

OFFICE FOR SALE & LEASE

ONE HARRIS ST, UNIT 6, NEWBURYPORT

One Harris St, Unit 6, Newburyport, MA 01950



PROPERTY DESCRIPTION

This is your opportunity to acquire a spacious, bright 2,721sf office condo on the second floor of One Harris St Professional Office Building in downtown Newburyport, with tasteful, high-end updates, renovations, and quality finishes from floor to ceiling.

This suite is within easy walking distance to all that thriving downtown Newburyport has to offer, with neighboring professional offices, restaurants, retail, and the historic Newburyport waterfront.

Information was obtained from the owner and public sources deemed to be reliable. Prospective buyers are encouraged to perform due diligence as to all material details and suitability for their intended use.

PROPERTY HIGHLIGHTS

- Prime Downtown Newburyport Location
- Stunning Remodeled Office Space

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	N/A
Available SF:	
Lot Size:	0.4 Acres
Building Size:	2,721 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,195	11,283	23,242
Total Population	8,298	24,861	50,380
Average HH Income	\$129,685	\$126,961	\$111,913

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LAUREN DEFRANCESCO
Commercial Advisor
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STEPHEN CAVANAUGH
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KW COMMERCIAL
138 River Road
Suite 107
Andover, MA 01810

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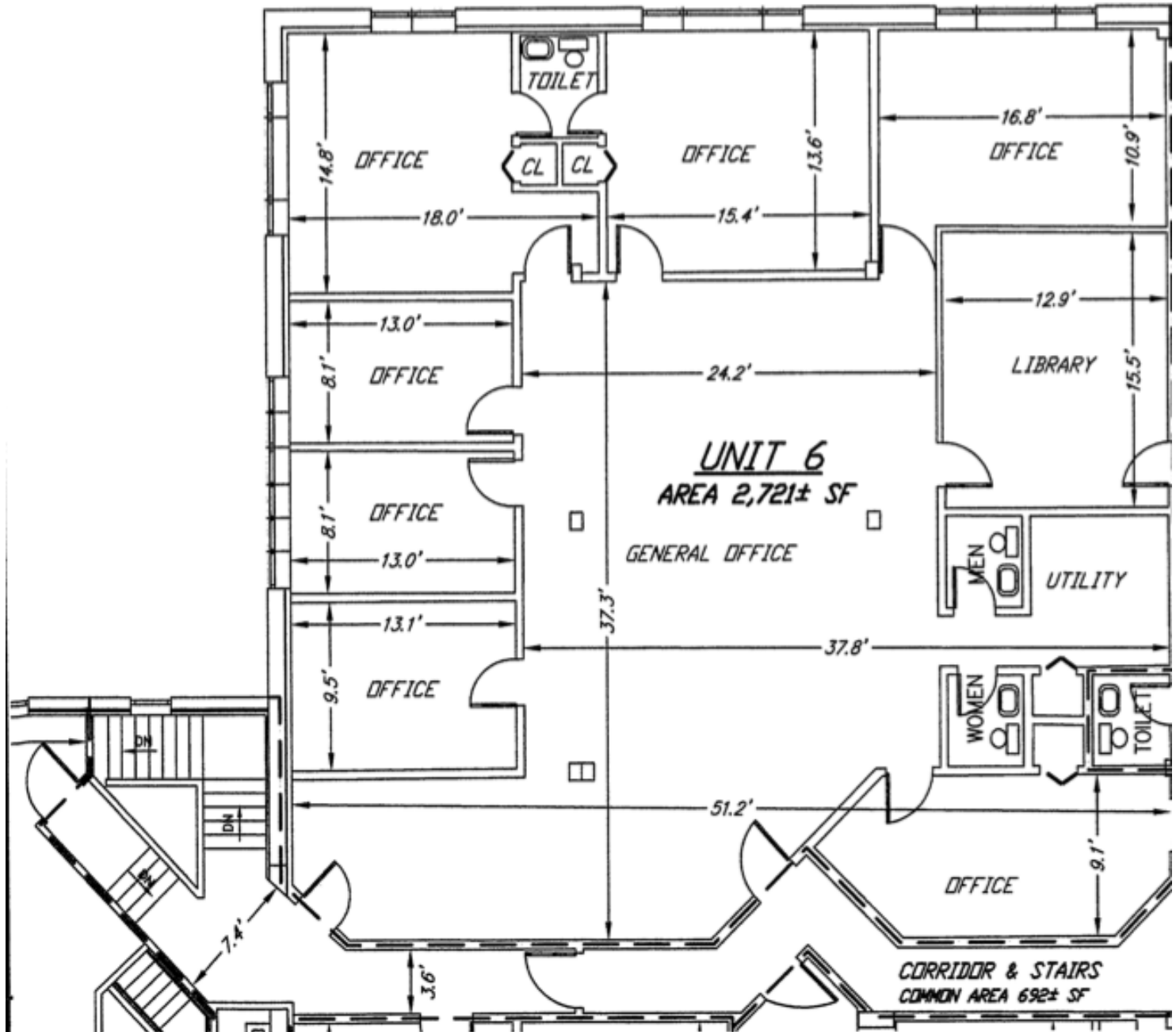
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Demographic Summary Report

