

# Lease Availability Report

## 225 Boston St

Lynn, MA 01904 - Saugus/Lynn Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1974
RBA:	29,870 SF
Floors:	3
Typical Floor:	9,957 SF
Core Factor:	17%

### AVAILABILITY

No Spaces Available

### EXPENSES

Taxes: \$2.47 (2022)

### SALE

Last Sale: Sold on Mar 27, 2023 for \$3,650,000 (\$122.20/SF)

### AMENITIES

Bus Line

### TRANSPORTATION

Parking: 125 Surface Spaces are available; Ratio of 4.18/1,000 SF

Commuter Rail: 4 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)

Airport: 17 minute drive to Logan International Airport

Walk Score ®: Very Walkable (80)

Transit Score ®: Some Transit (42)

### KEY TENANTS

Pediatric Health Care Assoc	4,500 SF	Essex County Veterans Affairs	1,650 SF
Dish Network	1,500 SF	Design Inc. Studios	1,373 SF
Degre Chiropractor	1,137 SF	Catholic Charities	1,100 SF

