

Property Summary Report

270 Union St



Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1969
RBA	23,280 SF
Stories	4
Typical Floor	7,500 SF
Construction	Masonry

LAND

Land Acres	0.47 AC
Zoning	CBD
Parcels	LYNN-000082-000617-000011

EXPENSES

Taxes	\$1.64/SF (2022)
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FOR LEASE

Smallest Space	164 SF	Office Avail	1,020 SF
Max Contiguous	856 SF		
# of Spaces	2		
Vacant	1,020 SF		
% Leased	95.6%		
Rent	\$25.93 - 36.59		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	303	Office	Direct	164	164	164	\$36.59/FS	Vacant	Negotiable
P 3rd	314	Office	Direct	856	856	856	\$25.93/FS	Vacant	Negotiable

SALE

Sold Price	\$622,250 (\$26.73/SF) - Part of Portfolio
Date	Oct 2014
Sale Type	Investment
Properties	3

TRANSPORTATION

Commuter Rail	3 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	22 min drive to Logan International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Some Transit (49)

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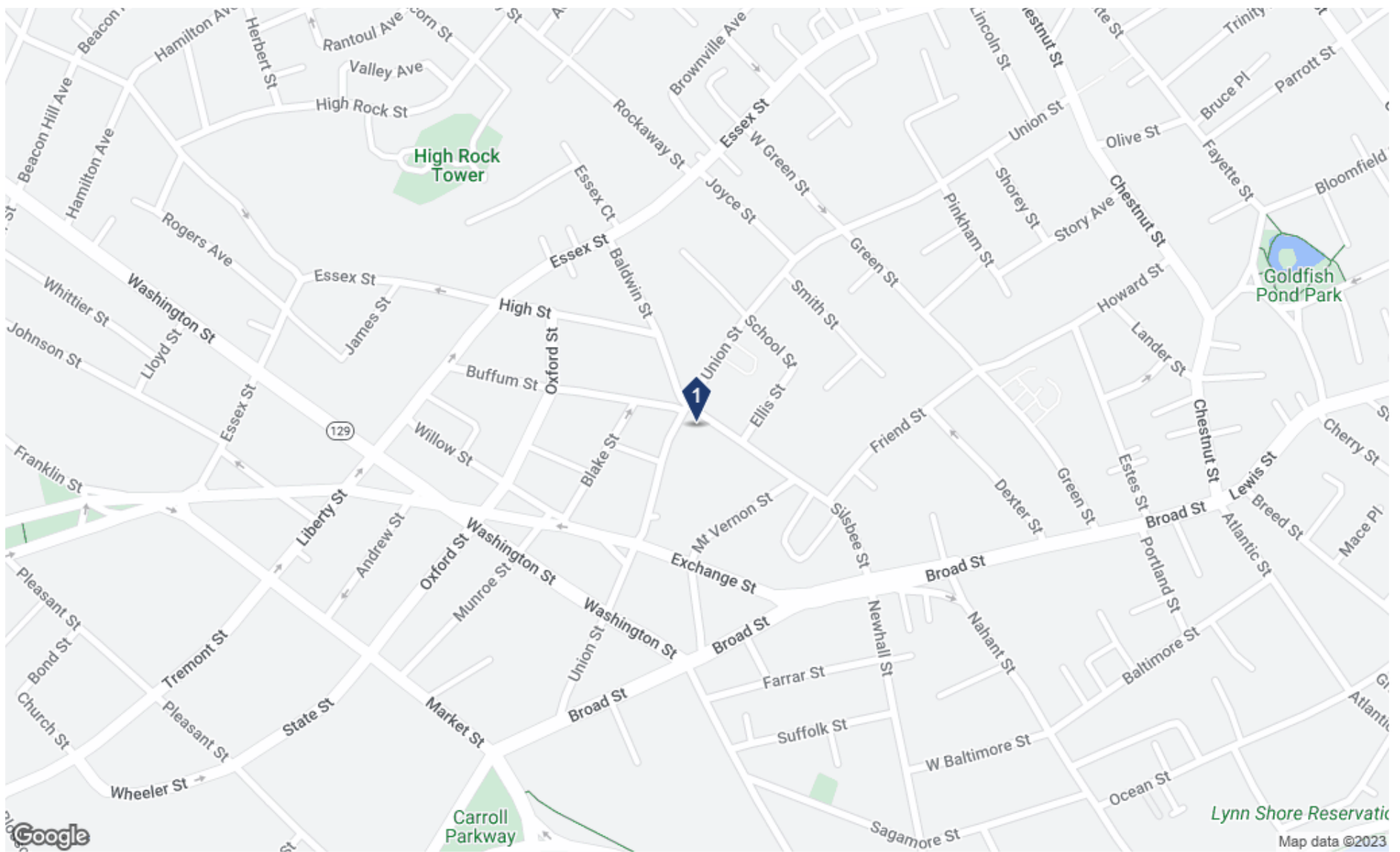
TENANTS

Dr. Dental	9,637 SF	Able Home Care	9,434 SF
Psychiatric Associates-Lynn: Van Wittenberg Robert	4,500 SF	Neighborhood Home Care	2,500 SF
Eastern Bank	1,200 SF	Dignity Care Services	600 SF
Precision Insurance	500 SF	Ferrera's Counseling LLC	-
Lynn Community Hlth	-	Namaste Homecare	-

PROPERTY CONTACTS

True Owner	RCG LLC 17 Ivaloo St Somerville, MA 02143 (617) 625-8315 (p) (617) 625-8345 (f)	Recorded Owner	RCG Silsbee Llc 17 Ivaloo St Somerville, MA 02143
Previous True Owner	Santander Bank 1 Financial Plz Providence, RI 02903 (401) 752-1900 (p) (401) 752-1825 (f)		

Property Map Overview



Space Availability with Photo Report



270 Union St
 Medical Office - Saugus/Lynn Submarket
 Lynn, MA 01901



23,280
SF RBA

0.47
AC Lot

1969
Built

856
Max Contig SF

164 - 1,020
Available SF

\$25.93 - 36.59
Asking Office Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 3rd	314	270 Union St	Office	Direct	856	856	856	\$25.93/FS	Available	Vacant	Negotiable	RCG LLC
P 3rd	303	270 Union St	Office	Direct	164	164	164	\$36.59/FS	Available	Vacant	Negotiable	RCG LLC

Lease Availability Report

270 Union St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1969
RBA:	23,280 SF
Floors:	4
Typical Floor:	7,500 SF

AVAILABILITY

Min Divisible:	164 SF
Max Contig:	856 SF
Total Available:	1,020 SF
Asking Rent:	\$\$25.93 - \$36.59/FS

EXPENSES

Taxes:	\$1.64 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	314	Office	Direct	856	856	856	\$25.93/FS	Vacant	Negotiable
P 3rd	303	Office	Direct	164	164	164	\$36.59/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Properties in Lynn, MA Sold on Oct 7, 2014 for \$2,150,000 (\$24.09/SF)

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	3 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	22 minute drive to Logan International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Some Transit (49)

KEY TENANTS

Dr. Dental	9,637 SF	Able Home Care	9,434 SF
Psychiatric Associates-Lynn: Van Wittenberg Robert	4,500 SF	Neighborhood Home Care	2,500 SF
Eastern Bank	1,200 SF	Dignity Care Services	600 SF

