

## OFFICE FOR LEASE

### CLASS A OFFICE & RETAIL IN THE HEART OF AMESBURY

77 Elm Street, Amesbury, MA 01913



#### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	900 - 18,500 SF
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	0.41 Acres
<b>BUILDING SIZE:</b>	24,138 SF
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Boston
<b>SUBMARKET:</b>	Amesbury Newburyport
<b>TRAFFIC COUNT:</b>	11,000

#### PROPERTY OVERVIEW

For a limited time, the lease rate is now just \$10psf NNN for leases signed for new, qualified tenants.

Faulkner & Associates is pleased to present this Class A office and retail space just steps to vibrant Market Square in Amesbury. Be a part of Amesbury's downtown resurgence. This first class space occupies historic Mill 77, just steps from the Costello Transportation Center and the major Lower Millyard development. 900sf to 7500sf contiguous available to build out, approximately 18,000 total square feet available.

Bright space, 14' ceilings and the charm of 100+ year old beams and brick make this an ideal space for any number of uses: corporate offices, professional services, retail, restaurant and more. Free parking is available in the building's lot as well as a large municipal lot.

#### PROPERTY HIGHLIGHTS

- Class A Office & Retail Space
- Classic Architectural Mill Building Details
- Top Quality Buildout
- Fantastic Location

