



439 SOUTH UNION STREET

LAWRENCE, MA

FOR LEASE | 53,223 SF OFFICE — 4TH & 5TH FLOORS

- 53,223 SF Office Available | 4th Floor 8,000 SF | 5th Floor 45,223 SF (Full Floor)
- 97,600+ Annual On-Site Visits | +36% Since 2023 | Weekday Workforce Pattern
- 1.0 Mi to I-495 | 1.1 Mi to Lawrence MBTA | Ample Free On-Site Parking

EXCLUSIVE AGENT | THE STUBBLEBINE COMPANY | CORFAC INTERNATIONAL



BRICK, TIMBER & STEEL OFFICE ON THE SOUTH UNION STREET CORRIDOR

439 South Union Street offers 53,223 SF of loft-style office space in a five-story brick, timber and steel mill on Lawrence's established South Union Street office and distribution corridor, one mile from I-495 via South Union Street. The building is an occupied, working address: Placer.ai records 97,600+ on-site visits in the last twelve months, up 36% since 2023, with a Monday–Friday, 8 am–4 pm pattern that reads as workforce, not foot traffic. Exposed timber ceilings, oversized mill windows, free on-site parking and a walkable retail cluster at Plaza 114 give an employer a full-floor, 45,223 SF plate that is hard to find at this price point in the Merrimack Valley.

OFFICE HIGHLIGHTS

TOTAL AVAILABLE

53,223 SF

4TH FLOOR

8,000 SF

5TH FLOOR

45,223 SF — Full Floor

BUILDING

283,304 SF | 5 Stories

CHARACTER

Brick, Timber & Steel Mill | Exposed Ceilings

PARKING

Ample Free On-Site

TRANSIT

1.1 Mi to Lawrence MBTA (Haverhill Line)

LEASE RATE

Market

TRADE AREA AT A GLANCE

	3-MI	5-MI	10-MI
POPULATION	146,634	201,288	544,768
HOUSEHOLDS	52,295	71,968	201,661
AVG HH INCOME	\$105K	\$125K	\$130K
BUSINESSES	5,134	—	—
EMPLOYEES	66,558	—	—

Businesses / employees = 3-mi ring (Placer.ai / STI Workplace). Income = ring average.

IDEAL FOR

- Medical Back-Office / Billing
- Behavioral & Social Services
- Education / Workforce Training
- Call Center / Customer Support
- Nonprofit & Agency HQ
- Engineering / Technical Office
- Creative & Studio Users
- Regional Hub-and-Spoke Offices

