

Lease Availability Report

776 Western Ave

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Specialty
Subtype:	Post Office
Year Built:	1942
GBA:	12,470 SF
Floors:	1

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.01 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Medical	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable

128 CRE - Tyler Capecci (617) 916-1028

SALE

Last Sale:	Sold on May 13, 2020 for \$1,000,000 (\$80.19/SF)
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TRANSPORTATION

Parking:	11 Surface Spaces are available; Ratio of 1.20/1,000 SF
Commuter Rail:	4 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport:	16 minute drive to Logan International Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Some Transit (47)



Property Summary Report

776 Western Ave



Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Post Office
Year Built	1942
GBA	12,470 SF
Stories	1
Construction	Masonry

LAND

Land Acres	0.34 AC
Zoning	BD
Parcels	LYNN-000037-000767-000045

EXPENSES

Taxes	\$2.01/SF (2022)
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FOR LEASE

Smallest Space	2,500 SF
Max Contiguous	2,500 SF
# of Spaces	1
Vacant	2,500 SF
% Leased	80.0%
Rent	Withheld

Medical Avail	2,500 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Medical	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable

SALE

Sold Price	\$1,000,000 (\$80.19/SF)
Date	May 2020
Sale Type	Owner User
Financing	Unknown: Primary Bank Bal/Pmt: \$1,140,000/-

TRANSPORTATION

Parking	11 available (Surface); Ratio of 1.20/1,000 SF
Commuter Rail	4 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	16 min drive to Logan International Airport
Walk Score	Very Walkable (88)
Transit Score	Some Transit (47)

Property Summary Report

776 Western Ave



Lynn, MA 01905 - Saugus/Lynn Submarket

PROPERTY CONTACTS

True Owner



Jamsan Management
83 Hartwell Ave
Lexington, MA 02421
(781) 863-8500 (p)
(781) 863-8515 (f)

Recorded Owner

776 Western Ave LLC
83 Hartwell Ave
Lexington, MA 02421

Previous True Owner

Arthur Pappathanasi
37 Phillips Beach Ave
Swampscott, MA 01907

Previous True Owner

Paul Crowley
37 Phillips Beach Ave
Swampscott, MA 01907
(781) 599-3735 (p)

Space Availability with Photo Report



776 Western Ave
 Post Office - Saugus/Lynn Submarket
 Lynn, MA 01905



12,470
 SF GBA

0.34
 AC Lot

1942
 Built

2,500
 Max Contig SF

2,500
 Available SF

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		776 Western Ave	Medical	Direct	2,500	2,500	2,500	Withheld	Available	Vacant	Negotiable	128 CRE

776 Western Ave

Partial 1st Floor

Lynn, MA

Available: **2,500 SF of Medical, will not divide**
Building Contiguous: **2,500 SF**
Rent/SF/Yr: **Withheld**
Executive Suite: **N**

Floor Contiguous: **2,500 SF**
Rent/mo: **Withheld**

Services:
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:

Occupancy: **Vacant**
Term: **Negotiable**
Condition:

Type: **Direct**
Listed: **8 Wks**
Build Out:

Floor Plan

Floor plan not provided

Leasing Company

128 CRE
300-334 Washington St
Suite 504
Newton, MA 02458

Tyler Capecci (617) 916-1028