1 Harris St, Newburyport, MA 01950

Building Type: **Class B Office**
 Class: **B**
 RBA: **18,400 SF**
 Typical Floor: **9,200 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2025 Projection	9,384		50,500		143,653	
2020 Estimate	9,233		49,312		139,650	
2010 Census	9,005		46,104		128,080	
Growth 2020 - 2025	1.64%		2.41%		2.87%	
Growth 2010 - 2020	2.53%		6.96%		9.03%	
2020 Population by Hispanic Origin	273		1,470		4,354	
2020 Population	9,233		49,312		139,650	
White	8,863	95.99%	47,272	95.86%	133,809	95.82%
Black	90	0.97%	490	0.99%	1,411	1.01%
Am. Indian & Alaskan	16	0.17%	110	0.22%	314	0.22%
Asian	135	1.46%	637	1.29%	1,993	1.43%
Hawaiian & Pacific Island	0	0.00%	14	0.03%	52	0.04%
Other	129	1.40%	788	1.60%	2,072	1.48%
U.S. Armed Forces	0		11		22	
Households						
2025 Projection	4,454		21,177		58,035	
2020 Estimate	4,385		20,679		56,369	
2010 Census	4,313		19,403		51,624	
Growth 2020 - 2025	1.57%		2.41%		2.96%	
Growth 2010 - 2020	1.67%		6.58%		9.19%	
Owner Occupied	2,814	64.17%	14,681	70.99%	41,982	74.48%
Renter Occupied	1,571	35.83%	5,997	29.00%	14,387	25.52%
2020 Households by HH Income	4,385		20,680		56,370	
Income: <\$25,000	674	15.37%	2,761	13.35%	7,342	13.02%
Income: \$25,000 - \$50,000	537	12.25%	2,886	13.96%	7,766	13.78%
Income: \$50,000 - \$75,000	839	19.13%	3,452	16.69%	8,477	15.04%
Income: \$75,000 - \$100,000	364	8.30%	2,713	13.12%	6,765	12.00%
Income: \$100,000 - \$125,000	346	7.89%	2,020	9.77%	6,005	10.65%
Income: \$125,000 - \$150,000	344	7.84%	1,599	7.73%	4,898	8.69%
Income: \$150,000 - \$200,000	450	10.26%	2,291	11.08%	6,915	12.27%
Income: \$200,000+	831	18.95%	2,958	14.30%	8,202	14.55%
2020 Avg Household Income	\$121,946		\$114,304		\$117,314	
2020 Med Household Income	\$84,787		\$86,435		\$91,999	

