



Diane Nichols Tradd  
Assistant City Manager/DPD Director

**MEMORANDUM**

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Diane N. Tradd, Assistant City Manager/DPD Director

SUBJECT: **UPDATE TO MOTION OF 4/10/18 BY COUNCILOR CIRILLO**  
REQUEST CITY MANAGER INSTRUCT THE DIVISION OF PLANNING AND  
DEVELOPMENT TO COMPILE AN UPDATED INVENTORY OF VACANT UPPER  
STORY DOWNTOWN OFFICE/BUSINESS SPACES, INCLUDING HOW LONG THEY  
HAVE BEEN VACANT

As discussed and presented at the Lowell City Council meeting of August 14, 2018, the DPD's Economic Development Office calculated a vacancy rate of approximately 19% for upper floor commercial uses in the City's downtown core. This calculation included institutional users, as well as classroom space for users such as Middlesex Community College (MCC) and Lowell Middlesex Academy Public Charter School.

After making a few revisions to the original table to reflect updated square footages of vacant space, and after removing space assigned to institutional including MCC, UMass Lowell, LHNP, and the Charter School, the vacancy rate for upper floor commercial uses in the downtown core ticks up to 23.7%.

That said, much of the institutional space occupied by users such as UMass Lowell and LHNP function as office space, not classroom space. This includes a portion of UMass Lowell's 101,692 square feet of administrative offices located at 600 Suffolk Street, which houses M2D2, an incubator/accelerator for many private startup medical device entrepreneurs. Therefore, if we were to add those spaces back into the equation, it results in a 21.45% vacancy rate.

Attached are the two new tables described herein. If you have any questions, please do not hesitate to contact me.

DNT/ns

8/23/18

Attachments

cc: Andrew Shapiro, Director of Economic Development  
Maria Dickinson, Economic Development Officer

**UPDATED (NO INSTITUTIONAL USERS) DOWNTOWN LOWELL COMMERCIAL UPPER FLOOR VACANCY INVENTORY - AUGUST 2018**

**All institutional users are highlighted for reference and their respective square footages have been removed from this table.**

#	STREET	BUILDING'S AKA or PRIMARY TENANT	USE TYPE	TOTAL SF	TOTAL UPPER FLOOR SF	TOTAL VACANT UPPER FLOOR SF	APPROX. # OF YEARS VACANT	Notes
75	Arcand Dr	Professional Park	Offices	13,743	4,846	-	N/A	
81	Bridge St	Mullins Building	Office	33,000	16,896	15,000	5+	
175	Cabot St	Wannalancit Mills	Office	127,536	73,720	15,247	2	
9	Central St	Wyman's Exchange	Office	41,048	31,865	3,000	10+	
25	Central St		Office	7,290	2,430	-	N/A	
29	Central St	Old Court	Restaurant	6,318	2,210	-	N/A	
40	Central St	Utec HUB	Office	6,072	4,048	-	N/A	
50	Central St	Eastern Bank	Office	15,572	3,604	-	N/A	
97	Central St	Enterprise Building	Office	22,806	13,266	1,300	1	
101	Central St	Hondros Jewelry	Office/ Retail	10,382	7,728	-	N/A	
136	Central St	Lowell Hair Academy	School	17,418	12,630	-	N/A	
145-147	Central St	Saab Block	Office/ Retail / Restaurant	52,380	17,460	4,500	5+	
198	Central St		Office	16,422	5,488	-	N/A	
189	Central St		Office/Retail	14,499	8,145	-	N/A	
208	Central St	Dollar Center	Office/Retail	12,691	4,230	-	N/A	
231	Central St	Former Empire Beauty School	Residential/ Retail	14,991	9,010	9,010	5	Building recently purchased; new owner redeveloping into residential w/commercial ground floor. No application has been filed yet with PB/ZB
241	Central St	Cappy's / WCAP	Office/Restaurant	14,784	4,928	-	N/A	
249	Central St		Office/ Residential	5,900	-	-	N/A	
40	Church St	NMCOG	Offices	26,509	21,400	4,374	5	
491	Dutton St	American Textile Museum	Office/Residential/Restaurant	150,000	30,000	30,000	2	
13	Hurd St	Sage Bank - Loan Offices	Office	6,648	2,142	-	N/A	
16	Hurd St	Sage Bank	Office	6,476	2,968	-	N/A	
19	Hurd St		Retail/Residential	7,446	-	-	N/A	
25	Hurd St		Office/ Residential	4,692	-	-	N/A	
39	John St	Union National Bank Building	Office	15,680	11,792	10,368	1	
116	John St	Boott Mills South	Office	63,031	47,273	42,762	10+	
130	John St	Boott Mills West	Office	110,000	88,000	-	N/A	
11	Kearney Sq.	Howe Building	Office/ Retail	22,195	13,317	-	N/A	
33	Kearney Sq.	MCC	School			-	N/A	
45-47	Kirk St	CTI	Office	5,124	5,398	-	N/A	
37	Kirk St	Madison Security Group	Office	4,851	2,650	-	N/A	
63	Kirk St	NPS Headquarters	Office			-	N/A	
17	Kirk St	Bon Marche	Office	25,560	17,040	-	N/A	Building connected to Bon Marche-CTI
20	Market St	Wings Over Lowell	Restaurant/Retail/Residential	7,857	-	-	N/A	
29	Market St	Bridgewell	Office/ Retail	28,700	17,028	-	N/A	
40	Market St	Align Credit Union	Office	45,624	26,072	-	N/A	
95	Market St	Uncharted	Office/ Retail	11,550	3,850	-	N/A	
105	Market St	Blue Shamrock	Restaurant	11,550	3,850	-	N/A	
133	Market St		Office	7,366	3,678	-	N/A	
149	Market St		Office	6,552	-	-	N/A	
199	Market St	King Star Café	Office/Restaurant	4,056	2,028	-	N/A	
246.1	Market St	Market Mills- Coal Pocket & Boiler House	Manufacturing	14,040	7,020	9,360	20+	Building received PB approval for 13 residential units. Currently for sale as development package for \$1.8M.
1	Merrimack St	Kennedy Butter & Eggs	Office/ Retail	21,390	10,368	-	N/A	

