

Property Summary



PROPERTY DESCRIPTION

152 Sylvan Street, Danvers, MA offers professional office space for lease in a well-maintained, three-story elevator-serviced building with flexible suite configurations. Available spaces range from $\pm 3,330$ to $\pm 3,780$ RSF on the second and third floors, ideal for medical, professional, or administrative use. The first floor is fully leased to Puddingstone Place, an autism therapy center, ensuring a stable and professional tenant mix. The property features ample parking, C-3 zoning that supports a variety of business types, and convenient access to Routes 1, 95, and 128. Located just 17 miles north of Boston in a vibrant commercial corridor, 152 Sylvan Street is surrounded by retail, medical, and service amenities, including Liberty Tree Mall and primary healthcare providers. This location is ideal for growing firms seeking a suburban office with regional connectivity and proximity to a skilled workforce. Professionally managed and ready for occupancy.

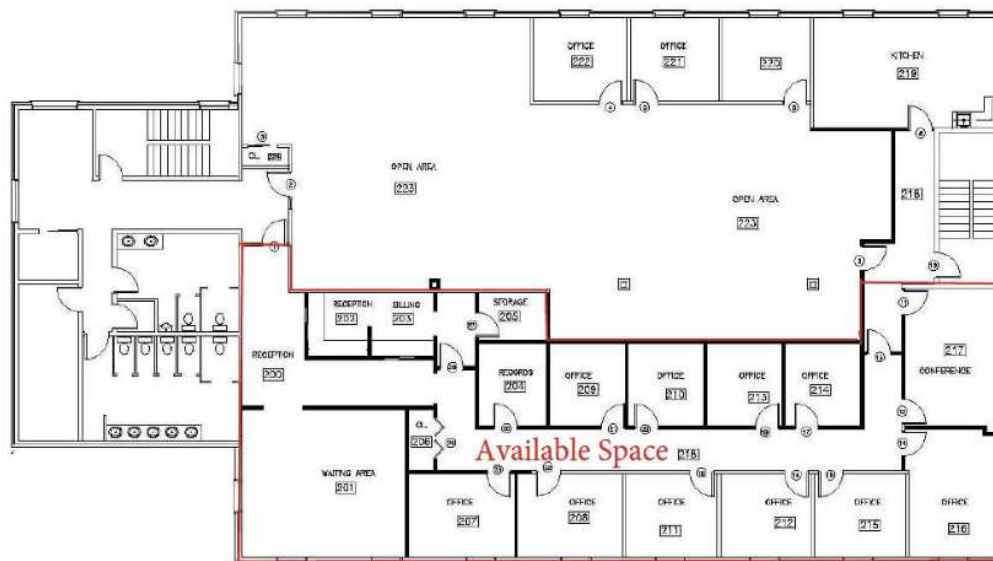
OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	11
Available SF:	3,480 & 3,780 SF
Lot Size:	107,264 SF
Building Size:	23,772 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	1,057	4,242
Total Population	315	2,616	9,911
Average HH Income	\$123,815	\$123,918	\$116,766

Floorplans

Second Floor Plan 3,480 RSF

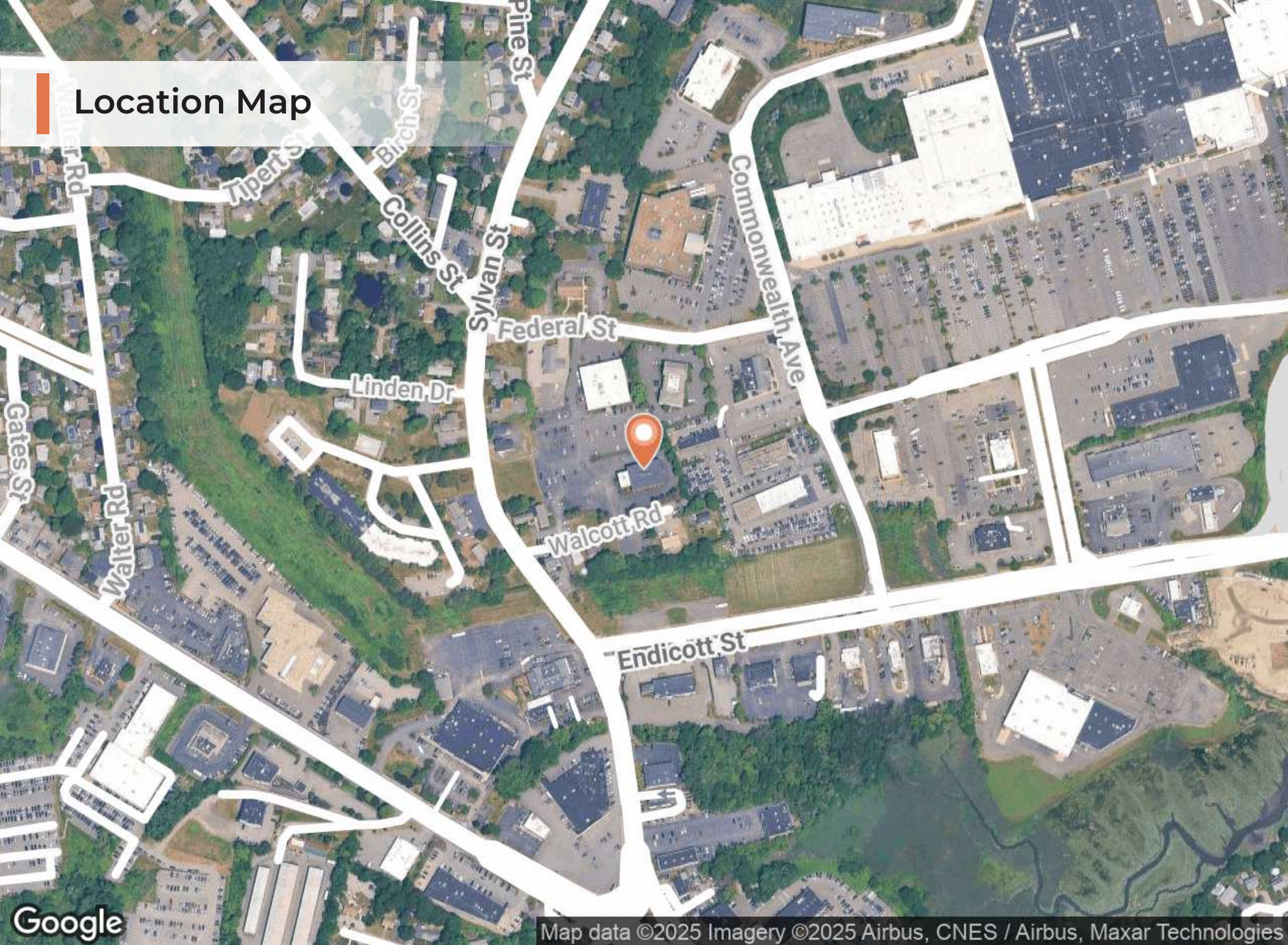


SECOND FLOOR PLAN

Third Floor Plan 3,780 RSF



Location Map



Area Map



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	315	2,616	9,911
Average Age	45	44	46
Average Age (Male)	42	42	43
Average Age (Female)	47	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	1,057	4,242
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$123,815	\$123,918	\$116,766
Average House Value	\$593,537	\$612,784	\$568,683

Demographics data derived from AlphaMap