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2/17/2021

Demographic Trend Report

1 Mile Radius

1 Harris St, Newburyport, MA 01950

Building Type: **Class B Office**

Class: **B**

RBA: **18,400 SF**

Typical Floor: **9,200 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Description	2010	2020	2025
Population	9,005	9,233	9,384
Age 0 - 4	487 5.41%	443 4.80%	429 4.57%
Age 5 - 9	454 5.04%	471 5.10%	456 4.86%
Age 10 - 14	392 4.35%	461 4.99%	476 5.07%
Age 15 - 19	375 4.16%	445 4.82%	473 5.04%
Age 20 - 24	317 3.52%	395 4.28%	449 4.78%
Age 25 - 29	428 4.75%	392 4.25%	422 4.50%
Age 30 - 34	500 5.55%	452 4.90%	428 4.56%
Age 35 - 39	615 6.83%	540 5.85%	482 5.14%
Age 40 - 44	675 7.50%	557 6.03%	533 5.68%
Age 45 - 49	803 8.92%	648 7.02%	590 6.29%
Age 50 - 54	868 9.64%	742 8.04%	661 7.04%
Age 55 - 59	846 9.39%	823 8.91%	738 7.86%
Age 60 - 64	773 8.58%	810 8.77%	781 8.32%
Age 65 - 69	493 5.47%	701 7.59%	746 7.95%
Age 70 - 74	318 3.53%	544 5.89%	638 6.80%
Age 75 - 79	241 2.68%	343 3.71%	471 5.02%
Age 80 - 84	217 2.41%	220 2.38%	302 3.22%
Age 85+	203 2.25%	247 2.68%	311 3.31%
Age 15+	7,672 85.20%	7,859 85.12%	8,025 85.52%
Age 20+	7,297 81.03%	7,414 80.30%	7,552 80.48%
Age 65+	1,472 16.35%	2,055 22.26%	2,468 26.30%
Median Age	47	49	50
Average Age	43.30	44.70	45.80
Population By Race	9,005	9,233	9,384
White	8,769 97.38%	8,863 95.99%	8,956 95.44%
Black	50 0.56%	90 0.97%	111 1.18%
Am. Indian & Alaskan	13 0.14%	16 0.17%	19 0.20%
Asian	90 1.00%	135 1.46%	153 1.63%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	84 0.93%	129 1.40%	146 1.56%

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Demographic Trend Report

1 Mile Radius

1 Harris St, Newburyport, MA 01950

Description	2010	2020	2025
Population by Race (Hispanic)	141	274	353
White	135 95.74%	263 95.99%	340 96.32%
Black	0 0.00%	0 0.00%	1 0.28%
Am. Indian & Alaskan	2 1.42%	3 1.09%	4 1.13%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3 2.13%	7 2.55%	9 2.55%
Household by Household Income	4,315	4,385	4,453
<\$25,000	669 15.50%	674 15.37%	705 15.83%
\$25,000 - \$50,000	1,065 24.68%	537 12.25%	501 11.25%
\$50,000 - \$75,000	676 15.67%	839 19.13%	863 19.38%
\$75,000 - \$100,000	408 9.46%	364 8.30%	358 8.04%
\$100,000 - \$125,000	329 7.62%	346 7.89%	349 7.84%
\$125,000 - \$150,000	305 7.07%	344 7.84%	350 7.86%
\$150,000 - \$200,000	449 10.41%	450 10.26%	447 10.04%
\$200,000+	414 9.59%	831 18.95%	880 19.76%
Average Household Income	\$95,154	\$121,946	\$123,644
Median Household Income	\$64,953	\$84,787	\$85,998

Traffic Count Report

1 Harris St, Newburyport, MA 01950

Building Type: **Class B Office**

Class: **B**

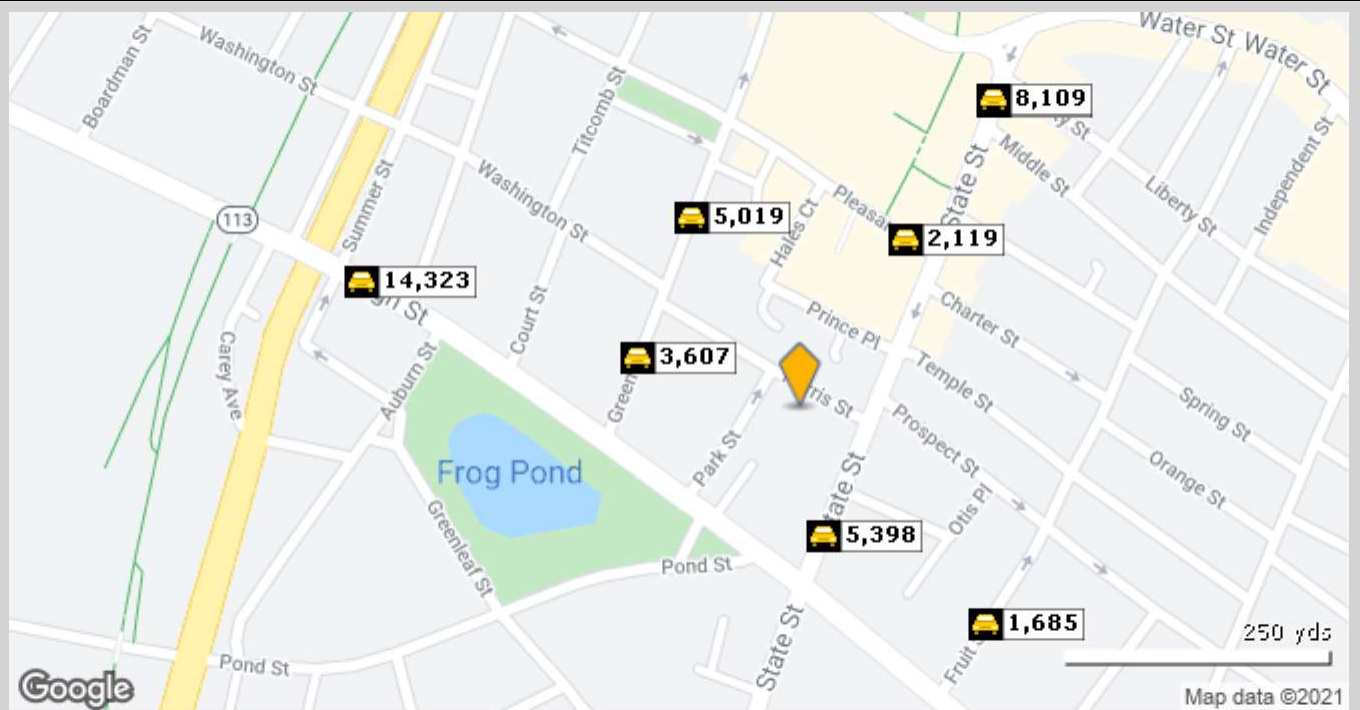
RBA: **18,400 SF**

Typical Floor: **9,200 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



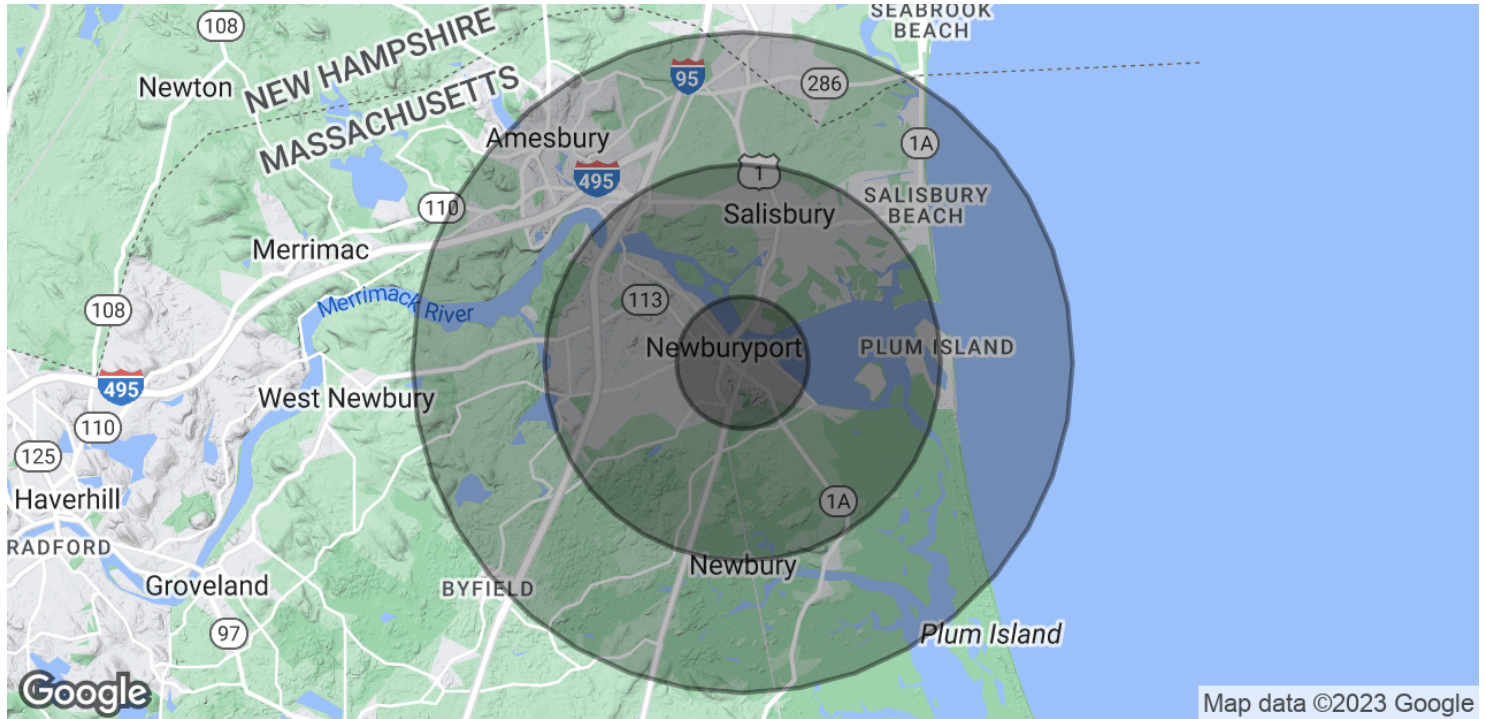
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State St	Garden St	0.03 NE	2018	5,398	MPSI	.07
2	Green St	Harris St	0.03 NE	2020	3,607	MPSI	.09
3	Pleasant Street	State St	0.02 SE	2020	2,380	MPSI	.11
4	Pleasant St	State St	0.02 SE	2018	2,119	MPSI	.11
5	Green St	Brown Sq	0.04 NE	2018	5,019	MPSI	.12
6	Fruit St	High St	0.05 SW	2018	1,949	MPSI	.16
7	Fruit Street	High St	0.05 SW	2020	1,685	MPSI	.16
8	State St	Market Sq	0.00 N	2018	9,177	MPSI	.20
9	State Street	Market Sq	0.00 N	2020	8,109	MPSI	.20
10	High St	Summer St	0.01 NW	2018	14,323	MPSI	.25

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,298	24,861	50,380
Average Age	50.2	47.6	46.2
Average Age (Male)	47.0	44.2	43.4
Average Age (Female)	51.4	49.3	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,195	11,283	23,242
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$129,685	\$126,961	\$111,913
Average House Value	\$624,311	\$551,895	\$473,803

* Demographic data derived from 2020 ACS - US Census

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1 HARRIS ST UNIT 6

Location	1 HARRIS ST UNIT 6	MBLU	13/ 5/F / /
Owner	ADRI INC	Assessment	\$467,700
PID	103255	Building Count	1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$467,700	\$0	\$467,700

