

Lease Availability Report

145 Munroe St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1920
RBA:	19,100 SF
Floors:	4
Typical Floor:	4,800 SF

AVAILABILITY

Min Divisible:	530 SF
Max Contig:	530 SF
Total Available:	530 SF
Asking Rent:	\$33.96/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	147-1	Retail	Direct	530	530	530	\$33.96/NNN	Vacant	Negotiable

RCG - Jim Gagnon (617) 655-6311 X701

LEASING AGENTS

Company:	RCG
Contacts:	Jim Gagnon (617) 655-6311 X701

SALE

Last Sale:	Sold on May 13, 2011 for \$537,500 (\$28.14/SF)
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AMENITIES

Bus Line, Commuter Rail

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	1 minute drive to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	17 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Some Transit (48)

Lease Availability Report

145 Munroe St

Lynn, MA 01901 - Saugus/Lynn Submarket



KEY TENANTS

House Of Worship	600 SF	Hair Braiding	500 SF
Immigration Law Center	450 SF	Black Veil	400 SF
Kascada	400 SF	Noshaa Incorporated	400 SF

Property Summary Report

145 Munroe St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1920
RBA	19,100 SF
Stories	4
Typical Floor	4,800 SF
Construction	Masonry

LAND

Zoning	CBD
Parcels	LYNN-000068-000626-000001

BUILDING AMENITIES

- Bus Line
- Commuter Rail

FOR LEASE

Smallest Space	530 SF	Retail Avail	530 SF
Max Contiguous	530 SF		
# of Spaces	1		
Vacant	530 SF		
% Leased	97.2%		
Rent	\$33.96		
Service Type	Triple Net		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	147-1	Retail	Direct	530	530	530	\$33.96 NNN	Vacant	Negotiable

SALE

Sold Price	\$537,500 (\$28.14/SF)
Date	May 2011
Sale Type	Investment

TRANSPORTATION

Commuter Rail	1 min drive to Lynn (Newburyport/Rockport Line - Massachusetts)
Airport	17 min drive to General Edward Lawrence Logan International
Walk Score®	Walker's Paradise (94)
Transit Score®	Some Transit (48)

Property Summary Report

145 Munroe St



Lynn, MA 01901 - Saugus/Lynn Submarket

TENANTS

House Of Worship	600 SF	Hair Braiding	500 SF
Immigration Law Center	450 SF	Black Veil	400 SF
Kascada	400 SF	Noshaa Incorporated	400 SF
North Shore Haitian American Association, Inc.	200 SF	Renewthink Inc.	200 SF
Sanchez, Manuel	200 SF	David Keefe & Co	-
Mhi East Coast	-	Ministerios Tabernaculo	-
Orientier Inc	-	Tacos Lupita	-

PROPERTY CONTACTS

True Owner	RCG North Andover 120 Water St North Andover, MA 01845 (617) 625-8315 (p)	Recorded Owner	145 Munroe Llc 17 Ivaloo St Somerville, MA 02143 (781) 893-0283 (p)
Previous True Owner	RCG 17 Ivaloo St Somerville, MA 02143 (617) 625-8315 (p) (617) 625-8345 (f)	Previous True Owner	145 Munroe Llc 17 Ivaloo St Somerville, MA 02143 (781) 893-0283 (p)
Previous True Owner	Scott A Logan (239) 395-3992 (p)		

Space Availability with Photo Report



145 Munroe St
Office - Saugus/Lynn Submarket
Lynn, MA 01901



19,100
SF RBA

1920
Built

530
Max Contig SF

530
Available SF

\$33.96
Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st	147-1	145 Munroe St	Retail	Direct	530	530	530	\$33.96 NNN	Available	Vacant	Negotiable	RCG

AMENITIES

- Bus Line
- Commuter Rail

145 Munroe St

Partial 1st Floor - Suite 147-1

Lynn, MA

Available: **530 SF of Retail, will not divide**
Building Contiguous: **530 SF**
Rent/SF/Yr: **\$33.96**
Executive Suite: **N**

Floor Contiguous: **530 SF**
Rent/mo: **\$1,499.90**

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

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

Type: **Direct**
Listed: **15 Days**
Build Out:

Space Notes: **Perfect retail space in the newly developed Woodbury Flats building located in the heart of Central Square Lynn next door to Tacos Lupita. Tenant pays utilities, taxes and CAM.**

Floor Plan

Floor plan not provided

Leasing Company

RCG
17 Ivaloo St
Suite 100
Somerville, MA 02143

Jim Gagnon (617) 655-6311 x701