

Lease Availability Report

271 Western Ave - Lydia Pinkham Bldg
Lynn, MA 01904 - Saugus/Lynn Ind Submarket



BUILDING

Type:	Class C Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1900; Renov 1925
RBA:	90,413 SF
Floors:	5
Typical Floor:	22,603 SF

AVAILABILITY

Min Divisible:	161 SF
Max Contig:	2,200 SF
Total Available:	9,251 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.42 (2018)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P BSMT	BR-04	Industrial	Relet	1,099	1,099	1,099	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Basement space with windows and full ceilings; Light Industrial; Direct access to freight elevator. Perfect for contractor, machine shop, woodworker, artist, or storage. Utilities extra.</p>									
P BSMT	BR-07	Flex	Relet	757	757	757	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Great open floor plan space near loading dock. Ideal location for a small wood shop or mixed media studio. This one won't last!</p>									
P BSMT	BR-12	Industrial	Relet	1,014	1,014	1,014	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Light industrial space located next to freight elevator. This suite has recently been updated with led lighting and new electric. Great potential for a small woodshop.</p>									
P BSMT	BR-16	Flex	Relet	400	400	400	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Artist/industrial space</p>									
P BSMT	BR-13	Flex	Relet	741	741	741	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Perfect space for artisanal creating in a supportive community. Easy access to loading area and freight elevators.</p>									
P 2nd	208B	Flex	Relet	345	345	345	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i></p>									
P 3rd	301	Flex	Relet	2,200	2,200	2,200	Withheld	Vacant	Negotiable
<p><i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> 2,200 square foot, corner office suite including 1,100 sq. ft. of open work space with a private entry, 4 private offices, conference room, kitchenette and two private restrooms. Utilities separate.</p>									



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Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	304	Flex	Relet	1,184	1,184	1,184	Withheld	May 2019	Negotiable
<i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Stunning studio space! You will be wowed by the enormous windows and high ceilings.									
P 4th	403B	Flex	Relet	161	161	161	Withheld	Vacant	Negotiable
<i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Small studio previously used as a paint booth. Something similar would be best use. No windows. Rent includes all utilities. The building features a loading dock, freight elevators, and a passenger elevator.									
P 4th	410	Industrial	Relet	950	950	950	Withheld	Vacant	Negotiable
<i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Light industrial space located across from freight elevator. This suite has recently been updated with led lighting and new electric.									
P 4th	400R	Flex	Relet	400	400	400	Withheld	Vacant	Negotiable
<i>RCG LLC - Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315</i> Rare find! This studio offers an open floor plan, great natural light, and a hood vent. Please contact for showings									

LEASING COMPANY

Company: RCG LLC

Contacts: Jim Gagnon (617) 625-8315 X701, Jon Paddol (617) 625-8315, Gordon Trainor (617) 625-8315

SALE

Last Sale: Sold on Jul 3, 2003 for \$2,600,000 (\$28.76/SF)

LOADING

Docks: 3 ext

Drive Ins: 1 tot.9'w x 12'h

POWER & UTILITIES

Utilities: Heating, Lighting - Fluorescent

FEATURES

Property Manager on Site, Signage

LAND

Land Area: 0.74 AC

Zoning: LID, Lynn

PARCEL

LYNN-000085-000252-000007



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TRANSPORTATION

Parking: 15 Surface Spaces are available; Ratio of 0.16/1,000 SF

Commuter Rail: 7 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)

Airport: 22 minute drive to Logan International Airport

Walk Score ®: Very Walkable (80)

Transit Score ®: Some Transit (38)

KEY TENANTS

The Clay School	3,000 SF	Luna Sweets	2,862 SF
Emporium Custom Leathers	1,821 SF	Soul City Yoga	1,800 SF
Talkie Records Studio	1,800 SF	Couture Planet	1,759 SF

BUILDING NOTES

Historic Building. The Lydia Pinkham Bldg hosts many artists and artisans.