Owner of Record

Owner	ADRI INC	Sale Price	\$400,000
Co-Owner		Certificate	
Address	1 HARRIS ST UNIT 6 NEWBURYPORT, MA 01950	Book & Page	26386/0114
		Sale Date	12/15/2006
		Instrument	1J

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ADRI INC	\$400,000		26386/0114	1J	12/15/2006
ONE HARRIS STREET COMPANY	\$0		6932/0490		05/07/1982

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2,721

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com/Ind Condo
Stories:	2
Grade	Average +10
Occupancy	1

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$445,500	\$0	\$445,500

125
4

CONDOMINIUM UNIT DEED

2006121500094 Bk:26386 Pg:114
12/15/2006 10:07:00 DEED Pg 1/4

One Harris Street Company, a Massachusetts limited partnership (hereinafter called the "Grantor"), in full consideration of Four Hundred Thousand (\$400,000.00) Dollars grant to ADRI, Inc, a Massachusetts corporation having a mailing address of One Harris Street, Newburyport, Massachusetts, hereinafter called the "Grantee",

with QUITCLAIM COVENANTS,

the Condominium Unit known as Condominium Unit Number 6 (hereinafter called the "Subject Unit"), in the Condominium known as One Harris Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated November 20, 2006 and recorded on November 21, 2006, in the Essex South District Registry of Deeds in Book 26309, Page 556 (hereinafter called the "Master Deed").

The post office address of the Condominium is One Harris Street, Newburyport, Massachusetts 01950. The land is described in said Master Deed. This Deed, the Subject Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

The Subject Unit is shown on the Master Plan of the Condominium filed in the Essex South District Registry of Deeds and on the Unit Plan of the Subject Unit, which is attached hereto, and the verified statement of a registered engineer in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, that is affixed to said Master Plans and Unit Plan.

The Subject Unit is hereby conveyed together with:

1. An undivided fifteen and fifteen hundredths (15.15%) percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building, or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings, or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

RETURN TO:
O'FLAHERTY LAW OFFICES
BOX 49
FILE # 04-299-6

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings; or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;
3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of the Condominium Trust and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the Condominium Trust, Bylaws and Rules and Regulations, dated November 20, 2006, are recorded in the Essex South District Registry of Deeds, in Book 26309, Page 750, as the same may be amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;
4. Easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and
5. The provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

For title reference, see deed of Thomas L. Fenn, Jr. dated April 30, 1982 and recorded and is recorded in the Essex South District Registry of Deeds in Book 6932, Page 490.

The Subject Unit is intended only for professional office use.

The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the Condominium Trust and the Bylaws and rules and regulations thereto, as the same may from time to time be amended.

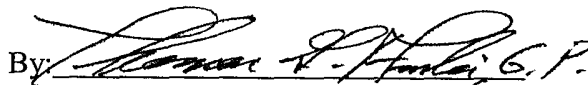
SALEM
DEEDS REG 10
ESSEX
12/15/06 10:06AM
000000 #0082
CANCELED
FEE \$1824.00
CASH \$1824.00

EXECUTED as an instrument under seal this 14th day of December, 2006.

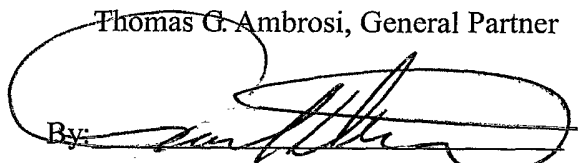
One Harris Street Company

By: 

Michael A. Donahue, General Partner

By: 

Thomas G. Ambrosi, General Partner

By: 

Paul D. Turbide, General Partner

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

December 14, 2006

On this 14th day of December, 2006, before me, the undersigned notary public, personally appeared Michael A. Donahue, General Partner, proved to me through satisfactory evidence of identification, which was, driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Pirre Mitchell

My commission expires: 5/12/11