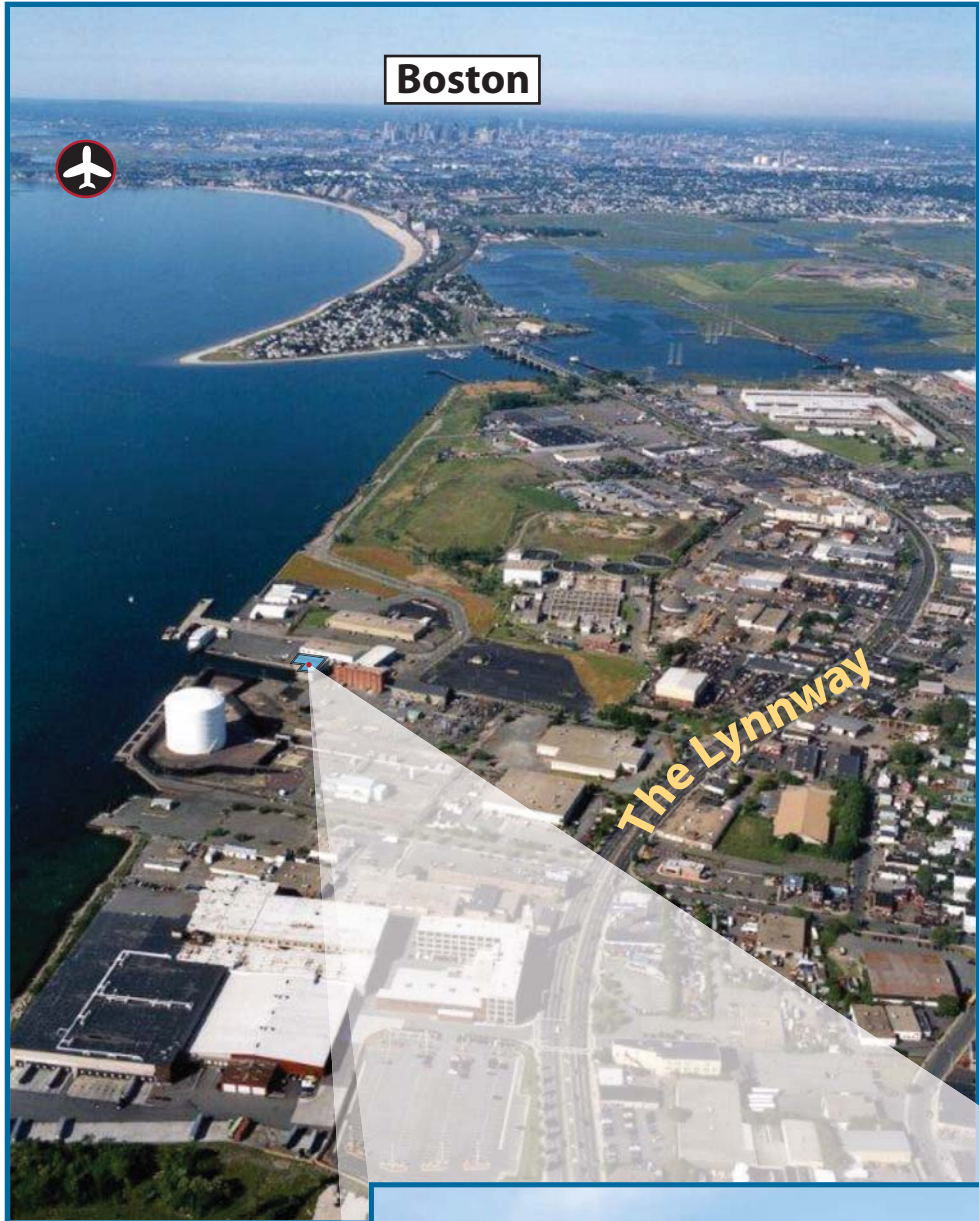




# 76 MARINE BOULEVARD

LYNN, MA

Office/Flex



## Now Available

### Available: 7,752 SF

Includes 5,019 SF of office/flex and 2,733 SF of garage

Land Area: 40,000+ SF

**Description:** This excellent office/flex space has a conference room with beautiful ocean views, extensive surface parking, and 2,733 SF of flexible garage space. Area has been designated as part of the Lynn Waterfront Redevelopment. This is a great opportunity for marine related industries.

**Location:** Located at a signalized corner on Route 1A/The Lynnway. A 3-block walk to the MBTA Lynn Station commuter rail and bus service with direct routes to North Station and downtown Boston. Fifteen minute drive to Logan International Airport. One block to the scenic Lynn Harbor.

### Demographics:

- Population (2010): 21,551 in one mile; 113,723 in 3 miles; 244,820 in 5 miles
- Average household income (2010): \$45,422 in one mile; \$69,985 in 3 miles; \$75,754 in 5 miles
- Average daily car count is 43,000 on Route 1A

**Neighbors:** Boston Wholesale Lobster Corp. | Old Neighborhood Foods | Walmart | Shaw's Supermarket | Tello's | Price Rite | Kelly Honda | Pride Chevrolet | Radio Shack | Midas | Enterprise Rent-a-Car | Pet Express | Northshore Auto Mall | Lynn Lumber

LOCATION  
CONVENIENCE  
VALUE



*A full-service investment and development real estate firm, creating better places to live & work. <sup>SM</sup>*

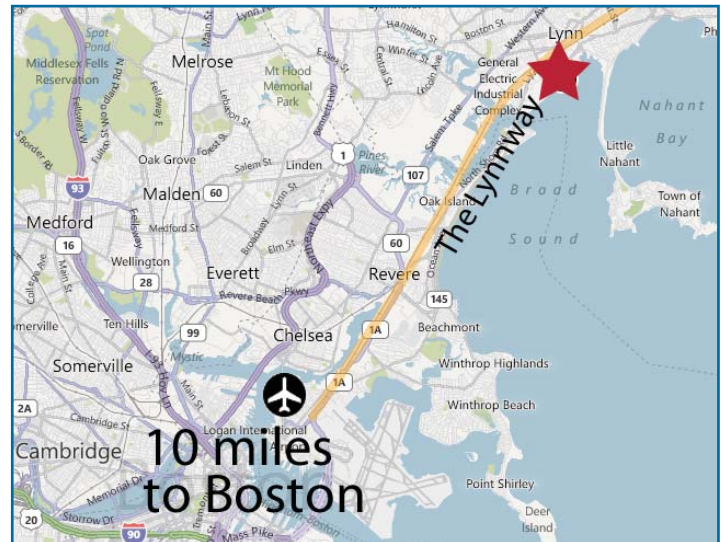


# 76 MARINE BOULEVARD

LYNN, MA

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Ocean view from the conference room



## SPECIFICATIONS

**Address:** 76 Marine Blvd.  
Lynn MA, 01905

**Available:** 5,019 SF office/flex  
2,733 SF garage  
7,752 SF total  
40,000+ SF land area

**Loading:** 2 Drive-Ins

**Exterior:** Metal Panel

**Construction:** Concrete Slab & Steel

**Roof:** Standing Seam  
Metal Roof

**HVAC:** Gas, Forced Hot Air

**Lighting:** Fluorescent & Sodium Vapor

**Fire Prevent:** Wet Sprinkler system

**Electricity:** National Grid

**Water/Sewer:** City of Lynn

### Contact

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