



# 491 DUTTON ST

LOWELL, MA

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FOR SALE OR LEASE | 14,300 SF FLEX CONDOS ON 2.29 AC

- 2.7 Miles to Route 495
- 1.2 Miles to Route 113

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

491 Dutton Street offers the opportunity to lease or purchase two first-floor flex/office suites in the heart of Lowell, ideal for owner-users or investors. Suite 101A (5,800 SF) features direct access to a loading dock and freight elevator, while Suite 101B includes a dedicated drive-in door with ramp access. Both suites are steps from the building's on-site restaurant and nearby downtown amenities.

## PROPERTY HIGHLIGHTS

- 2.7 Miles to Route 495
- 1.2 Miles to Route 113
- Directly off the Lowell Connector
- Heavy Power

## PROPERTY SPECIFICATIONS

Building Size:	150,000 SF
Space Available:	Unit 101A: 5,800 SF Unit 101B: 8,500 SF
Lot Size:	2.29 AC
Loading:	1
Drive In:	1
Lease Rate:	Market
Sale Price:	Market
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	51,981	74,957	197,219
Total Population	140,310	202,633	536,354
Average HH Income	\$102,706	\$117,248	\$135,072



## REDEVELOPMENT HISTORY

491 Dutton Street in Lowell, Massachusetts represents a thoughtful redevelopment of a historic 1880 textile mill into a modern mixed-use property.

Following the closure of the American Textile History Museum in 2016, the building was repositioned to include 65 residential condominiums along with the Kitson Business Center, introducing a mix of office and retail space.



## LOCATION DESCRIPTION

Its location directly across from the Lowell Justice Center has made it particularly attractive to legal and professional tenants, driving strong occupancy and demand.

Throughout the redevelopment, care was taken to preserve the building's historic character, with original elements and artifacts incorporated into the design. Today, 491 Dutton stands as a cornerstone of Lowell's ongoing revitalization—successfully blending historic architecture with modern urban living and business use.

UNIT 101A



UNIT 101B



COMMON AREA





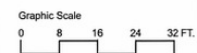
RICHARD AND NANCY  
 MICSONKI FOUNDATION FOR DRESS  
 384 WEST BROADWAY, N. Y., N. Y.  
 DATE: July 6, 2006  
*Hugh R. Hardy*  
 Professional Engineer



**Ground/First Floor Areas**

Unit #1: The Lowell Sun	13,800 sq.ft.
Unit #2: American Textile History Museum	19,182 sq.ft.
Unit #3: The Residence	62 sq.ft.
Unit #4: The Restaurant	2,073 sq.ft.
Limited Common Areas	4,535 sq.ft.
Common Areas	906 sq.ft.
<b>Total</b>	<b>43,798 sq.ft.</b>

Designated Passage for the American Textile History Museum  
 Future Interior Elements



I certify, that this plan fully and accurately depicts the layout of each unit, its location, dimensions, approximate area as well as the main and each common area in which each unit has an access.

*Hugh R. Hardy*  
 Date

Ground / First Floor Plan 332'-1 1/2"

PREPARED BY:  
*Kevin Mahoney*  
 1

# HIGHWAY PROXIMITY



2.7 MILES



4.6 MILES



1.2 MILES



6.9 MILES

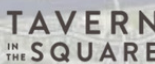
BOSTON, MA

40 MILES | 38 MINS

NASHUA, NH

19 Miles | 24 MINS

491 DUTTON ST. LOWELL, MA



SOUTH CHELMSFORD  
THE STUBBLEBINE  
COMPANY

# 491 DUTTON ST

LOWELL, MA

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