

Property Summary Report

31-35 Exchange St - Bachman Bldg
Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1933
Year Renov	2005
RBA	20,973 SF
Stories	6
Typical Floor	3,495 SF
Construction	Masonry

LAND

Land Acres	0.22 AC
Zoning	Cen Bus Dist, Lynn
Parcels	LYNN-000082-000595-000020

EXPENSES

Taxes	\$0.17/SF (2022)
-------	------------------

TRANSPORTATION

Commuter Rail	1 min drive to Lynn (Newburyport/Rockport Line - Massachusetts)
Airport	16 min drive to General Edward Lawrence Logan International
Walk Score®	Walker's Paradise (93)
Transit Score®	Some Transit (48)

SALE

For Sale	\$3,100,000 (\$147.81/SF)
Sale Type	Investment
Status	Active
Last Sale	
Sold Price	\$435,000 (\$20.74/SF)
Date	Jul 2002
Sale Type	Investment
Financing	1st Mortgage: Danvers Savings Bank Bal/Pmt: \$750,000/-

TENANTS

Tree House Music Educ Project	500 SF	CNS Computer Educational Ctr	-
Iglesia De Dios En El Espiritu	-	Universal Christian Evangelistic Ministry	-
Urizen Publishing Co	-		

Property Summary Report

31-35 Exchange St - Bachman Bldg
Lynn, MA 01901 - Saugus/Lynn Submarket



PROPERTY CONTACTS

Primary Leasing Company	Melanie Tummino 31 Exchange St Lynn, MA 01901 (857) 654-6165 (p)	Sales Company	Pondside Realty 619 Centre St Jamaica Plain, MA 02130 (617) 524-6900 (p) (617) 983-1313 (f)
Recorded Owner	CTRL Square Realty 119 Essex St Lynn, MA 01902 (781) 595-8066 (p)	Previous True Owner	Central Square Realty LLC 31 Exchange St Lynn, MA 01901 (781) 588-5858 (p)



MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	50.0%	50.0%
Submarket 1-3 Star	2.8%	-0.7%
Market Overall	13.1%	2.2%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$20.16/SF	0.8%
Submarket 1-3 Star	\$24.26/SF	2.2%
Market Overall	\$43.20/SF	0.0%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	50,643 SF	21.0%
Months on Market	3.6	-2.1 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$3.18M	\$10.26M
Market Sale Price Per Area	\$182/SF	\$190/SF

**Bachman Bldg
31-35 Exchange St
Lynn, MA 01901**

Building Size: **6 Stories**
20,973 SF Total Rentable Building Size
3,495 SF Typical Floor Size

Building Status: **Existing Office Building Renovated in 2005 Built in 1933**

Space Available: -

Max Contig: -

Smallest Space: -

Rental Rate: **For Sale Only**

Service: -

Building Expenses: **2022 Tax @ \$0.17/sf, 2010 Est Tax @ \$0.76/sf; 2012 Ops @ \$0.59/sf, 2010
Est Ops @ \$0.59/sf**

Amenities/Parking: -

No space available

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
31-35 Exchange St - Bachman Bldg Lynn, MA 01901 Pondside Realty: Radhy Pena (617) 524-6900	1933	2.19	0 SF	20,973 C	100%	For Sale at \$3,100,000 (\$147.81/SF) - Active