

# Property Summary Report

## 20 School St



Lynn, MA 01902 - Saugus/Lynn Submarket



### BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1969
RBA	8,000 SF
Stories	1
Typical Floor	8,000 SF
Construction	Masonry

### LAND

Land Acres	0.39 AC
Zoning	C, Commercial
Parcels	LYNN-000082-000614-000016

### SALE

For Sale	\$1,750,000 (\$218.75/SF)
Sale Type	Investment or Owner User
Status	Active
<b>Last Sale</b>	
Sold Price	\$755,000 (\$94.38/SF)
Date	May 2009
Sale Type	Owner User

### TRANSPORTATION

Parking	18 available (Surface);Ratio of 2.25/1,000 SF
Commuter Rail	2 min drive to Lynn (Newburyport/Rockport Line - Massachusetts)
Airport	17 min drive to General Edward Lawrence Logan International
Walk Score	Walker's Paradise (92)
Transit Score	Some Transit (47)

### TENANTS

Elder Service Plan	8,000 SF
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### PROPERTY CONTACTS

Sales Company	Drumlin Group Inc 600 Loring Ave Salem, MA 01970 (978) 741-3696 (p) (978) 745-1223 (f)
Recorded Owner	Elder Svc Plan Of North
Property Manager	Elder Service Plan 61 Medford St Somerville, MA 02143 (617) 629-4888 (p)

True Owner	Element Care 37 Friend St Lynn, MA 01902 (781) 581-7565 (p) (781) 715-6699 (f)
Previous True Owner	1st City LLC 23 Central Ave Lynn, MA 01901 (617) 739-7000 (p)

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### MARKET CONDITIONS

<b>Vacancy Rates</b>	<b>Current</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3 Star	2.7%	-0.5%
Market Overall	12.5%	2.4%
<b>Market Asking Rent Per Area</b>	<b>Current</b>	<b>YOY Change</b>
Subject Property	\$23.58/SF	0.1%
Submarket 1-3 Star	\$23.02/SF	0.6%
Market Overall	\$42.28/SF	0.8%
<b>Submarket Leasing Activity</b>	<b>Current</b>	<b>YOY Change</b>
12 Mo. Leased	61,670 SF	-51.1%
Months on Market	4.5	-1.3 mo
<b>Submarket Sales Activity</b>	<b>Current</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$4.33M	\$16.83M
Market Sale Price Per Area	\$181/SF	\$194/SF

### BUILDING NOTES

Property sold On 10/06/05 to Millennium R.E., LLC. Refer to Comp # MAC-07881 for details.

One block from commuter rail and bus. Central air/FHW oil.

**20 School St  
Lynn, MA 01902**

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Building Size: **8,000 SF Total Rentable Building Size**  
**8,000 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1969**

Space Available: **8,000 SF**

Max Contig: **8,000 SF**

Smallest Space: **8,000 SF**

Rental Rate: **For Sale Only**

Service: -

Building Expenses: **2014 Tax @ \$5.46/sf**

Amenities/Parking: **18 Surface Spaces are available; Ratio of 2.25/1,000 SF**

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
20 School St Lynn, MA 01902 Drumlin Group Inc: David Hark (978) 741-3696 X1	1969	0.47	8,000 SF	8,000 C	100%	For Sale at \$1,750,000 (\$218.75/SF) - Active