

Lease Availability Report

349 Lynnway

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Auto Repair
Tenancy:	Single
Year Built:	1960
GLA:	5,146 SF
Floors:	1
Typical Floor:	5,146 SF
Docks:	4 int/4 ext

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	5,000 SF
Total Available:	5,000 SF
Asking Rent:	\$20.00/NNN

EXPENSES

Taxes:	\$2.31 (2022)
--------	---------------

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,000	5,000	5,000	\$20.00/NNN	Apr 2024	Negotiable

Park Towers II LLC - Harry Almeida (781) 254-2075

LEASING AGENTS

Company:	Park Towers II LLC
Contacts:	Harry Almeida (781) 254-2075

SALE

Last Sale:	Sold on Dec 28, 2021 for \$850,000 (\$165.18/SF)
------------	--

AMENITIES

Signage, Waterfront

KEY TENANTS

Morgans Garage	5,146 SF
----------------	----------

TRAFFIC & FRONTAGE

Traffic Volume:	39,948 on Broad St & Market St (2022)
	41,490 on General Edwards Brg & Lynnway (2022)
Frontage:	54' on Lynnway Rd (with 1 curb cut)

Made with TrafficMetrix® Products



Lease Availability Report

349 Lynnway

Lynn, MA 01901 - Saugus/Lynn Submarket



TRANSPORTATION

Parking: 15 Surface Spaces are available; Ratio of 2.91/1,000 SF

Commuter Rail: 2 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)

Airport: 15 minute drive to Logan International Airport

Walk Score ®: Very Walkable (84)

Transit Score ®: Some Transit (44)



Property Summary Report

349 Lynnway



Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	1 Star Retail Auto Repair
Tenancy	Single
Year Built	1960
GLA	5,146 SF
Stories	1
Typical Floor	5,146 SF
Docks	4 ext 4 int
Construction	Masonry

LAND

Land Acres	0.21 AC
Zoning	LI
Parcels	LYNN-000067-000745-000028

EXPENSES

Taxes	\$2.31/SF (2022)
-------	------------------

TENANTS

Morgans Garage	5,146 SF
----------------	----------

BUILDING AMENITIES

- Signage
- Waterfront

FOR LEASE

Smallest Space	5,000 SF	Retail Avail	5,000 SF
Max Contiguous	5,000 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$20.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	5,000	5,000	5,000	\$20.00/NNN	Apr 2024	Negotiable

Property Summary Report

349 Lynnway



Lynn, MA 01901 - Saugus/Lynn Submarket

SALE

Sold Price	\$850,000 (\$165.18/SF)
Date	Dec 2021
Sale Type	Investment

TRAFFIC & FRONTAGE

Traffic Volume	39,948 on Broad St & Market St NE (2022)
	41,490 on General Edwards Brg & Lynnway N (2022)
Frontage	54' on Lynnway Rd (with 1 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	15 available (Surface);Ratio of 2.91/1,000 SF
Commuter Rail	2 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	15 min drive to Logan International Airport
Walk Score	Very Walkable (84)
Transit Score	Some Transit (44)

PROPERTY CONTACTS

True Owner	Ron Costa 315 Lynnway Lynn, MA 01901 (617) 922-1600 (p)	Recorded Owner	349 Lynnway Llc
Previous True Owner	StoneRiver Properties, LLC 720 Massachusetts Ave Cambridge, MA 02139 (617) 868-7700 (p) (617) 868-7720 (f)	Previous True Owner	Joyce Lebedew Real Estate 507 E Broadway South Boston, MA 02127 (617) 269-6400 (p)
Previous True Owner	Louis Kunian 177 Perham St West Roxbury, MA 02132 (617) 325-5286 (p)	Previous True Owner	Gerber Nominee Trust 19 Buchanan Rd Marblehead, MA 01945 (781) 631-6683 (p)

Space Availability with Photo Report



349 Lynnway
 Auto Repair - Saugus/Lynn Submarket
 Lynn, MA 01901



5,146
SF GLA

0.21
AC Lot

1960
Built

5,000
Max Contig SF

5,000
Available SF

\$20.00
Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		349 Lynnway	Retail	Direct	5,000	5,000	5,000	\$20.00/NNN	Under Offer	Apr 2024	Negotiable	Park Towers II LLC

AMENITIES

- Signage
- Waterfront

349 Lynnway

Partial 1st Floor

Lynn, MA

Available: **5,000 SF of Retail, will not divide**
Building Contiguous: **5,000 SF**
Rent/SF/Yr: **\$20.00**
Executive Suite: **N**
Services: **Triple Net**
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:
Occupancy: **04/2024**
Term: **Negotiable**
Condition: **Excellent**
Space Amenities: **Activity License**
Space Notes: **Fully operational Garage/ Auto repair shop, with 4 bay doors, lifts, tools 2 offices restroom.**

Floor Contiguous: **5,000 SF**
Rent/mo: **\$8,333.33**
Type: **Direct**
Listed: **3 Days**
Build Out: **Full Build-Out**

Floor Plan

Floor plan not provided

Leasing Company

Park Towers II LLC
100 Washington St
Salem, MA 01970

Harry Almeida (781) 254-2075