

32 Broadway



Location: **Route 128 North Ind Cluster
Danvers/Beverly Ind Submarket
Essex County
Beverly, MA 01915**

Building Type: **Hospitality/Hotel**

Status: **Built 1900**

Stories: **3**

RBA: **3,492 SF**

Typical Floor: **1,921 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **32 Broadway LLC**

Expenses: **2020 Tax @ \$2.14/sf; 2011 Est Ops @ \$10.28/sf**
Parking: **Ratio of 1.04/1,000 SF**

40 Dunham Rdg



Location: **Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915**

Type: **Land**
Proposed Use: **Commercial, Office, Hospitality,
Apartment Units, Apartment Units -
Senior, General Freestanding, Hotel,
Medical, R&D, Retail Warehouse,
Self-Storage, Warehouse**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Zoning: **IR**
Density: -

Parcel Size: **4.09 AC**
Lot Dimensions: -
Improvements: **Pad Ready Site with utilities and water**
On-Site Improv: **Final grade**

148 Elliott St - The Will House



Location: **The Will House**
Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915

Developer: -
Management: -
Recorded Owner: **148 Elliott Street Llc**

Expenses: **2021 Tax @ \$2.10/sf**
Parcel Number: **BEVE-000019-000108**

Building Type: **Health Care/Rehabilitation Center**

Status: **Built 1900, Renov 2019**
Stories: **2**
RBA: **3,828 SF**
Typical Floor: **1,914 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **100%**

240-242 Elliott St - Bass River Plaza



Location: **Bass River Plaza**
Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915

Building Type: **Retail/Storefront (Strip Center)**
Bldg Status: **Built 1960, Renov 1989**
Building Size: **6,500 SF**
Typical Floor Size: **6,500 SF**
Stories: **1**
Land Area: **2.38 AC**

Developer: -
Management: -
Recorded Owner: **Bevco II, LLC**
Expenses: **2020 Tax @ \$8.41/sf, 2012 Est Tax @ \$6.53/sf; 2012 Est Ops @ \$5.01/sf**
Parcel Number: **BEVE-000019-000104**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Amenities: **Waterfront**
Street Frontage: **217 feet on Elliott St**
Parking: **200 Surface Spaces are available; Ratio of 10.00/1,000 SF**

75 Herrick St - The Parkhurst Medical Bldg



Location: **The Parkhurst Medical Bldg
Beverly Hospital Campus
Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915**

Building Type: **Class C Office/Medical**

Status: **Built 1988**

Stories: **2**

RBA: **22,062 SF**

Typical Floor: **10,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **96.2%**

Developer: -
Management: -
Recorded Owner: -

Expenses: **2021 Tax @ \$0.52/sf, 2013 Est Tax @ \$0.12/sf; 2010 Ops @ \$0.58/sf, 2013 Est Ops @ \$0.13/sf**

Parcel Number: **BEVE-000031-000085-A000117, BEVE-000031-000085-A000216, BEVE-000031-000085-A000218, BEVE-000031-000085-A000219, BEVE-000031-000085A-000212**

Parking: **Free Covered Spaces; 152 free Surface Spaces are available; Ratio of 7.60/1,000 SF**

Amenities: **Air Conditioning**

83 Herrick St - Women's Health & Medical Arts Center Condo



Location: **Women's Health & Medical Arts Center Condo**
Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915

Building Type: **Class B Office/Medical**

Status: **Built 1990**

Stories: **2**

RBA: **26,173 SF**

Typical Floor: **10,450 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **93.1%**

Developer: -
Management: -
Recorded Owner: -

Expenses: **2014 Tax @ \$3.74/sf**

Parcel Number: **BEVE-000043-000107B-001001, BEVE-000043-000107B-001002, BEVE-000043-000107B-001003, BEVE-000043-000107B-001004, BEVE-000043-000107B-002001, BEVE-000043-000107B-002002, BEVE-000043-000107B-002003, BEVE-000043-000107B-002004, BEVE-000043-000107B-002005, BEVE-000043-000107B-003001, BEVE-000043-000107B-003002**

276-278 Rantoul St



Location: **Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915**

Building Type: **Retail/Storefront Retail/Residential**
Bldg Status: **Built 1890**
Building Size: **1,606 SF**
Typical Floor Size: **1,847 SF**
Stories: **3**

Developer: -
Management: -
Recorded Owner: **276-278 Rantoul St LLC**
Expenses: **2003 Tax @ \$1.85/sf**
Parcel Number: **BEVE-000011-000022**

Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Amenities: **Bus Line**

Parking: **Ratio of 0.00/1,000 SF**

437 Rantoul St



Location: **Route 128 North Cluster
Danvers/Beverly Submarket
Essex County
Beverly, MA 01915**

Building Type: **Retail/Restaurant**
Bldg Status: **Built 1950**
Building Size: **240 SF**
Typical Floor Size: **240 SF**
Stories: **1**
Land Area: **0.07 AC**
Total Avail: **240 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **240 SF**
Bldg Vacant: **-**

Developer: -
Management: -
Recorded Owner: **Best Ptrlm Net Lease Llc**
Expenses: **2021 Tax @ \$26.30/sf**
Parcel Number: **BEVE-000020-000205**

Parking: -

461 Rantoul St



Location: **North Shore MF Cluster**
Downtown Beverly MF Submarket
Essex County
Beverly, MA 01915

Building Type: **Multi-Family/Apartments**

Status: **Built 1920**

Stories: **3**

RBA: **6,486 SF**

Typical Floor: **2,162 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **461 Rantoul Realty LLC**

Expenses: **2021 Tax @ \$2439.50/Unit**
 Parcel Number: **BEVE-000020-000201**

UNIT MIX

| Units | | Asking Rent | | | | Effective Rent | | | | Concessions | | | |
|----------|---|-------------|--------|--------|----------|----------------|--------|--------|----------|-------------|--------|--------|---|
| Bed/Bath | # | % | Avg SF | Vacant | Min/Unit | Max/Unit | Min/SF | Max/SF | Min/Unit | Max/Unit | Min/SF | Max/SF | % |
| 3/1.0 | 6 | 100.0 | - | 0 | - | - | - | - | - | - | - | - | - |

8 Thorndike St



Location: **Route 128 North Cluster
Danvers/Beverly Submarket
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Beverly, MA 01915**

Building Type: **Class B Office**

Status: **Built 1920**

Stories: **2**

RBA: **6,561 SF**

Typical Floor: **1,998 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **39.1%**

Developer: -
Management: -
Recorded Owner: -

Expenses: **2021 Tax @ \$2.44/sf**
Parcel Number: **BEVE-000011-000514**
Parking: **21 Surface Spaces are available; Ratio of 5.26/1,000 SF**

54 West Dane St



Location: **Route 128 North Ind Cluster
Danvers/Beverly Ind Submarket
Essex County
Beverly, MA 01915**

Building Type: **Class C Warehouse**

Status: **Built 1972**
Tenancy: **Multiple Tenant**

Land Area: **2.13 AC**
Stories: **1**
RBA: **44,723 SF**

Management: -
Recorded Owner: **Beverly Industrial Llc**

Total Avail: **23,050 SF**
% Leased: **55.6%**

Ceiling Height: **14'0"**
Column Spacing: -
Drive Ins: **3**
Loading Docks: **1 ext**
Power: **200a 3p**

Crane: -
Rail Line: -
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: -

Expenses: **2021 Tax @ \$1.82/sf; 2011 Ops @ \$0.16/sf**
Parcel Number: **BEVE-000010-000206, BEVE-000010-000211**
Parking: **69 Surface Spaces are available; Ratio of 4.00/1,000 SF**
Amenities: **Bus Line, Commuter Rail, Signage, Waterfront**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-----------------|---------------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite D | 3,200 | 3,200 | \$13.00/mg | Vacant | Negotiable | Direct |
| P 1st / Suite E | 3,160 | 3,160 | \$13.00/mg | Vacant | 3-5 yrs | Direct |
| P 1st / Suite F | 3,200/300 ofc | 3,200 | \$13.00/mg | 30 Days | 5 yrs | Direct |
| P 1st / Suite G | 3,200 | 3,200 | \$13.00/mg | Vacant | Negotiable | Direct |
| P 1st / Suite H | 3,210 | 3,210 | \$13.00/mg | Vacant | Negotiable | Direct |
| P 1st / Suite K | 3,900 | 3,900 | \$13.00/mg | Vacant | 3-5 yrs | Direct |

54 West Dane St(cont'd)



| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|----------------------|-----------------|-------------|------------------|-----------|-------|----------|
| P 1st / Suite Unit I | 3,180/1,000 ofc | 3,180 | \$13.00/mg | Vacant | 5 yrs | Direct |