive for medical users



NEW OWNERSHIP

Proactive & hands-on
management



ROBUST TI PACKAGE

TI Allowance to customize
tenant's buildout



ON-SITE BUS STOP

Transit Authority bus stop at
building entrance



HIGHLY ACCESSIBLE

Located off I-93 & Route 113



MONUMENT SIGNAGE

Prime visibility

PROPERTY HIGHLIGHTS

- Opportunity to lease up to $\pm 33,000$ SF of cutting-edge medical space on the second floor of 5 Branch Street; can be subdivided to $\pm 4,200$ SF to suit space requirements
- The space is being offered in shell condition, with a robust tenant improvement package to customize the tenant's buildout
- Strategically located in the center of the Merrimack Valley, a thriving healthcare market 20 miles north of Boston, with easy access via I-93 and I-495
- Following a \$30 million renovation by Dana-Farber, the building now features an on-site café and abundant parking for building occupants, medical staff, and patients



MEVA BUS STOP



ON-SITE CAFE



RENOVATED COMMON AREAS

Building Snapshot

DESIGNED & PROVEN FOR MEDICAL SUCCESS

3

Elevators;
Two passenger |
One freight/
ambulatory

±33,000 SF

Full Floor Availability,
Subdividable to ±4,200 SF

\$30M

Invested by Dana-Farber
into Building Renovations

9 Feet

Finished Ceiling
Height

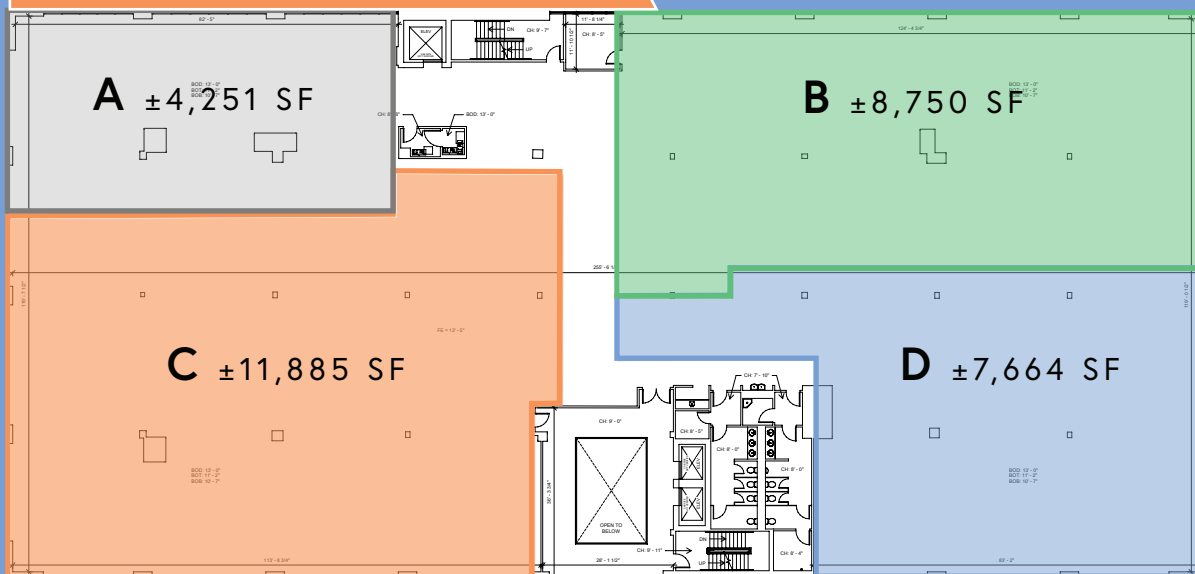
±4/1,000 SF

Abundant Parking for
Employees & Patients

2019

Recently Renovated

POTENTIAL SUBDIVISION PLAN



SECOND FLOOR | ±4,200 - 33,000 SF AVAILABLE



EXPANSIVE WINDOW LINE



FULL FLOOR AVAILABILITY



VERSATILE SPACE FOR MEDICAL USERS



**BRANCH STREET
METHUEN, MA**

113

**EXIT
43B**



**EXIT
43B**

116,300 AADT

FOR MORE INFORMATION, CONTACT: _____



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Notable Medical tenants include:

