Unit Specifications

**SPECIFICATIONS**

- **Land:** 0.34 acres
- **Building Size:** 58,559 SF
- **Available Space:**
  - Basement: 10,845 SF
  - 1st Floor: 10,823 SF
  - 2nd Floor: 10,864 SF
  - 3rd Floor: 10,864 SF
  - 4th Floor: 10,864 SF
  - **Total SF:** 54,260 SF

**LEED Certification:** Silver Core and Shell
**Construction:** Concrete Frame and Slab
**Lighting:** Suspended Parabolic
**Ceiling:** Painted Exposed Concrete Structure
**Roof:** Rubber Membrane
**Elevator:** 1 Passenger/Freight
**Fire Protection:** Sprinklered Wet
**HVAC:** Variable Air-Volume (VAV) Heat and Air Conditioning System
**Utilities:** Gas, Electric, City Water and Sewer
**Parking:** 2.3 cars per 1,000 SF

**FLOOR PLANS**

- **Basement**
- **First Floor**
- **Second, Third & Fourth Floors**
Local Amenities

ARTS
1. Arts League of Lowell
2. Brush Art Gallery
3. Merrimack Repertory Theatre
4. The Revolving Museum
5. Van Gogh’s Gear (art supplies)
6. Western Avenue Studios
7. Whistler House Museum of Art
8. XOXO Gallery
9. Ayer Lofts Art Gallery

RECREATION
10. Boarding House Park
11. Canal Walks (throughout City)
12. Lowell Memorial Auditorium
13. Lowell National Park Visitor Center
14. Tsongas Center at UMass Center

CIVIC
15. City Hall
16. Fire Department Headquarters
17. Middlesex Community College
18. Police Headquarters/JFK Civic Center
19. Pollard Memorial Library
20. Registry of Motor Vehicles

RESTAURANTS & CAFES
21. Athenian Corner
22. Blue Taleh
23. Brew’d Awakenings
24. Café Paradiso
25. Centro
26. Charo’s Bakery & Pastry Shop
27. Cobblestones
28. Coffee Mill Emporium
29. Garcia Brogan’s Cantina, Pub & Restaurant
30. La Borsiche
31. Life Alive
32. Monkey’s Ice Cream
33. Olympian Restaurant
34. Owl Diner
35. Ricardo’s Café Trattoria
36. Mambo Grill

BANKS
37. Eastern Bank
38. Enterprise Bank & Trust Co.
39. Joanne D’Arc Credit Union
40. Lowell Cooperative
41. Lowell Five Cents Savings Bank
42. Washington Savings

TRANSPORTATION
43. Gallagher Transportation Terminal (Bus and MBTA Commuter Rail)
Hamilton Canal District Overview

The Hamilton Canal District has the potential to create up to:

- 425,000 SF of Commercial/Office Space
- 55,000 SF of Retail Space
- 725 units of Housing
Past and Future

1940

1942

1942

1940