31-55	Merrimack St	Hildreth Bld.	Office/ Retail	91,101	48,493	12,315	10+	Building needs extensive rehab
61-83	Merrimack St	Union Bank/ Nesmith Building	Office/ Retail/ Restaurant	23,536	10,964	9,439	10+	Building needs extensive rehab. Currently for sale.
100	Merrimack St	Executive Building	Office/Retail	32,899	22,919	7,247	5+	Building also includes 43 Middle St (connected)
104	Merrimack St		Office/Retail/ Residential	13,149	8,766	4,383	5+	3rd floor was converted into apartments. Only 2nd floors available as commercial space.
107	Merrimack St	Greater Lowell Career Center	Office/Restaurant	31,140	29,193	-	N/A	
114	Merrimack St	Davis Building	Office/Retail	13,440	6,860	6,860	5+	
117	Merrimack St	Metro PCS	Office/Retail	23,001	11,000	11,000	10+	
124	Merrimack St	Hosford Bld.	Office/Retail	14,280	9,520	9,520	10+	Building was recently purchased by the owners of El Potro. Looking to rehab 2nd floor for restaurant expansion, or potentially residential.
133	Merrimack St	Greater Lowell Chamber of Commerce	Office	6,124	3,062	-	N/A	
134-156	Merrimack St	Lowell Place	Office/Retail/ Restaurant	51,350	32,940	12,000	2	
159	Merrimack St	Bon Marche	Office/ Retail/ Restaurant	69,600	48,000	-	N/A	
160	Merrimack St	The Safe Building	Retail/Restaurant/Residential	5,880	1,470	-	N/A	
169	Merrimack St	Welles Emporium	Office/Retail/ Restaurant	15,455	11,043	5,976	5+	Building currently for sale
170	Merrimack St	Enterprise Bank	Offices	25,302	15,642	-	N/A	
218	Merrimack St	Enterprise Bank	Offices	30,680	17,300	-	N/A	
40	Middle St	MCC-Health Sciences Bld.	School			-	N/A	
55	Middle St	Lowell Middlesex Academy Charter School	School			-	N/A	
80	Middle St	MCC	School			-	N/A	
83	Middle St	Enterprise Bank	Offices	39,984	14,648	-	N/A	
92-98	Middle St	The Village Smokehouse	Office/Restaurant	19,847	13,695	13,695	10+	
112	Middle St	Tremonte Pizzeria	Office/Restaurant	8,715	2,905	-	N/A	
134	Middle St	Old Fire House	Office/Restaurant	28,864	19,242	1,483	2	
129	Middle St	Enterprise Bank	Office/Restaurant	37,920	22,752	-	N/A	
142	Middle St	Owl Stamp	Office	5,049	936	-	N/A	
150	Middle St	Rogers Pool	Retail	16,800	10,600	-	N/A	
1	Perkins St	UMass Lowell	School/ Admn. Offices			-	N/A	
18	Shattuck St	The New England Quilt Museum	Museum	25,537	6,404	-	N/A	
22	Shattuck St	Law Offices	Office/ Residential	10,529	2,720	-	N/A	
25	Shattuck St	MA Dept. of Parks and Conservation/Trolley Museum	Office	8,980	6,654	-	N/A	
600	Suffolk St	Wannalancit Mills- UMass Lowell	School			-	N/A	
650	Suffolk St	Wannalancit Mills- Farley White	Office	149,840	118,208	15,508	2	
660	Suffolk St	Wannalancit Mills- Farley White	Office	24,712	12,358	4,660	2	
672	Suffolk St	Wannalancit Mills- Farley White	Office	20,400	10,200	4,785	1	
15	Warren St	UTEC HUB	Office/ Kitchen Incubator	21,600	10,800	-	N/A	
35	Warren St	UTEC Headquarters	Office	13,367	8,907	-	N/A	
151	Warren St	Gateway Center II	Office	48,276	48,276	2,206		
					<b>1,124,855</b>	<b>265,998</b>		
				<b>Vacancy Rate (%):</b>	<b>23.65</b>			

**UPDATED (MINUS MCC AND CHARTER SCHOOL) DOWNTOWN LOWELL COMMERCIAL UPPER FLOOR VACANCY INVENTORY - AUGUST 2018**

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