

80-112 Munroe St



Office - Saugus/Lynn Submarket
Lynn, MA 01901

20,829 SF RBA 0.54 AC Lot 1934 Built 1,034 - 5,572 Available SF 4,538 Max Contig SF \$18 - 22 CoStar Est. Office Rent

Sale

Sold Price \$650,000 (\$31.21/SF)
Date Sep 2010
Sale Type Investment
Financing Down Payment of \$225,046 (34.62%)
1st Mortgage: Danvers Savings Bank
Bal/Pmt: \$425,000/-

Building

Type 3 Star Office
Location Suburban
RBA 20,829 SF Year Built 1934
Stories 2 Tenancy Multi
Typical Floor 10,414 SF Owner Occup No
Class B
Construction Masonry

CoStar Est. Rent \$18 - 22/mg (Office) ?

Taxes \$0.34/SF (2021)

Opportunity Zone Yes ?

Walk Score® Walker's Paradise (96)
Transit Score® Some Transit (49)

Parking Ratio 2.00/1,000 SF

Land

Land Acres 0.54 AC Land SF 23,522 SF
Bldg FAR 0.89
Zoning CBD
Parcel LYNN-000068-000628-000012, LYNN-000068-000628-000015

Tenants

Name	SF Occupied
Jazzy Sports Wear Promotional	10,414
Daily Item	6,000
Oasis Development Enterprises, Inc.	-
Panakio Adjusters	-
Pennyworths, Inc	-

Source: CoStar Research

About the Owner

Munroe Partners LLC

145 Munroe St
Lynn, MA 01903
United States
(781) 593-1506 (p)
Since Sep 17, 2010

Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn Commuter Rail (Newburyport/Rock...)	1 min	4 min	0.2 mi
Swampscott Commuter Rail (Newburypo...)	5 min		1.9 mi

Airport	Drive	Walk	Distance
Logan International Airport	16 min		9.1 mi

For Lease

Smallest Space 1,034 SF Office/Ret Avail 5,572 SF
Max Contiguous 4,538 SF
of Spaces 2
Vacant 0 SF
% Leased 100.0%
Rent Withheld - CoStar Est. Rent \$18 - 22 (Office) ?

Space

Floor	Available	Use	Rent	Services
P 1st	1,034 SF	Off/Ret	Withheld	MG
P 1st	4,538 SF	Off/Ret	Withheld	MG

Leasing Activity

Sign D...	Leased	Use	Rent	Services	Rent Ty...
Feb 2015	4,538 SF	Office	\$13.00	NN	Starting

Market Conditions

Vacancy Rates ?	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	4.8%	↑ 1.2%
Market Overall	9.8%	↑ 1.7%

Market Rent Per Area ?

Submarket 2-4 Star	Market Overall
\$20.53/SF	\$41.28/SF

Submarket Leasing Activity ?

12 Mo. Leased	57,562 SF	↓ -48.7%
Months on Market	5.5	↓ -3.3 mo

Submarket Sales Activity ?

12 Mo. Sales Volume	Market Sale Price Per Area	Current	Prev Year
\$3.88M	\$191/SF	\$14.86M	\$183/SF

Property Contacts

True Owner Munroe Partners LLC
Recorded Owner Munroe Partners Llc
Owner Type Corporation
Primary Leasing The Hall Company

Documents

Last Sale



Assessment

2021 Assessment			
Improvements	\$852,700	\$31.06/SF	
Land	\$457,500	\$16.67/SF	
Total Value	\$1,310,200	\$47.73/SF	202% of last sale

Location

Zip	01901
Submarket	Saugus/Lynn
Submarket Cluster	Route 128 North
Location Type	Suburban
Market	Boston
County	Essex
State	Massachusetts
CBSA	Boston-Cambridge-Newton, MA-NH
DMA	Boston (Manchester), MA-NH-VT
Country	United States

Demographics

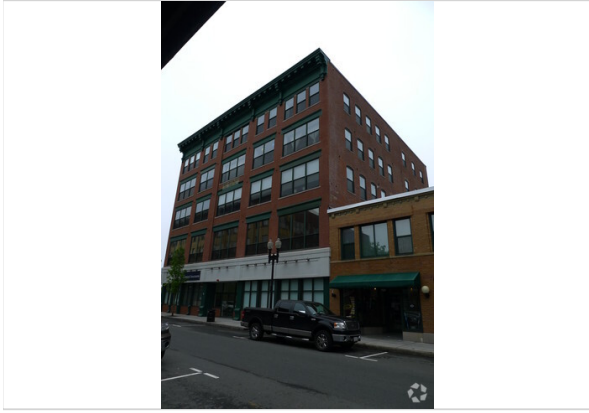
	1 mile	3 miles
Population	47,077	125,539
Households	17,703	47,573
Median Age	35	38.30
Median HH Income	\$44,062	\$70,602
Daytime Employees	15,789	35,309
Population Growth '21 - '26	▲ 1.28%	▲ 1.50%
Household Growth '21 - '26	▲ 1.36%	▲ 1.57%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lewis St	Kenwood Ter W	16,594	2018	0.77 mi
Ocean Street	Eastern Ave E	11,750	2020	1.23 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.24 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.25 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.25 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.27 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.28 mi
Redington Street	King St NE	1,750	2020	1.67 mi
General Edwards Brg	Lynnway N	41,750	2018	1.70 mi
Redington St	Sheridan Rd NE	1,620	2017	1.71 mi

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Property ID: 7791544

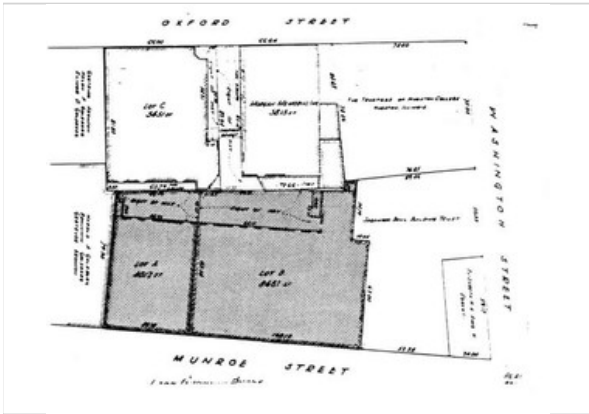
Images



Primary Photo



Building Photo



Plat Map