

MERRIMACK MEDICAL CENTER

62 BROWN STREET, HAVERHILL, MA



THE OFFERING



Purchase Price



CAP RATE



NOI



WALT

Transwestern has been exclusively retained by Ownership to offer qualified investors an opportunity to purchase Merrimack Medical Center (the “Property”) located in Haverhill, Massachusetts, suburb of Boston. The five-story, purpose-built outpatient medical property is located at 62 Brown Street with 59,601 rentable square feet. Fee simple location on the Holy Family Hospital campus, which is a 122 bed-acute care hospital featuring comprehensive inpatient medical/surgical units and 24/7 emergency services. The hospital was acquired by Lawrence General Hospital, a non-profit system in October 2024.

Merrimack Medical Center was built in 2005 and is currently 88.50% occupied. The tenants benefit from an on-campus location and connectivity to the surrounding residential communities in the Boston MSA. The property is subject to 21 leases with a WALT of 5.85 years offering investors the opportunity to benefit from predictable cash flow with the ability to create value through active management, lease up of remaining vacancy and the benefit from new hospital ownership with a strong commitment to this campus.



New lease executed for suite 305, and executed lease extension with Quest



Well positioned just north of Lincoln Ave which has direct access to downtown Haverhill within a 5-minute drive



Merrimack Medical Center was constructed in 2005 on the campus of Holy Family Hospital



The asset has a long history of medical occupancy, landlord has spent significant capital into the project to attract quality tenants



Lawrence General recently acquired two Holy Family Hospitals committing to the location

TRANSWESTERN

SETH GILFORD
Vice President
512.314.3975
seth.gilford@transwestern.com

RACHEL GLASS
Vice President
713.270.3327
rachel.glass@transwestern.com

STRUCTURED FINANCE

BROOKS CREECH
Vice President
214.237.5028
brooks.creech@transwestern.com

STEVE LEATHERS
Senior Managing Director
305.357.3830
steve.leathers@transwestern.com

ANGELA HEIDMAN
Marketing & Transaction Coordinator
214.446.4554
angela.heidman@transwestern.com

NAI | PARSONS COMMERCIAL GROUP

ALEX BERGER
Director
617.304.2181
aberger@parsonscree.com

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