

38-54 Exchange St - Item Lofts



Apartments - Downtown Lynn
Submarket
Lynn, MA 01901
Website

31	37,300	2022	6.5%	1,587	\$20.40,+UTIL
Units	SF GBA	Built	Vacancy	Available SF	Asking Retail Rent

Space Details

Last updated on February 5, 2026

Available	1,587 SF Retail				
Suite	1A				
Floor	Entire 1st				
Floor Contig	1,587 SF	Rent	\$20.40	Type	Direct
Bldg Contig	1,587 SF	Rent/Mo	\$2,698	Term	Negotiable
Occupancy	Vacant	Services	Plus Utilities	Time on Market	5 Months 14 Days
Lease Status	Available				
Position	Corner				
Build-Out	Shell Space	Ceiling Height	8' - 14'		
Space Features	Basement, Central Heating, Hardwood Floors, High Ceilings, Private Restrooms, Secure Storage, Smoke Detector				

Documents

38 Exchange St. Unit 1A Floor Plan

Space Notes

First floor retail space in downtown Lynn located across from the Lynn MBTA platform. The unit contain 1,587 sqft and features an open floor plan, large windows and 14 ft ceiling heights. Ideal setup for a coffee shop, specialty retail shop, restaurant and many other businesses. Tenants responsible for utilities. Tenant allowance negotiable based on lease terms.

Highlights

- Corner retail space
- Open floor plan
- 14 ft ceiling height
- Large windows improves visibility
- Hardwood floors

Leasing Contacts



Drumlin Group Inc

600 Loring Ave
Salem, MA 01970
United States
(978) 741-3696 (p)
(978) 745-1223 (f)

<https://drumlingroup.com/>



Jake VanMeter

(781) 854-1037 (p)
(781) 854-1037 (m)

jacob@drumlingroup.com



Mark Shapiro

Principal
(978) 741-3696 X2 (p)
(617) 921-3020 (m)
(978) 741-3696 (p)

mark@drumlingroup.com



IMG_4343



IMG_4344 2



IMG_3694



IMG_3701



IMG_3693



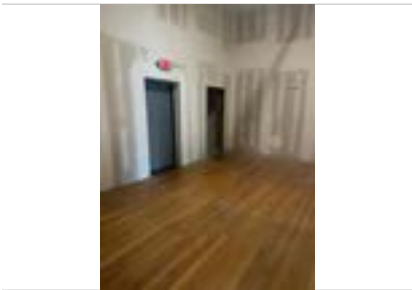
IMG_3700



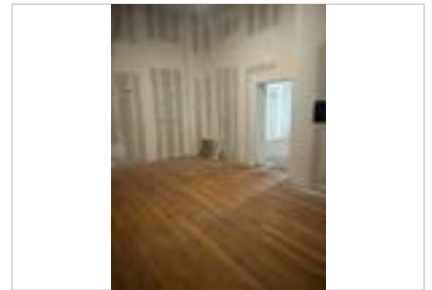
IMG_3691



IMG_3699



IMG_3697



IMG_3698