

Property Summary Report

400 Broadway



Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail Bank
Tenancy	Multi
Year Built	Apr 2004
GLA	11,032 SF
Stories	3
Typical Floor	3,677 SF
Docks	None

LAND

Parcels	LYNN-000073-000177-000001, LYNN-000089-000113-000047,
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EXPENSES

Taxes	\$4.06/SF (2022)
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TENANTS

Coastal Heritage Bank	10,998 SF
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FOR LEASE

Smallest Space	2,606 SF	Office Avail	2,606 SF
Max Contiguous	2,606 SF		
# of Spaces	1		
Vacant	2,606 SF		
% Leased	76.4%		
Rent	\$18.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2	Office	Direct	2,606	2,606	2,606	\$18.00 MG	Vacant	Negotiable
MANSARD									

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TRAFFIC & FRONTAGE

Traffic Volume	6,640 on Stanwood St & Western Ave E (2022)
	39,948 on Broad St & Market St NE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Parking	25 available (Surface);Ratio of 2.27/1,000 SF
Commuter Rail	4 min drive to Lynn (Newburyport/Rockport Line - Massachusetts
Airport	19 min drive to General Edward Lawrence Logan International
Walk Score	Very Walkable (73)
Transit Score	Some Transit (29)

PROPERTY CONTACTS

Leasing Company	MANSARD 14 Essex St Andover, MA 01810 (617) 674-2043 (p)
Recorded Owner	Equitable Bank 87 Oxford St Lynn, MA 01903 (781) 599-5600 (p) (781) 598-0928 (f)
Property Manager	Equitable Bank 87 Oxford St Lynn, MA 01903 (781) 599-5600 (p) (781) 598-0928 (f)

True Owner	Equitable Bank 87 Oxford St Lynn, MA 01903 (781) 599-5600 (p) (781) 598-0928 (f)
Developer	NES Group 200 Myles Standish Blvd Taunton, MA 02780 (508) 823-6531 (p)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	23.6%	23.6%
Submarket 2-4 Star	2.4%	-0.1%
Market Overall	2.5%	-0.1%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$26.60/SF	4.2%
Submarket 2-4 Star	\$26.31/SF	1.8%
Market Overall	\$27.43/SF	1.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	144,219 SF	31.9%
Months on Market	6.2	-4.2 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$39.08M	\$93.62M
Market Sale Price Per Area	\$289/SF	\$275/SF

**400 Broadway
Lynn, MA 01904**

Building Size: **3 Stories**
11,032 SF Total Rentable Building Size

Building Status: **Existing Bank Building Built in 2004**

Space Available: **2,606 SF**

Max Contig: **2,606 SF**

Smallest Space: **2,606 SF**

Rental Rate: -

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: **2022 Tax @ \$4.06/sf**

Utilities: -

Features/Parking: **25 Surface Spaces are available; Ratio of 2.27/1,000 SF**

400 Broadway

Partial 2nd Floor - Suite 2

Lynn, MA

Available: **2,606 SF of Office, will not divide**
Building Contiguous: **2,606 SF**
Rent/SF/Yr: **\$18.00**
Executive Suite: **N**

Floor Contiguous: **2,606 SF**
Rent/mo: **\$3,909.00**

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

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

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

Space Notes: **Discover an exceptional leasing opportunity at this distinguished property in Lynn, MA. Boasting modern amenities and flexible floor plans, the property offers an ideal setting for businesses to flourish. With ample parking, convenient access to major roadways, and proximity to public transportation, tenants will appreciate the ease of commuting. The well-maintained grounds and expertly landscaped surroundings create an inviting atmosphere for employees and visitors alike. Inside, the property features state-of-the-art facilities, customizable workspaces, and impressive views, ensuring a productive and inspiring work environment. Whether for a growing startup or an established corporation, this property provides the perfect canvas for success in the heart of Lynn.**

Floor Plan

Floor plan not provided

Leasing Company

MANSARD
14 Essex St
Andover, MA 01810

Jeremy J. Cyrier (617) 468-7436

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
400 Broadway Lynn, MA 01904 -	2004	--	2,606 SF	11,032	76.4%	Not For Sale