THE SPACE



5TH FLOOR — PRIVATE OFFICES & OPEN AREA, AS-IS



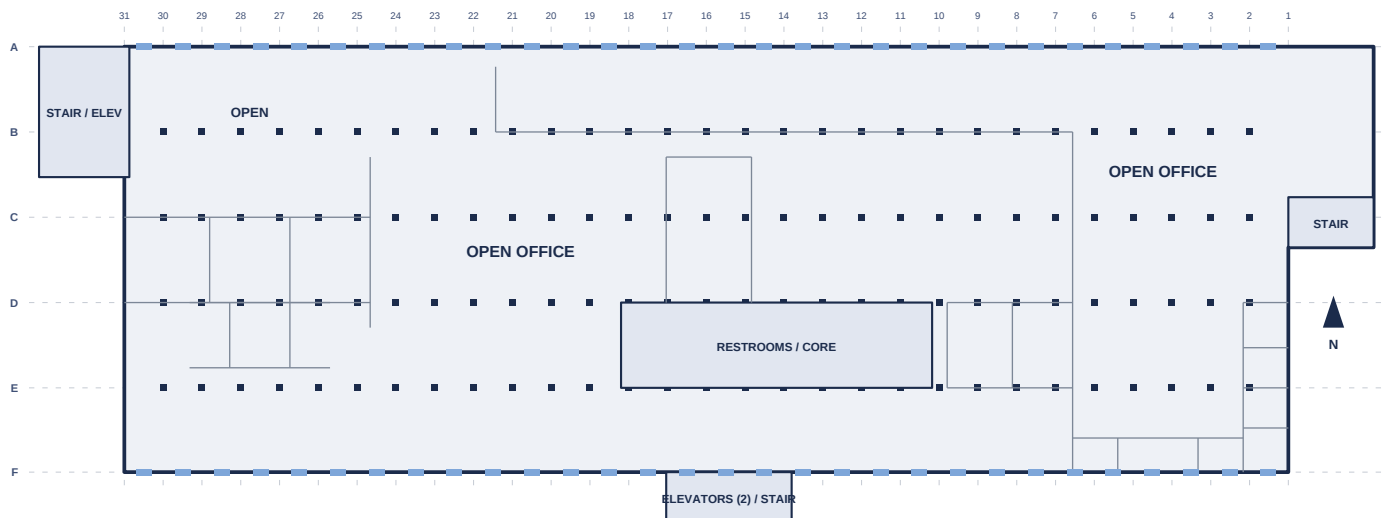
4TH FLOOR — REPRESENTATIVE FINISHED SPACE: TIMBER, BRICK & MILL WINDOWS

A FULL 45,223 SF FLOOR PLATE PLUS AN 8,000 SF SUITE

The 5th floor is offered in its entirety — a single-tenant, single-floor solution with existing private offices, conference rooms and a central core, and open bays ready for a modern plan. The 4th floor adds an 8,000 SF suite for a smaller requirement or expansion. Both floors carry the building's signature exposed heavy-timber and steel structure, brick perimeter and oversized mill windows on both long elevations.

FLOOR	AVAILABLE	CONDITION	BEST USES
5th Floor	45,223 SF (full floor)	Private offices + open bays	Single-tenant HQ, back-office, call center
4th Floor	8,000 SF	Open plan, carpeted	Expansion suite, satellite office, agency

5TH FLOOR PLAN — EXISTING CONDITIONS (SCHEMATIC)



Schematic redrawn from architect's existing-conditions plan (Ex1.1). Not to scale; column grid and cores shown for orientation only.

BUILDING SPECIFICATIONS

BUILDING SIZE	283,304 SF	TOTAL AVAILABLE	53,223 SF
STORIES	5	CONSTRUCTION	Brick, Heavy Timber & Steel
FLOOR PLATE	±56,600 SF gross (avg.)	CEILINGS	Exposed Heavy Timber
PARKING	Ample Free On-Site	LEASE RATE	Market



LOCATION, ACCESS & AMENITIES

SOUTH UNION STREET — LAWRENCE'S ESTABLISHED OFFICE & DISTRIBUTION CORRIDOR

Same I-495 exit, same commute, same amenity loop as the corridor's established office campuses — with a full 45,223 SF floor available now.



WALKABLE AMENITIES

Plaza 114 — Marshalls, Family Dollar, Metro	0.2 mi	66% of visitors
Santander Bank	0.1 mi	on S Union
Crown Bakeries (neighbor, 485 S Union)	adjacent	10.5% prior stop
Dunkin' / Wendy's / Starbucks	0.3 mi	Winthrop Ave
Market Basket / America's Food Basket	0.4–1.1 mi	Winthrop Ave
North Andover Mall	1.1 mi	51% of visitors
Lawrence MBTA — Haverhill Line	1.1 mi	Boston North Station
Riverwalk Apartments & Lofts	0.3 mi	S Union St

Share of annual visits by visitor home zip (Placer.ai). Circled clusters 1–3 = regional employer groups at right.