**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRADESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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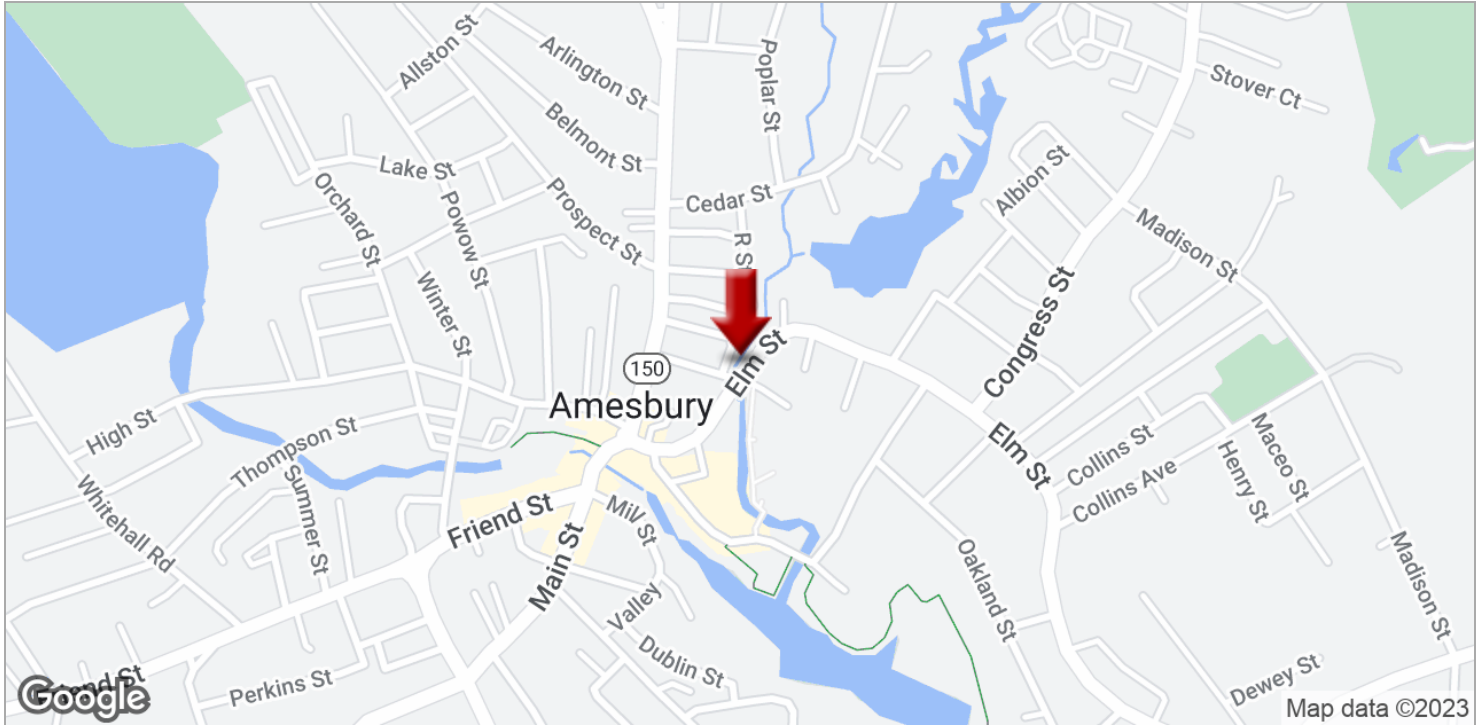
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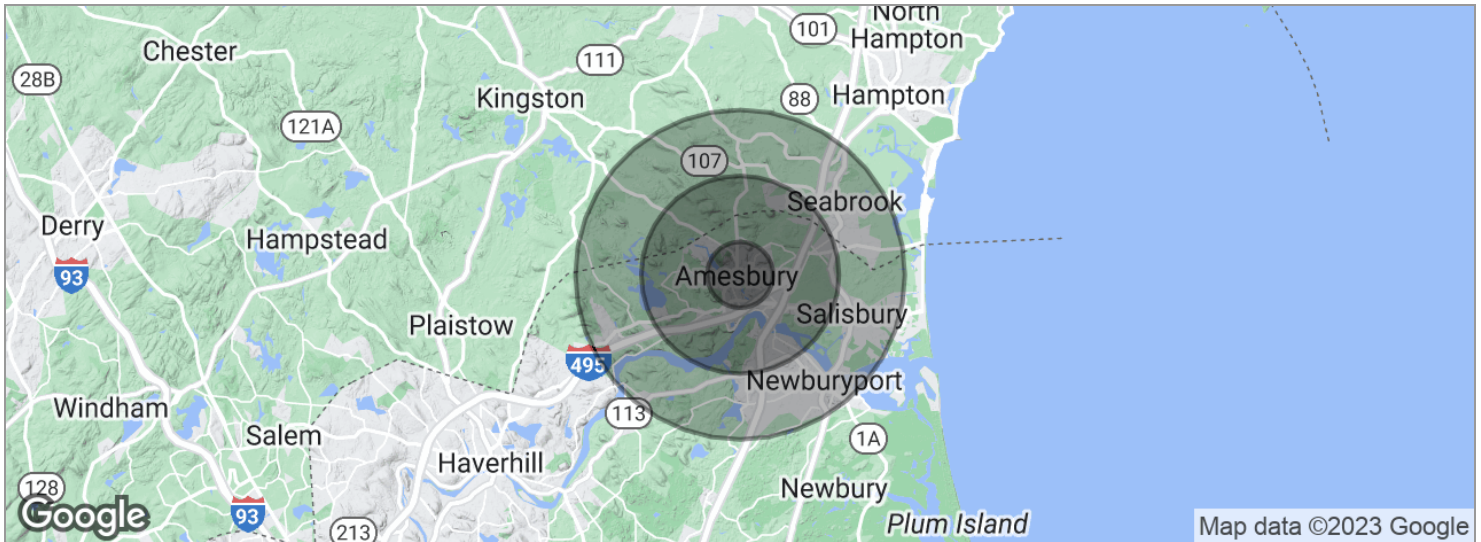
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,051	27,048	55,280
Median age	38.5	39.9	41.8
Median age (male)	36.5	38.2	40.4
Median age (Female)	40.4	41.5	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,091	10,815	22,372
# of persons per HH	2.4	2.5	2.5
Average HH income	\$83,631	\$89,063	\$92,868
Average house value	\$337,160	\$368,665	\$404,221

*\* Demographic data derived from 2020 ACS - US Census*

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LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
First Floor		Negotiable	NNN	900 - 7,500 SF	Negotiable	Retail, Services or Office
Second Floor		Negotiable	NNN	900 - 7,500 SF	Negotiable	
Third Floor		Negotiable	NNN	900 - 5,000 SF	Negotiable	

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