



## 1168 Lakeview Ave

1168 Lakeview Ave, Dracut, MA 01826



### Taylor Sands

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# 1168 Lakeview Ave

\$16.00 - \$18.00 /SF/YR

Well-located commercial property available on Lakeview Avenue in Dracut, offering strong visibility and convenient access to Route 38 and I-93. The property is situated in an established commercial corridor with nearby retail, residential neighborhoods, and daily traffic generators.

The building is suitable for a variety of uses including office, retail, service, or light commercial, depending on tenant needs and zoning approvals. Flexible layout allows for efficient build-out, and the site offers on-site parking for employees and customers.

Ideal for owner-users or tenants seeking a high-exposure location with easy access to Greater Lowell, southern New Hampshire, and surrounding Merrimack Valley communities....



Rental Rate:	\$16.00 - \$18.00 /SF/YR
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Property Type:	Retail
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Property Subtype:	Freestanding
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Gross Leasable Area:	15,434 SF
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Year Built:	1988
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Walk Score ®:	72 (Very Walkable)
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Rental Rate Mo:	\$1.33 /SF/MO
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## 2nd Floor Ste 21 and 22

Space Available	1,087 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

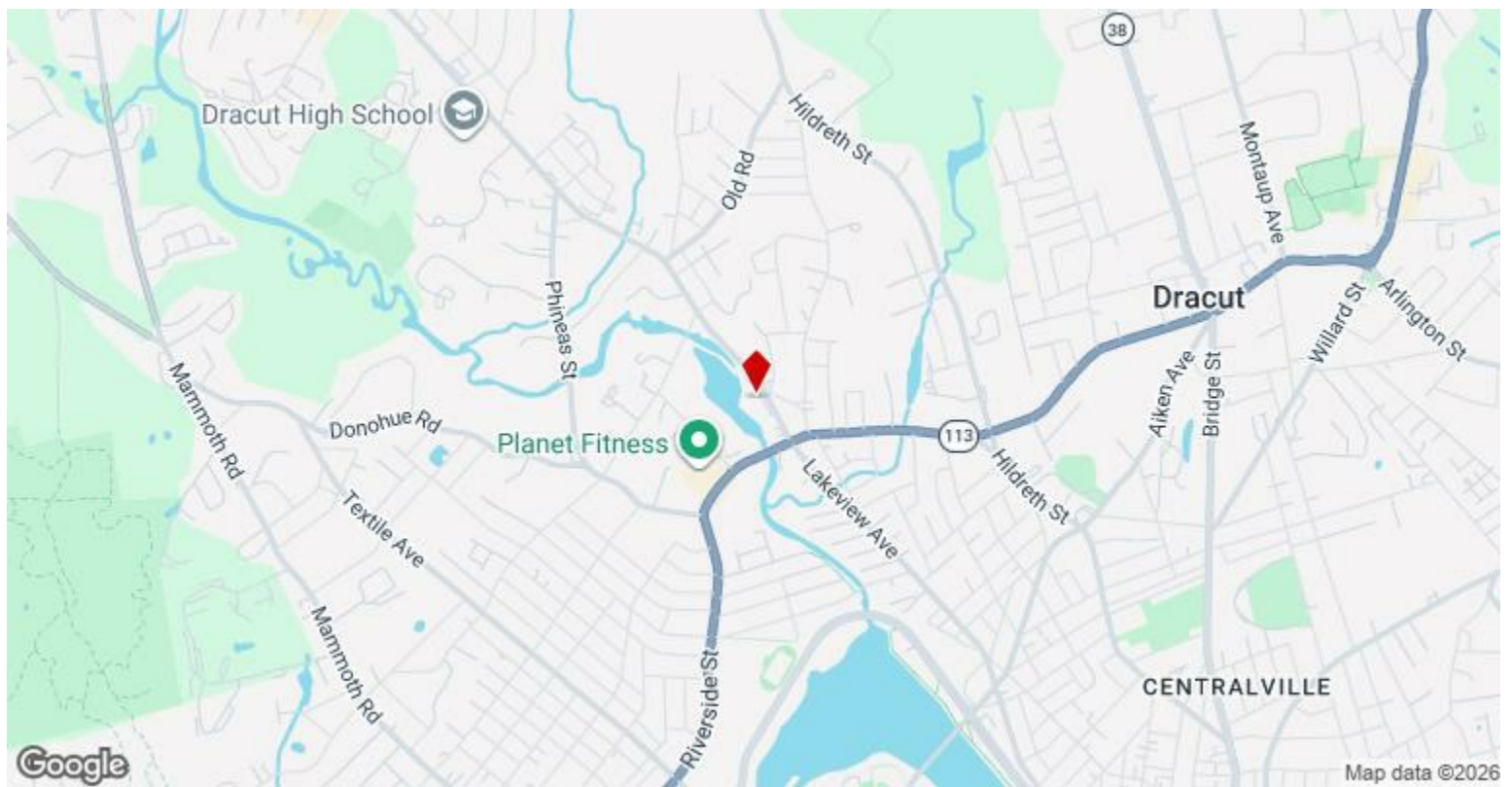
Office Space for Lease - Rockland Trust Plaza  
Located on the second floor of the prestigious Rockland Trust Plaza, Suite 21 and 22 offers an ideal environment for your growing business. This bright, spacious, and professional office space is designed to support a range of businesses, including accountants, legal firms, or other professionals. Key Features: Semi-private offices perfect for focused work or client meetings. Dedicated break room for your convenience. Comfortable waiting room for clients and visitors. Private bathroom within the suite for added comfort and convenience. Ample on-site parking for both tenants and clients. Central heating and air conditioning to maintain comfort year-round. Professional property management ensuring a well-maintained and secure building. The second floor of Rockland Trust Plaza is home to a variety of professionals, creating an ideal networking environment for small businesses. This location is perfect for those who value both functionality and a prestigious business address. Contact us today to schedule a tour or for more information!

## 2nd Floor Ste 23A

Space Available	655 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Located on the second floor of the prestigious Rockland Trust Plaza, Suite 23 A offers a professional and functional environment for your business. Accessed from a welcoming atrium and central entrance, this bright and spacious unit includes: Two private, separate offices, perfect for focused work or client meetings. A dedicated break room for your convenience. A comfortable waiting room for clients and visitors. Ample on-site parking for both tenants and clients. Central heating and air conditioning to keep you comfortable year-round. Professional property management ensuring a well-maintained and secure building. The second floor of the building is home to various professionals, making it an ideal location for small businesses, accountants, or legal offices. Contact us today to schedule a tour or for more information!





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## Property Photos



Side of Building



Lobby



## Property Photos