HIGHWAY & TRANSIT ACCESS

ROUTE 114 / WINTHROP AVE

Adjacent

ROUTE 28

0.8 mi

I-495 (VIA S UNION ST)

1.0 mi

I-93

3.2 mi

LAWRENCE MBTA (HAVERHILL LINE)

1.1 mi

BOSTON

27 mi | 34 min

NASHUA, NH

27 mi | 31 min

VISITOR FAVORITE PLACES

Mall at Rockingham Park	70.6%
Methuen Shopping Center	67.2%
Plaza 114 (0.2 mi)	66.0%
Walmart (Methuen)	63.2%
Tuscan Village	60.2%
North Andover Mall (1.1 mi)	51.3%

% of visitors also seen at each center (Placer.ai)

REGIONAL EMPLOYERS

1 METHUEN / RT 113

Home Depot | Lowe's | Telcom USA | Extra Space Storage | Public Storage | Northeast Storage | Eagle Woodworking

2 ANDOVER / RT 28

Asahi/America | Key Polymer | United Tool & Machine | Charm Sciences

3 I-93 / BALLARDVALE

RTX | Gillette | Symbotic | Zoll | Accu-Tech | Red Thread | Arrow Paper | Pli-Dek

97,600+

ANNUAL ON-SITE VISITS | LAST 12 MONTHS

+36%

VISITS VS. 3 YRS AGO

+7%

VISITS VS. 2 YRS AGO

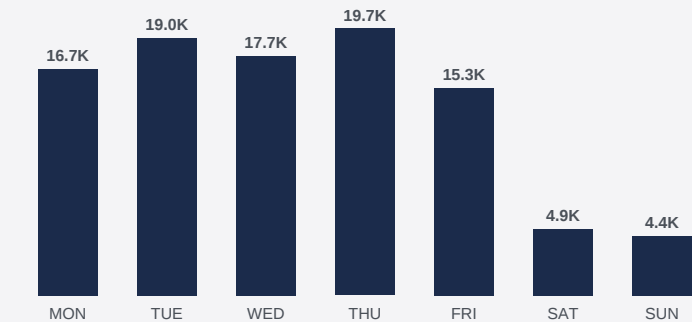
31,700

UNIQUE VISITORS

AN OCCUPIED, WORKING ADDRESS — NOT A QUIET MILL

Placer.ai activity at 439 South Union runs on a workforce clock: roughly 89% of visits land Monday through Friday, activity plateaus from 10 am to 4 pm, and 80% of visits come from people who return two or more times a year. Annual visits have climbed from 79,500 in 2023 to 101,300 in 2025. For a prospective office tenant that means a populated building, active common areas, and neighbors who keep the same hours you do.

WEEKLY ACTIVITY PATTERN



Annual visits by day of week (Placer.ai, Sep 2025 – Aug 2026). Weekday-weighted: an employer pattern.

VISITOR BEHAVIOR

31,700

UNIQUE VISITORS

3.07

AVG VISITS PER VISITOR

69 MIN

AVG DWELL TIME

49 MIN

MEDIAN DWELL TIME

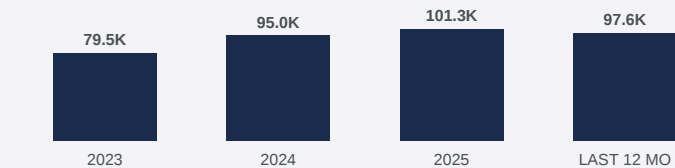
10 AM – 4 PM

ACTIVITY PLATEAU

80%

REPEAT VISITATION (2+ VISITS)

ANNUAL VISITS TREND



WHERE VISITORS GO BEFORE & AFTER

Top prior / post stops — the daily amenity loop around the building

PRIOR		POST	
1	Crown Bakeries (S Union)	10.5%	1 Crown Bakeries (S Union) 1.9%
2	Dunkin' (Winthrop Ave)	1.1%	2 Wendy's (Winthrop Ave) 1.1%
3	Santander Bank (S Union)	0.9%	3 Marshalls (Plaza 114)
4	Speedway (S Union)	0.7%	4 Speedway (S Union)
5	Riverwalk Apartments	0.7%	5 America's Food Basket

