

2-10 Market St



NE Corner  
Office - Saugus/Lynn  
Submarket  
Lynn, MA 01901

9,676 SF RBA   0.16 AC Lot   1928 Built   300 - 1,200 Available SF   300 Max Contig SF   \$32.00/±ELEC Asking Office Rent

**Sale**

Sold Price \$697,000 (\$72.03/SF)  
Date Aug 2001  
Sale Type Investment

**Building**

Type 2 Star Office  
Location Suburban  
RBA 9,676 SF   Tenancy Multi  
Stories 2   Owner Occup No  
Typical Floor 4,838 SF   Elevators None  
Class C   Slab to Slab 12'  
Construction Masonry  
Year Built 1928  
Taxes \$2.69/SF (2025)  
Opportunity Z... Yes  
Walk Score® Walker's Paradise (96)  
Transit Score® Some Transit (48)  
Parking Ratio 0.48/1,000 SF  
Parking Spaces Surface - 10

**Loan**

Origination Am... \$400,000   Multi Properties? No  
Origination Date 8/10/2001  
Originator Canton Institution For Savings

**Land**

Land Acres 0.16 AC   Land SF 6,770 SF  
Bldg FAR 1.43  
Zoning CBD

**Tenants**

Name	SF Occupied
Asian Garden	2,000
Cherry Tree Real Estate Academy	2,000
Linda's Jewelers Inc	750
Doll Fashion	500
Wei Guo Corp	-

Source: CoStar Research

**About the Owner**

**2-10 Market St Rt /trust**  
2 Market St  
Lynn, MA 01901  
United States  
(617) 827-0703 (p)  
Since Sep 13, 2018

**Building Amenities**

Bus Line Signage

**Public Transportation**

Transit/Subway	Drive	Walk	Distance
Lynn (Newburyport/Rockport Line - Massachusetts Bay T...	1 min	6 min	0.3 mi
Commuter Rail	Drive	Walk	Distance
Lynn (Newburyport/Rockport Line - Massachusetts Bay T...	1 min	6 min	0.3 mi
Airport	Drive	Walk	Distance
General Edward Lawrence Logan International	17 min		9.0 mi
Manchester Boston Regional	74 min		49.0 mi

**Location**

Postcode 01901  
Submarket Saugus/Lynn  
Submarket Cluster Route 128 North  
Location Type Suburban  
Market Boston  
County Essex  
State Massachusetts  
CBSA Boston-Cambridge-Newton, MA-NH  
DMA Boston (Manchester), MA-NH-VT  
Country United States

**For Lease**

Smallest Space 300 SF   Office Avail 1,200 SF  
Max Contiguous 300 SF  
# of Spaces 4  
Vacant 1,200 SF  
% Leased 87.6%  
Rent \$32.00  
Service Type Plus Electric

**Space**

Floor	Available	Use	Rent	Services
P 1st	300 SF	Office	\$32.00	+ELEC
P 1st	300 SF	Office	\$32.00	+ELEC
P 1st	300 SF	Office	\$32.00	+ELEC
P 1st	300 SF	Office	\$32.00	+ELEC

**Leasing Highlights**

- Downtown Lynn location
- Directly across from City Hall

**Lease Activity**

Sign Date	Leased	Use	Rent	Services	Rent Type
Jan 2016	1,000 SF	Retail	\$21.60	+UTIL	Starting
Apr 2014	2,000 SF	Office	-	FS	-
Mar 2013	2,000 SF	Office	-	FS	-
May 2002	4,000 SF	Office	-	+UTIL	-
May 2002	2,000 SF	Office	-	+UTIL	-

**Market Conditions**

Vacancy Rates	Current	YOY Change
Subject Property	12.4%	↑ 12.4%
Submarket 1-3 Star	4.7%	↑ 1.6%
Market Overall	15.1%	↑ 0.8%

**Market Asking Rent Per Area**

Subject Property	\$23.88/SF	↔	-0.0%
Submarket 1-3 Star	\$24.56/SF	↑	0.6%
Market Overall	\$43.84/SF	↑	0.3%

**Submarket Leasing Activity**

12 Mo. Leased	53,159 SF	↓	-8.2%
Months on Market	5.2	↓	-2.6 mo

**Submarket Sales Activity**

	Current	Prev Year
12 Mo. Sales Volume	\$20.8M	\$24.09M
Market Sale Price Per Area	\$164/SF	\$162/SF

**Property Contacts**

Recorded Owner 2-10 Market St Rt /trust  
True Owner 2-10 Market St Rt /trust  
Owner Type Private REIT  
Primary Leasing Paul Li

**Public Record**

2025 Assessment

Improvements	\$1,049,700	\$153.49/SF
Land	\$262,900	\$38.44/SF
Total Value	\$1,312,600	\$191.93/SF

188% of last sale

Parcels LYNN-000068-000635-000001

**Demographics**

	1 mile	3 miles
Population	49,435	129,703
Households	17,514	47,088
Median Age	34.90	38.50
Median HH Income	\$45,200	\$71,478
Daytime Employees	18,510	38,619

Population Growth '24 - '29	↓ -1.69%	↓ -1.41%
Household Growth '24 - '29	↓ -1.50%	↓ -1.42%

**Traffic**

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Broad St	Market St NE	41,103	2025	0.32 mi
Lewis St	Kenwood Ter W	12,783	2025	0.98 mi
New Ocean St	Ocean St SW	13,767	2025	1.38 mi
Ocean St	Seaside Ter SE	3,147	2025	1.39 mi
Lynn Shore Dr	Ocean Ter SW	24,649	2025	1.44 mi
Ocean Street	Eastern Ave E	11,692	2025	1.44 mi
OCEAN STREET	-	10,409	2024	1.44 mi
OCEAN STREET	Eastern Ave	10,366	2025	1.44 mi
Eastern Ave	Oceanside Ter NW	11,337	2025	1.45 mi
Ocean St	Metropolitan PkSt SE	9,699	2025	1.46 mi

## Flood Risk

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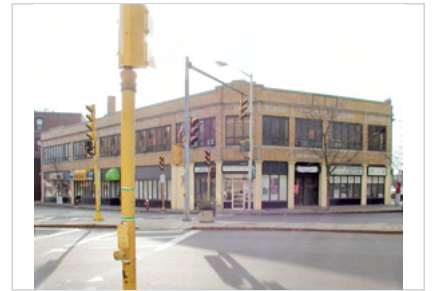
Flood Risk Area Moderate to Low Risk Areas  
FEMA Flood Zone B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.  
Floodplain Area 100-year and 500-year  
In SFHA No  
FEMA Map Identifier 25025C0029J  
FIRM ID 25009C  
FIRM Panel Number 0029J  
FEMA Map Date Mar 16, 2016

*Flood risk is determined by the footprint of the parcel rather than the footprint of the property.*

Property ID: 675059



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo