



ONE CIRCLE

193-197 Union Street

New Bedford, Massachusetts

Premier Ground-Floor Retail Space
Available in Downtown's Newest Mixed-Use
Development

~2,500

SF Available

40K+

GSF Building

2Q 2027

Delivery

Healthier Buildings—for People and the Planet

One Circle Co. is a multifamily development company that delivers healthy and sustainable living experiences in our residential and retail communities. We focus on opportunities in the greater Boston area in high barrier-to-entry submarkets with measured downside risk and the potential for value creation through entitlement, vertical development and capital structuring.

One Circle Co. is proud to be a woman-owned business, Fitwel Ambassador and Public Benefit Corporation.

One Circle Co. is led by Lauren Jezienicki who has over 20 years of real estate industry experience and has developed +4,000 apartment homes and +100,000 square feet of mixed-use retail totaling over \$2B in project value.



A New Landmark for Downtown New Bedford



40,000+

GSF Total Building



Mixed-Use

Residential + Retail
including 45-Units of
Housing on Floors 2-6



~2,500 SF

Ground-Floor Retail with
Large Storefront Windows



Sustainable

Efficient, Modern
Construction +
Meets New Stretch Code
Standards

193–197 Union Street is One Circle's signature mixed-use development in the heart of New Bedford's historic downtown. The project transforms a long-vacant site into a vibrant 40,000+ GSF building featuring ground-floor retail and upper-floor residential units — bringing new daily foot traffic and a captive customer base to Union Street.

LOCATION

Food & Beverage

 All items

Shopping

 All items

Arts & Culture

 All items

Civic

 All items

Transportation

 All items

Parking

 All items

Hotels

 All items

Keystone Project

 193 Union St



Transit Access

Direct access to SRTA bus network, South Coast Rail corridor, Ferry to the Cape & Islands



Parking

Municipal parking facilities within one block of the property



Retail Neighbors

Surrounded by established downtown businesses, restaurants & services; Walk Score of 91 "Walker's Paradise"



Residential Density

Downtown has seen construction of +450 bedrooms within a ½ mile; HH incomes have grown +5% annually y-o-y since 2021

THE SPACE

Shell + Floor Plan

Total SF ~2,500 SF

Floor & Walls Gravel with Metal Studs

Ceiling Height 14' 3" slab-to-slab

Electrical 200 – 400 amp service

HVAC Tenant-installed

Accessibility ADA-compliant

Signage Tenant-installed

Trash Room With compactor for retail and residential



Why New Bedford – Why Now

101K+

City Population
Density of 5k people
per square mile —
dense, walkable
customer base

37

Median Age
28% Adults ages 25-
44 Squarely in a
Prime Consumer
Group

**South
Coast Rail**

+33% YoY Ridership
Growth;
242k rides per
month

**99k – 190k
Annual
Visits**

High Foot Traffic
along Union Street

UNESCO

Creative City
Designation

- New Bedford is experiencing a downtown renaissance driven by arts, culture, and new investment.
- South Coast Rail dramatically improves regional connectivity, unlocking a new wave of residential and commercial growth.
- Union Street sits at the center of this momentum — with new residents, new visitors, and new spending power.
- The UNESCO Creative City of Design designation is attracting national attention and drawing creative businesses to the downtown core. Over \$70M of public and private investment for renovation and expansion of major cultural institutions.



Please Contact Us

Join New Bedford's most exciting new development.

Lauren Jezienicki

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193–197 Union Street, New Bedford, MA