OFFICE TAKEAWAY

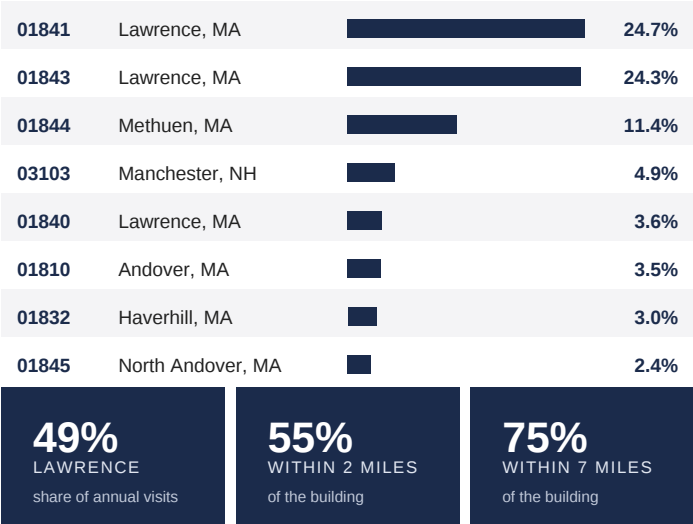
The activity profile is the one an employer wants to see: weekday-heavy, mid-day dense, and dominated by repeat visitors who stay an hour or more. Prior and post stops show the building already sits inside a working daily loop — coffee at Dunkin', lunch on Winthrop Avenue, groceries at Market Basket or America's Food Basket, errands at Plaza 114 — all within a few minutes on foot. Recruiting and retaining staff is easier when the amenities are already there.

Visitation = Placer.ai nearby-activity ring (250 ft) at 439 S Union St, adjusted to exclude restricted locations; Sep 1, 2025 – Aug 31, 2026. Figures rounded.

A Merrimack Valley Workforce, Drawn from Close In

Home-location data for visitors to 439 South Union shows a tight, local labor shed: roughly half of all visits originate in Lawrence, more than half from within two miles, and three-quarters from within seven. Methuen, Andover, Haverhill and North Andover fill out the commute map, with a measurable draw from southern New Hampshire.

VISITOR ORIGIN BY HOME ZIP

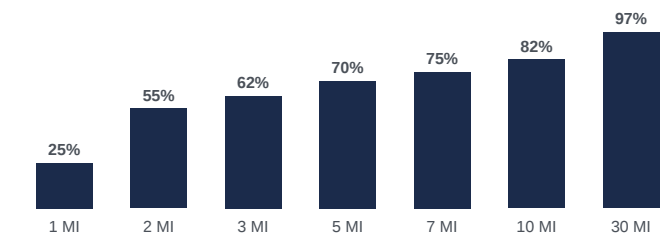


3-MILE EMPLOYER BASE

INDUSTRY	# BIZ	% MIX	vs MA
Health Care & Social Assistance	1,830	35.6%	+24
Professional, Scientific & Technical	494	9.6%	-3
Retail Trade	411	8.0%	-17
Finance & Insurance	267	5.2%	+13
Construction	215	4.2%	-38
Accommodation & Food Services	181	3.5%	-17
Manufacturing	158	3.1%	-9
Information	141	2.7%	+9
Public Administration	139	2.7%	-16
Educational Services	128	2.5%	+12
Transportation & Storage	69	1.3%	+29

Index 100 = state parity. Health care, finance, education, information and transportation all over-index — the office-using base.

CUMULATIVE COVERAGE BY DISTANCE



WHAT THIS MEANS FOR AN EMPLOYER

Health care and social assistance is more than a third of the businesses within three miles and indexes 24% above the state — this is a medical, behavioral-health and human-services market first. Finance, education, information and transportation also over-index. A regional operator that needs a large back-office, training or hub floor close to where its workforce already lives can staff 45,000 SF here from a two- to seven-mile commute, with the MBTA and I-495 for everyone else.

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