

Investor Sale

Lynnfield Woods Office Park, 210 Broadway Lynnfield, Ma.



Setting: Lynnfield Woods is a scenic first class, four building office park located on Route One just south of the Route 128 / 95 interchange in Lynnfield. The park is beautifully landscaped and considered the premier office condominium park in Metropolitan Boston.

Area: 1,053 gross sq ft; on the second floor in the South Building (210 Broadway). The space includes 3 private offices with an excellent window line, skylight, large open work area storage.

Amenities: Ample parking, on-site furnished conference center with full kitchen. Numerous restaurants, shopping centers and services Located in the surrounding area.

Lease Term: Leased thru 2/28/25 with annual rent increases and first year net income of **\$11,321.**

Pricing: **\$175,000** **NOI: 6.5%**



**THE
CLARK
COMPANY**

For more information or to schedule a property tour, please contact:

Bill Clark at (781) 596-3400

bill@theclarkcompany.com

Lynnfield Woods Office Park Lynnfield MA



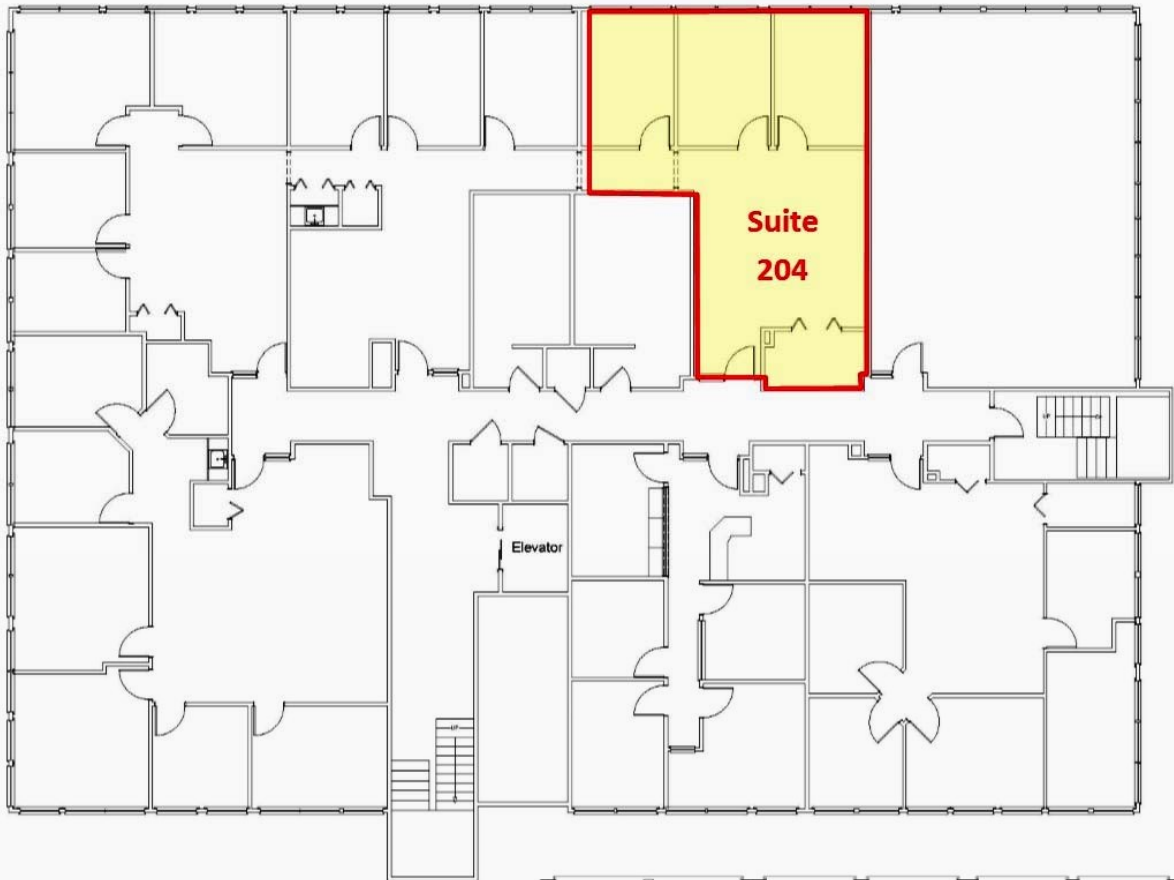
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210 Broadway, Suite 204

1,053 Gross Sq Ft Area



Unit Size:

Gross Area: 1,053 sf
Net Area: 823 sf

Taxes:

Annual Taxes: \$2,606
\$/ Sq Ft: \$2.56 sf

Condo Fees:

Monthly: \$506.61
Annual: \$6,079.32
\$/ Sq Ft: \$5.77 sf

INCOME:

Lease Term: 3/1/20 - 2/28/25
\$/ Sq Ft: \$19.00 sf
Yr 1 Rent: \$ 1,667.25 / Month
\$20,007.00 / Year

Annual Increases: \$.50 per year

Yr. 1 NOI: \$11,321

